



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • February 27, 2025

Council Chambers

Special Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the Planning Commission/Site & Architectural Review Board on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Board, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Chair at the appropriate time and each person is allowed three (3) minutes speaking time.

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the Planning Secretary adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the Planning Secretary's Office at (909) 954-5206 by 5:00 p.m.

If you wish to have your comments read to the Planning Commission/Site & Architectural Review Board during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the Planning Commission/Site & Architectural Review Board will be subject to the three (3) minute time limitation (approximately 350 words).

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5207, or via e-mail at dalcocer@grandterrace-ca.gov.

Any documents provided to a majority of the Planning Commission/Site & Architectural Review Board regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

Convene the Meeting of the Planning Commission/Site and Architectural Review Board.

Pledge of Allegiance

AB 2449 Disclosures

Remote participation by a member of the legislative body for just cause or emergency circumstances.

Roll Call

APPROVAL OF AGENDA

A. CONSENT CALENDAR - NONE

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 1) Review and Consideration of Zoning Code Amendment (ZCA) 24-04, a Proposal to Amend the Grand Terrace Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales) Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, to streamline the Municipal Code and ensure internal consistency.

RECOMMENDATION: It is recommended that the Planning Commission/Site and Architectural Review Board take the following actions:

1. Reopen the Public Hearing; and
2. Adopt a Resolution of The Planning Commission/Site And Architectural Review Board of the City of Grand Terrace Recommending that The City Council Adopt an Ordinance approving ZCA 24-04 to amend Grand Terrace Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales) Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless

Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, to streamline the Municipal Code and ensure internal consistency (Zoning Code Amendment 24-04) And Find An Environmental Exemption Pursuant to Section 15061(b)(3) Of The California Environmental Quality Act (CEQA) Guidelines.

DEPARTMENT: Planning & Development Services

- 2) Review and consideration of General Plan Amendment 25-01, for the proposed 2021–2029 Housing Element, and adopt a Resolution recommending that the City Council approve General Plan Amendment No. 25-01.

RECOMMENDATION: It is recommended that the Planning Commission/Site and Architectural Review Board take the following actions:

1. Open the Public Hearing; and
2. Adopt a Resolution of The Planning Commission/Site And Architectural Review Board of The City of Grand Terrace Recommending that the City Council approve General Plan Amendment No. 25-01 for the 2021-2029 Housing Element.

CEQA exempt pursuant to pursuant to State CEQA Regulation Section 15061(b)(3).

DEPARTMENT: Planning & Development Services

D. INFORMATION TO COMMISSIONERS

E. INFORMATION FROM COMMISSIONERS

ADJOURN

Adjourn to the next scheduled meeting of the Planning Commission/Site & Architectural Review Board to be held on March 6, 2025, at 6:30 p.m.



AGENDA REPORT

MEETING DATE: February 27, 2025

TO: PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD

PRESENTED BY: Scott Hutter, Planning & Development Services Director

TITLE: Review and Consideration of Zoning Code Amendment (ZCA) 24-04, a Proposal to Amend the Grand Terrace Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales) Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, to streamline the Municipal Code and ensure internal consistency.

California Environmental Quality Act (CEQA) Exempt Pursuant To Section §15061(b)(3) – *Common Sense Exemption*.

RECOMMENDATION:

It is recommended that the Planning Commission/Site and Architectural Review Board take the following actions:

- 1) Reopen the Public Hearing; and
- 2) Adopt a Resolution Of The Planning Commission/Site And Architectural Review Board Of The City Of Grand Terrace Recommending That The City Council Adopt an Ordinance approving ZCA 24-04 to amend Grand Terrace Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales)

Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, to streamline the Municipal Code and ensure internal consistency (Zoning Code Amendment 24-04) And Find An Environmental Exemption Pursuant to Section 15061(b)(3) Of The California Environmental Quality Act (CEQA) Guidelines.

CEQA exempt pursuant to Section §15061(b)(3) – *Common Sense Exemption*.

2030 VISION STATEMENT:

This staff report supports City Council Goal #5, “Engage in Proactive Communication” by updating the City’s Municipal Code to provide current information regarding City policies.

SUMMARY:

City staff is recommending a Zoning Code Amendment (ZCA) 24-04 to bring specific additions and deletions text edits within the Municipal Code and Zoning Code to the Planning Commission and City Council to streamline the Municipal Code and ensure internal consistency. Staff is recommending that Grand Terrace Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales) Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, be amended to streamline the Municipal Code and ensure internal consistency.

BACKGROUND:

At the July 23, 2024, City Council Meeting the Council asked City staff to review the Municipal Code to ensure that business hours are internally consistent with the hours allotted for noise in the Municipal Code. City staff have initiated a process of reviewing the City of Grand Terrace Municipal Code to identify sections pertaining to noise that are to be amended along with identifying other outdated or unnecessary provisions.

At the November 21, 2024, Planning Commission meeting the Planning Commission discussed ZCA 24-04 and provided directions to staff. For reference purposes, the November 21, 2024, agenda staff report is provided as *Attachment 2*.

The Planning Commission continued November 21, 2024, public hearing to January 16, 2025, to allow staff time to make changes to the zoning code amendments based upon the Planning Commission recommendations. At the January 16, 2025, Planning Commission meeting staff asked that the item be continued to February 27, 2025, because of storms and power outages in January that delayed preparation of the agenda staff report.

ANALYSIS:

At the conclusion of November 21, 2024, Public Hearing on ZCA 24-04, the Planning Commission/ Site Architectural Review Board requested the following be incorporated into the zoning code amendments:

- Revise Chapter 5.40 GARAGE SALES to start at 7:00a.m. and to end at sunset and to use “sunset” uniformly throughout ZCA 24-04 in place of dusk;

(Chapter 5.40 was revised accordingly to fix the language.)

- Revise Chapter 5.42 INTEGRATED WASTE MANAGEMENT to use “or their designee” uniformly throughout ZCA 24-04;

(Chapter 5.42 was revised accordingly to fix the language.)

- Revise Chapter 8.108 NOISE to incorporate standards that address commercial and residential areas and ensure automotive repair ends at sunset;

(Chapter 8.108 was revised accordingly with inspiration drawn from neighboring City Loma Linda’s noise standards.)

- Revise Chapter 9.05 VENDING ON CITY SIDEWALKS to require “sidewalk vending security camera” for all sidewalk vendors;

(Chapter 9.05 was revised accordingly to include camera requirement.)

- Revise Chapter 15.56 WATER EFFICIENT LANDSCAPE to address residential versus agricultural overhead irrigation and to check with the water purveyor.

(Chapter 5.40 was revised accordingly to address agricultural overhead watering with a Conditional Use Permit.)

A full accounting of the proposed text amendments with Planning Commission recommendations incorporated into ZCA 24-04 are provided in “**EXHIBIT B**” to *Attachment 1* to this agenda staff report.

ENVIRONMENTAL REVIEW:

ZCA 24-04 is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – *Common Sense Exemption*.

FINDINGS:

All necessary findings are provided as “**EXHIBIT A**” of *Attachment 1* to this agenda report.

CONCLUSION:

ZCA 24-04 is clarifying hours and standards for noise in the Municipal Code along with other “clean-up” fixes that staff has identified. The text edits to the Municipal Code will ensure internal consistency and streamline application of the Municipal Code. The Planning Commission’s recommendations from November 21, 2024, Public Hearing have been incorporated into ZCA 24-04. Staff recommend that the Planning Commission/Site and Architectural Review Board review and recommend approval of ZCA 24-04 to the City Council via the Resolution provided as *Attachment 1* to this agenda report.

Attachments: 1) Resolution
2) 11.21.2024 Agenda Staff Report

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AND FIND AN ENVIRONMENTAL EXEMPTION PURSUANT TO SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND AMEND AMENDING MUNICIPAL CODE CHAPTER 5.06 (HOME OCCUPATION PERMITS) SECTIONS 5.06.050 AND 5.06.060, CHAPTER 5.40 (GARAGE SALES) SECTION 5.40.050, CHAPTER 5.42 (INTEGRATED WASTE MANAGEMENT) SECTION 5.42.160, CHAPTER 5.48 (MASSAGE PARLORS AND MASSAGE TECHNICIANS) SECTION 5.48.110, CHAPTER 8.108 (NOISE) SECTIONS 8.108.040 AND 8.108.050, CHAPTER 8.112 (FIREWORKS) SECTION 8.112.010, CHAPTER 9.05 (VENDING ON CITY SIDEWALKS) SECTION 9.05.020, CHAPTER 10.16 (STORAGE OF VEHICLES – INTERSECTION OBSTRUCTION) SECTION 10.16.021, CHAPTER 12.32 (CONDUCT ON PUBLIC PROPERTY – PARKS) SECTION 12.32.140, CHAPTER 12.56 (WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY) SECTION 12.56.070, CHAPTER 15.56 (WATER EFFICIENT LANDSCAPE) SECTION 15.56.130, CHAPTER 18.10 (RESIDENTIAL DISTRICTS) SECTION 18.10.040, CHAPTER 18.64 (OBJECTIVE DESIGN STANDARDS) SECTION 18.64.040, CHAPTER 18.80 (SIGNS) SECTION 18.80.050 AND 18.80.130, CHAPTER 18.82 (STANDARDS FOR SPECIFIED LAND USES AND ACTIVITIES) SECTION 18.82.010, TO STREAMLINE THE MUNICIPAL CODE AND ENSURE INTERNAL CONSISTENCY.

WHEREAS, the City of Grand Terrace (“City”) adopted a Zoning Code, which has been amended from time to time; and

WHEREAS, Chapter 5.06 (Home Occupation Permits) establishes a process and criteria to regulate “commercial uses” associated with a residence where the business will clearly not alter the character of the residential environment, and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.06.050 (Evaluation and Notice) of Chapter 5.06 (Home Occupation Permits) relating to notice being given to all owners of contiguous property only if the “home occupation” fails to comply with one or more of the required criteria; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.06.060 (Decision to Approve or Deny) of Chapter 5.06 (Home Occupation Permits) relating to establishing a timeline for City staff to approve a home occupation; and

WHEREAS, Chapter 5.40 (Garage Sales) establishes a process and criteria to regulate “garage sales” associated with a residentially zoned or occupied property; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.40.050 (Length – Frequency - Hours) of Chapter 5.40 (Garage Sales) relating to hours when the sale can occur; and

WHEREAS, Chapter 5.42 (Integrated Waste Management) establishes a process and criteria to regulate “waste management services” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.42.160 (Frequency of Removal) of Chapter 5.42 (Integrated Waste Management) relating to the hours when waste collection can occur and whom at the City may modify said hours; and

WHEREAS, Chapter 5.48 (Massage Parlors and Massage Technicians) establishes a process and criteria to regulate “massage” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.48.110 (Hours of Operation – Food or Beverages) of Chapter 5.48 (Massage Parlors and Massage Technicians) relating to the hours when a massage establishment can occur; and

WHEREAS, Chapter 8.108 (Noise) establishes a process and criteria to regulate “noise” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.108.040 (Special Activities) of Chapter 5.108 (Noise) relating to the hours when a noise associated with construction, agricultural work, and maintenance of property can occur; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 5.108.050 (Prohibited Noise) of Chapter 5.108 (Noise) relating to the hours when a noise associated with loading and unloading can occur; and

WHEREAS, Chapter 8.112 (Fireworks) establishes a process and criteria to regulate “safe and sane fireworks” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 8.112.010 (Dates and Hours of Sale and Discharge) of Chapter 8.112 (Fireworks) relating to the hours when safe and sane fireworks can be discharged on the 4th of July; and

WHEREAS, Chapter 9.05 (Vending on City Sidewalks) establishes a process and criteria to regulate “sidewalk vendors” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 9.05.020 (Selling Food or Merchandise – Operational Requirements) of Chapter 9.05 (Vending on City Sidewalks) relating to the hours when vending can occur in a residential zone; and

WHEREAS, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) establishes a process and criteria to regulate “commercial vehicles” within residentially zoned properties; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 10.16.021 (Restriction of Commercial Vehicles in Front Yards, Paved Driveways and Side Yards of Residential Areas) of Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) relating to removal of recreational vehicles from the prohibited vehicles graphic as they are already regulated

by a more recent Ordinance found in Section 18.60.030 (Parking Regulations of Chapter 18.60 (Off-Street Parking)); and

WHEREAS, Chapter 12.32 (Conduct on Public Property - Parks) establishes a process and criteria to regulate “Public Property” within the City, and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 12.32.140 (Park Hours) of Chapter 12.32 (Conduct on Public Property - Parks) relating to the hours when a City park can be open and whom at the City may modify said hours; and

WHEREAS, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) establishes a process and criteria to regulate permitting, development, siting, installation, design, operation and maintenance of “wireless telecommunications facilities” in the City’s public right-of-way; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 12.56.070 (Design and Development Standards) of Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) relating to the hours when noise associated with a backup generator can occur; and

WHEREAS, Chapter 15.56 (Water Efficient Landscape) establishes a process and criteria to regulate “landscape irrigation” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 15.56.130 (Irrigation Scheduling) of Chapter 15.56 (Water Efficient Landscape) relating to the hours when overhead irrigation can occur; and

WHEREAS, Chapter 18.10 (Residential Districts) establishes a process and criteria to regulate “residential zones” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 18.10.040 (Site Development Standards) of Chapter 18.10 (Residential Districts) relating to minimum square feet for one, two, three, and four plus bedroom duplex, triplex, and multiple family construction; and

WHEREAS, Chapter 18.64 (Objective Design Standards) establishes a process and design standards that are “objective” for multifamily residential development and mixed-use development with a residential component to ensure that such development is attractively designed, maintains positive aesthetic characteristics, and to provide property owners and developers with predictable design approval standards for such development and establishes conditions and procedures for processing streamlined housing projects consistent with Government Code Section 65913.4 within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 18.64.040 (Sustainable Design) of Chapter 18.64 (Objective Design Standards) relating to minimum Leadership in Energy and Environmental Design (LEED) certification requirement for an Objective Design Standards (ODS) development application within the City; and

WHEREAS, Chapter 18.80 (Signs) establishes a process and criteria to regulate “signage” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 18.80.050

(Signs on Public Property) of Chapter 18.80 (Signs) relating to hours when temporary signs displayed in the public right-of-way can occur; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 18.80.130 (General Provisions) of Chapter 18.80 (Signs) relating to prohibition of illuminated of signs that face a residential use; and

WHEREAS, Chapter 18.82 (Standards for Specified Land Uses and Activities) establishes a process and criteria to regulate “residential care facilities” within the City; and

WHEREAS, Zoning Code Amendment 24-04 proposes to amend Section 18.82.010 (Residential Care Facilities) of Chapter 18.82 (Standards for Specified Land Uses and Activities) relating to the hours when noise associated with outdoor activities at a residential care facility can occur; and

WHEREAS, state law requires that the City’s Zoning Code (Title 18 of the Grand Terrace Municipal Code) conform with the General Plan’s goals and policies; and

WHEREAS, Zoning Code Amendment 24-04 is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – *Common Sense Exemption* in that the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and the Municipal Code and Zoning Code update will not have a significant effect on the environment because the amendment only ensures internal consistency with in the Municipal Code and streamlines its application; and

WHEREAS, on November 21, 2024, the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace conducted a duly noticed Public Hearing on Zoning Code Amendment 24-04 and considered testimony and evidence presented by the public, city staff, and other interested parties, at the Public Hearing held within respect thereto asking staff incorporate the following changes:

- 1) Revise Chapter 5.40 GARAGE SALES to start at 7:00a.m. and to end at sunset and to use “sunset” uniformly throughout ZCA 24-04 in place of dusk;
- 2) Revise Chapter 5.42 INTEGRATED WASTE MANAGEMENT to use “or their designee” uniformly throughout ZCA 24-04;
- 3) Revise Chapter 8.108 NOISE to incorporate standards that address commercial and residential areas and ensure automotive repair ends at sunset;
- 4) Revise Chapter 9.05 VENDING ON CITY SIDEWALKS to require “sidewalk vending security camera” for all sidewalk vendors;
- 5) Revise Chapter 15.56 WATER EFFICIENT LANDSCAPE to address residential versus agricultural overhead irrigation and to check with the water purveyor; and

WHEREAS, on January 16, 2025, the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace reopened the duly noticed Public Hearing on Zoning Code Amendment 24-04 and at staffs request continued the public hearing to February 27, 2025, due to delays in agenda preparation arising from citywide storm power outages; and

WHEREAS, on February 27, 2025, the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace reopened the duly noticed Public Hearing on Zoning Code Amendment 24-04 and considered testimony and evidence presented by the public, city staff, and other interested parties, at the Public Hearing held with respect thereto; and

WHEREAS, on February 27, 2025, the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace concluded the Public Hearing with adoption of Planning Commission / Site and Architectural Review board Resolution 2025-__ recommending City Council approval of Zoning Code Amendment (ZCA) 24-04 along with the Commission's recommendations incorporated by staff; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION/SITE ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission/Site and Architectural Review Board hereby finds that the Zoning Code Amendment (ZCA) 24-04 is not subject to environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption will be prepared for the project in that the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. The project will not have a significant effect on the environment because the amendments only change administration procedures to streamline the requirements of the municipal code and create internal consistency.

SECTION 3. The findings for Zoning Code Amendment (ZCA) 24-04 pursuant to Grand Terrace Municipal Code Section §18.90.040 can be made supporting the project application as follows:

- 1) The proposed amendment will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City.
- 2) The proposed amendment will not be: Injurious to property or improvements in the neighborhood or within the City.
- 3) The proposed amendment will be consistent with the latest adopted general plan.

The factual findings for which are attached as “**EXHIBIT A**” to this Resolution and incorporated herein by this reference.

SECTION 4. Based upon the forgoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the November 21, 2024, Public Hearing, the January 16, 2025, Public Hearing, and the February 27, 2025, Public Hearing, the Planning Commission/Site and Architectural Review Board hereby recommends that the City Council adopt an Ordinance approving Zoning Code Amendment (ZCA) 24-04 and adopt and find an environmental exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines

to amend sections of the City of Grand Terrace Municipal Code as shown in redlined tracked changes document included as “**EXHIBIT B**” to this Resolution and incorporated herein by this reference.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase contained approved by this Resolution, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission/Site and Architectural Review Board hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

APPROVED AND ADOPTED by the Planning Commission/Site and Architectural Review Board of the City of Grand Terrace, California, at a regular Public Hearing held on the 27th day of February 2025.

ATTEST:

Daysi Alcocer
City Clerk

Ed Giroux
Commission Chair

EXHIBIT A

FINDINGS OF APPROVAL FOR ZONING CODE AMENDMENT 24-04

A Zone Code Amendment (ZCA) 24-04 amending Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales) Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, to streamline the Municipal Code and ensure internal consistency.

As required by Municipal Code Section §18.90.040 - Planning Commission Public Hearing and Recommendation, the Planning Commission/Site and Architectural Review Board shall hold a Public Hearing on any proposed Zoning Code Amendment that amends the City's Zoning Code and Municipal Code. The Planning Commission/Site Architectural Review Board, after examination of the proposed Zoning Code Amendment (ZCA) 24-04, which is included in redlined format as “**EXHIBIT B**” to this Resolution and incorporated herein by this reference, shall make its recommendation to the City Council based on the following findings:

1. **Finding:** The proposed amendment will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City.

Facts in Support of Finding: The Zoning Code Amendment (ZCA) 24-04 amends the City's Municipal Code to address primarily the hours identified for noise associated with activities to occur. In addition, this ZCA will also address miscellaneous inconsistencies within the Municipal Code as a “clean-up” exercise. All additions and deletions to the Municipal Code under ZCA 24-04 are provided in “**EXHIBIT B**” of *Attachment 1* (Planning Commission Resolution). There is no foreseeable detriment to the persons working or living within the City resulting from the proposed ZCA 24-04 as the edits to Municipal Code will streamline the processes contained within and ensure internal consistency between Chapters and Sections.

2. **Finding:** The proposed amendment will not be: Injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The Zoning Code Amendment (ZCA) 24-04 to amend the City's Municipal Code will not be injurious to property improvements within neighborhoods in the City because ZCA 24-04 is clarifying the municipal code for all who reference it so no confusion exists with respect to hours when activities and noise can occur. In addition, there are various sections of the Municipal Code requiring additional “clean-up” for internal consistency and streaming purposes that the City has identified and included as a part of this ZCA.

EXHIBIT A

3. **Finding:** The proposed amendment will be consistent with the latest adopted general plan.

Facts in Support of Finding: The Land Use Element's Implementation Plan for the City of Grand Terrace addresses the administrative aspects of the Element. The Implementation Plan includes goals and polices, specifically:

This ZCA 24-04 is consistent with the spirit and intent of the Implementation Plan Goal 2.1 and Policy 2.1.4 in that the City is conducting a periodical review of the Zoning Code land use standards to bring specific additions and deletions for residential and non-residential land uses to the Planning Commission and City Council for inclusion in the Municipal Code.

Environmental Finding

4. **Finding:** A project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Facts in Support of Finding: The City of Grand Terrace has reviewed the proposed project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, the three-step process for deciding which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, procedures for determining if the Zoning Code Amendment project is exempt from CEQA. Since it can be seen with certainty that the Zoning Code Amendment (ZCA) 24-04 solely a text edit exercise for internal consistency and streamlining purposes, it has no foreseeable potential to have a significant adverse effect on the environment. The City of Grand Terrace has determined that the proposed Zoning Code Amendment (ZCA) 24-04 is considered to be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) - Common Sense Exemption. The project is exempt under the “common sense” exemption because it does not involve any grading, demolition, or construction activities that will have a significant effect on the environment. The project is strictly a text update to the City's Municipal Code. It can be said with certainty that the project will not have a significant effect on the environment. As such, the proposed project is exempt from CEQA, or not subject to CEQA, pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption.

EXHIBIT B

ZCA 24-04 Redlined Additions and Strikethrough Deletions to the Municipal Code

Chapter 5.06 HOME OCCUPATION PERMITS

Sections:

“5.06.050 Evaluation and notice.

If the community development director or his/her designee finds that the proposed use does not meet the criteria set forth in this Chapter, the permit request shall be denied. If the proposed use does **not** meet **one or more of** the aforementioned criteria, notice shall be given to all owners of contiguous property, making them aware of the character and scope of the proposed use and requesting their comments:

- A. "Contiguous property," for the purposes of this Chapter, is defined as those properties which touch property lines of any parcel that is the subject of a request for a home occupation permit, including those properties which touch the property lines of the subject parcel when projected across public or private rights-of-way or easements.
- B. Notice shall be given by first class mail or delivery to all contiguous property owners for home occupation permits.
- C. Notice may be given in such other manner as is deemed necessary or desirable by the community development director in order to achieve sufficient notice.
- D. Notice shall include all necessary information to give those receiving the notice a reasonable opportunity to evaluate the implications of the proposal and to participate in the decision-making process.

“5.06.060 Decision to approve or deny.

Within ten days after receiving a compliant application, the community development director or his/her designee shall review the initial findings and notify the applicant; or within ~~fourteen~~ days after giving notice to contiguous property owners of an application that does not meet one or more of the criteria listed in this Chapter, the community development director or his/her designee shall review the initial findings and notify the applicant and contiguous property owners of his/her decision.”

Chapter 5.40 GARAGE SALES

Sections:

“5.40.050 Length—Frequency—Hours.

Not more than two garage sales may be conducted by any person or upon a lot or parcel of land during any period of 12 consecutive months. Such garage sale shall not be conducted for longer than three consecutive days. The sale shall not be conducted between the hours of 8:00 p.m. **sun**~~set~~ of any one day and **8**~~7~~:00 a.m. of the following day.”

Chapter 5.42 INTEGRATED WASTE MANAGEMENT

Sections:

“5.42.160 Frequency of removal.

- A. Persons in charge of the day-to-day operation of properties other than commercial food preparation establishments, shall make arrangements to have removed, not less frequently than once a week, from the property upon which the residence or residences are located, all refuse on the premises.
- B. Every person in charge of commercial food preparation establishments, shall cause all refuse to be removed from the property not less frequently than twice a week.
- C. The City Manager **or their designee** may specify the frequency of collection of refuse created, produced or brought upon the premises of commercial or multifamily residential premises, and the size and number of bins required.
- D. Collection shall be made only between the hours of **6**7:00 a.m. and 5:00 p.m. of any day, Monday through Saturday. ~~Commercial pickup may begin at 5:00 a.m.~~ Earlier pickup time may be authorized only upon prior written approval of the City Manager **or their designee**, which shall include requirements for the contractor to notify the affected customers prior to implementing the change.
- E. In order to prevent problems of traffic, noise, wear and tear on the highway, or other problems having the potential to adversely affect health, safety or the environment, which may develop in any specific area as a result of solid waste collection, the City Manager **or their designee** may regulate the routes, intervals, delivery points, and times for collection by all contractors operating within the City.”

Chapter 5.48 MASSAGE PARLORS AND MASSAGE TECHNICIANS

Sections:

“5.48.110 Hours of operation—Food or beverages.

No massage parlor shall be open between the hours of ~~ten~~ **11:00** p.m. and seven a.m. Massage parlors shall not serve food or beverages on the premises of the massage parlor.”

“Chapter 8.108 NOISE

Sections:

8.108.010 Intent.

It is the intent of this Chapter to protect properties within the City and the health and safety of persons from environmental nuisances and hazards and provide a pleasing environment throughout the City **by providing an acceptable noise environment for existing and future residents within the city. The city seeks to accomplish this by establishing the following:**

- A. A community noise standard that specifies acceptable noise limits for various land uses and activities; and
- B. Measures to minimize noise impacts from transportation-related noise sources; and
- C. Measures to minimize noise impacts from non-transportation related noise sources.

8.108.010 Definitions

"A-weighted sound level (dB(A))" means an A-weighted sound level is the sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human hearing system and provides good correlation with subjective reactions to noise.

"Community noise equivalent level (CNEL)" means the average equivalent A-weighted sound level during a twenty-four-hour day, obtained after the addition of five decibels to sound levels occurring during the evening from seven p.m. to ten p.m. and addition of ten decibels to sound levels occurring during the night from ten p.m. to seven a.m. The five and ten decibel penalties are applied to account for increased noise sensitivity during the evening and nighttime hours. The CNEL is not measured, but is computed.

"Cumulative time period" means an additive period of time composed of individual time segments which may be continuous or interrupted.

"Day-night average level (Ldn)" means the average equivalent A-weighted sound level during a twenty-four-hour day obtained after the addition of ten decibels to sound levels occurring during the nighttime from ten p.m. to seven a.m. The ten-decibel penalty is applied to account for increased noise sensitivity during the nighttime hours. The Ldn represents the daily energy noise exposure averaged on an annual basis.

"Hearing board" means the board appointed by city council as arbitrators of the Grand Terrace Municipal Code to review and determine violations, nuisances, abatement procedures, and penalties of this chapter.

"Motor-driven vehicle" shall include but is not limited to, any automobile, truck, van, bus, motorcycle, minibike, go-cart or other self-propelled vehicle, on or off road.

"Noise" means any sound that exceeds the limitations set herein.

"Noise level" means the A-weighted sound pressure level in decibels audible to humans obtained by using a sound level meter. The unit of noise level measurement shall be designated as dB(A).

"Person" means a person, firm, association, co-partnership, joint venture, corporation, or any entity, public or private in nature.

"Residential property" means a parcel of real property which is developed and used either in part or in whole for residential purposes, other than transient uses such as hotels and motels.

"Simple tone noise" means a noise characterized by a predominant frequency, or frequencies so that other frequencies cannot be readily distinguished.

8.108.020 Loud, annoying, excessive and unnecessary noises prohibited.

- A. **Notwithstanding any specified noise level**, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any **loud, unnecessary, unusual**, excessive or unreasonable noise that disturbs the peace or quiet of any **property neighborhood** within the City or which causes discomfort or annoyance to any reasonable person of normal sensitivities **residing in the area**. **in ownership, or control of any premises to knowingly permit a violation of this section upon said premises.**
- ~~B. Irrespective of whether the noise originates within the City or outside the City, the standard that may be considered in determining whether excessive noise exists may include, but not be limited to, the following:~~
- ~~1. Whether the noise can be heard over 100 feet from the property line where the source of the noise is located;~~
 - ~~2. The level of the noise;~~
 - ~~3. Whether the nature of the noise is usual or unusual;~~
 - ~~4. Whether the origin of the noise is natural or unnatural;~~
 - ~~5. The level and intensity of the background noise, if any;~~
 - ~~6. The proximity of the noise to residential sleeping facilities;~~
 - ~~7. The nature and zoning of the area within which the noise emanates;~~
 - ~~8. The density of the inhabitation of the area within which the noise emanates or is heard in;~~
 - ~~9. The time of the day and night the noise occurs;~~
 - ~~10. The duration of the noise, including whether it is of a temporary or short-term nature;~~
 - ~~11. Whether the noise is recurrent, intermittent, or constant;~~
 - ~~12. Whether the noise is produced by a commercial or noncommercial activity; and~~
 - ~~13. Whether the noise produces vibrations that are felt or heard.~~
- CB.** Any law enforcement officer, code enforcement officer, or other employee or official designated by the City Manager who hears excessive noise or sound as defined in this Chapter that is plainly audible, in violation of this Chapter, may enforce this Chapter and shall assess the noise or sound according to the following standards:
1. The primary means of detection shall be by means of the official's normal hearing faculties, not artificially enhanced.

2. The official shall first attempt to have a direct line of sight and hearing to the vehicle or real property from which the sound or noise emanates so that the official can readily identify the offending source of the sound or noise and the distance involved. If the official is unable to have a direct line of sight and hearing to the vehicle or real property from which the sound or noise emanates, then the official shall confirm the source of the sound or noise by approaching the suspected vehicle or real property until the official is able to obtain a direct line of sight and hearing, and confirm the source of the sound or noise that was heard at the place of the original assessment of the sound or noise.
3. The official need not be required to identify words, song titles, artists, or lyrics in order to establish a violation.

8.108.030 Exemptions.

- A. There is exempted from the provisions of this Chapter the use of horns, sirens or other signaling or warning devices by persons vested with legal authority to use the same and in pursuit of their lawful duties, such as on ambulances, fire, police and other governmental or official vehicles.
- B. Emergency type land uses, emergency response vehicles, and emergency notification measures shall be considered as Normally Acceptable measures and exempt from violations and or penalties.
- C. Government events, sponsored events, and public works projects.
- D. Utility Company projects, repairs and work.
- E. Special events and community events approved by the City.
- F. Religious institutions and religious related activities and events.
- G. Public Schools and school related activities and events.

8.108.040 Special activities.

In addition to the exemptions provided for in Section 8.108.030, the following activities shall be exempted from the provisions of this Chapter:

- A. City or school approved activities conducted on public parks, public playgrounds and public or private school grounds including but not limited to athletic and school entertainment events between the hours of 7:00 a.m. and 11:00 p.m.
- B. Noises produced by mechanical devices, apparatus or equipment used, related to, or connected with emergency machinery, vehicles, work or warning alarm or bell, provided the sounding of any bell or alarm on any building or motor vehicle shall terminate its operation within 30 minutes in any hour of its being activated.
- C. Noises sources and vibration associated with ~~or vibration created by~~ construction, repair, ~~or remodeling or grading of any real property or during authorized~~ construction seismic surveys, ~~provided said activities do not take place~~ shall not occur between the hours of 8:00 p.m., and 7:00 a.m. on weekdays, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturday including Saturday, or at any time on Sunday or a national holiday. No construction, repair, remodeling or grading of any real property permitted on Sundays and Federal holidays.

- D. All devices, apparatus or equipment associated with agricultural operations provided as follows:
 - 1. Operations ~~do~~ **shall** not take place between ~~8~~**5**:00 p.m. and 7:00 a.m.
 - 2. Such operations and equipment are utilized for protection or salvage of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions.
 - 3. Such operations and equipment associated with agricultural pest control through pesticide application provided the application is made in accordance with permits issued or regulations enforced by the California Department of Agriculture.
- E. Noise sources associated with the maintenance of real property ~~provided the activities shall not~~ take place between the hours of 8:00 a.m. and ~~8~~**5**:00 p.m. **and 7:00 a.m.** on any day **weekdays, and except Sunday** or between the hours of 9:00 a.m. and ~~8~~**5**:00 p.m. **and 9:00 a.m.** on **weekends** Sunday.”

8.108.050 Prohibited Noise.

- 1. The following noises are prohibited and declared to be nuisances **between the hours of 10:00 p.m. and 7:00 a.m. shall include but not be limited to the following, unless otherwise states in a conditional use permit or site and architectural review permit:**
 - A. Peddlers Use of Loud Noise to Advertise Goods. No peddler or mobile vendor or any person on their behalf shall shout, cry out or use any device or instrument to make sounds for the purpose of advertising in such a manner as to create a noise disturbance.
 - B. Animal Noises. No person owning or having the charge, care, custody or control of any dog or other animal or fowl shall allow the same to howl, bark, yelp or make other noises in such a manner as to create a noise disturbance.
 - C. Loud and Boisterous Yelling, Shouting, Whistling or Singing. No person shall yell, shout, whistle or sing in a loud and boisterous manner on the public streets so as to disturb the quiet, comfort, or repose of persons in any office, dwelling, hotel or other type of residence or neighborhood.
 - D. Radios, Television Sets, Musical Instruments, Phonographs and Similar Devices. No person shall use, operate or permit to be played, used or operated any radio receiving set, television set, musical instrument, phonograph or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet or comfort of neighboring persons, or at any time with louder volume than is necessary for the convenient hearing of the person or persons who are in the room, vehicle or other enclosure in which such machine or device is operated, and who are voluntary listeners thereto. ~~The operation of any such set, instrument or device between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to be loud or excessive at a distance of 50 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this Section.~~
 - E. Sounding of Whistles, Horns, Bells, or Other Such Devices. No person shall make or cause to be made the loud, sudden and unnecessary blowing of whistles, sounding of

horns, ringing of bells or use of signaling devices by operators of railroad locomotives, motor trucks and other transportation equipment. ~~The doing of such acts between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to be loud or excessive at a distance of 50 feet from locomotives, motor trucks or other transportation equipment being operated shall be prima facie evidence of a violation of this Section.~~

- F. Loading or Unloading of Trucks. No person shall create or cause to be created loud and excessive noise in connection with the loading or unloading of motor trucks and other vehicles, so as to disturb the peace and quiet of adjacent residential neighborhoods. ~~between the hours of 10:00 p.m. and 7:00 a.m. The loading or unloading in such a manner as to be loud or excessive at a distance of 50 feet from the trucks or vehicles being unloaded shall be prima facie evidence of a violation of this Section.~~
- G. Operation of Equipment. The operation or use ~~between the hours of 10:00 p.m. and 7:00 a.m.~~ of any pile driver, steam shovel, pneumatic hammers, derrick, steam or electric hoist, power driven saw, fork lifts, milling equipment, other tools or apparatus the use of which is attended by loud and excessive noise, or the movement of tractors, tractor trucks, or large trucks on property adjacent to residences is prohibited. The operation of such equipment ~~between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to be loud or excessive at a distance of 50 feet from the equipment being operated shall be prima facie evidence of a violation of this Section.~~ However, it is not the intent of this Section to prohibit the direct movement of trucks on or off property, at any time; provided, however, that such movement directly on or off the property shall not be within 50 feet of an occupied residence.
- H. ~~Automotive Repair Works. No person shall do automotive repair, automotive body or fender or other work on metal objects and metal parts. between the hours of 10:00 p.m. and 7:00 a.m., in or adjacent to any residential district, so as to cause loud and excessive noise which disturbs the peace and quiet of the residential neighborhood. The doing of such activities as are prohibited in this Subsection in such a manner as to be loud or excessive at a distance of 50 feet from where such prohibited activity is being done shall be prima facie evidence of a violation of this Section.~~

2. The following noises are prohibited and declared to be nuisances between the hours of sunset and 8:00 a.m. shall include but not be limited to the following, unless otherwise states in a conditional use permit or site and architectural review permit:

- A. Maintenance activities. Maintenance activities in landscape and parking areas (i.e., mechanical sweeping, mechanical grass cutting, mechanical blowing) in a manner that would cause a noise disturbance to a residential zoning district.
- B. Automotive Repair Works. No person shall do automotive repair, automotive body or fender or other work on metal objects and metal parts.

8.108.060 Noise Performance Standards

- A. Normally Acceptable. Specified land use activities that are satisfactory, based upon the assumption that any land use or building involved are of ordinary performance standards.

- B. Conditionally Acceptable. Activities or Actions shall be undertaken only after a detailed analysis of the noise reduction (muffling) requirements is made and noise reduction insulation features are included as a preventive measure.
- C. Normally Unacceptable. Noise levels exceeding the following ranges shall generally be discouraged. If new activities or actions proceed, a detailed analysis of the noise reduction requirements must be made and necessary noise insulation features included in the design.
- D. Clearly Unacceptable. Activities shall not be undertaken or permitted.

Table 8.108.060 Performance Standards

Land Use Category and Similar Activities	Maximum Community Noise Exposure Levels	Ldn or CNEL, dBa
Residential	Normally Acceptable	<65
	Conditionally Acceptable	66 - 75
	Normally Unacceptable	76 - 90
	Clearly Unacceptable	91 or more
Residential (Evening)* 11:00p.m. – 7:00 a.m.	Normally Acceptable	<60
	Conditionally Acceptable	61 - 65
	Normally Unacceptable	66 - 75
	Clearly Unacceptable	76 or more
Retail, Office Buildings, Business Commercial and Professional, Hotel	Normally Acceptable	<75
	Conditionally Acceptable	76 - 80
	Normally Unacceptable	81- 90
	Clearly Unacceptable	91 or more
Industrial, Manufacturing Utilities, Agriculture	Normally Acceptable	<85
	Conditionally Acceptable	86 - 90
	Normally Unacceptable	91 or more
	Clearly Unacceptable	100 or more
Playgrounds, Neighborhood Parks	Normally Acceptable	<70
	Conditionally Acceptable	76 - 80
	Normally Unacceptable	81- 85
	Clearly Unacceptable	86 or more

8.108.070 Mixed use development.

Where a new development proposal includes a mix of residential and nonresidential uses within the same project, the normally acceptable noise standard for the residential component of the project may be increased by five decibels.

8.108.080 Infill single-family residential development.

Where a new development proposal includes an infill single-family residential use, the normally acceptable noise standard for the proposal may be increased by five decibels.

8.108.090 Noise level measurement criteria.

- A. Any noise level measurement, made pursuant to the provisions of this chapter, shall be determined by using a sound level meter that meets the minimum requirements of the American National Standard Institute for sound level meters, or by using an equivalent instrument with associated recording and analyzing equipment that provides equivalent data.
- B. Noise readings shall be taken at the receptor's/generator's property line and the receptor's building setbacks to verify noise levels as categorized in Section 8.108.060 of this chapter.
- C. Irrespective of whether the noise originates within the City or outside the City, the standard that may be considered in determining whether excessive noise exists in violation of the provision of Section 8.108.020 may include, but not be limited to, the following:
 - 1. Whether the noise can be heard over 100 feet from the property line where the source of the noise is located;
 - 2. The level of the noise;
 - 3. Whether the nature of the noise is usual or unusual;
 - 4. Whether the origin of the noise is natural or unnatural;
 - 5. The level and intensity of the background noise, if any;
 - 6. The proximity of the noise to residential sleeping facilities;
 - 7. The nature and zoning of the area within which the noise emanates;
 - 8. The density of the inhabitation of the area within which the noise emanates or is heard in;
 - 9. The time of the day and night the noise occurs;
 - 10. The duration of the noise, including whether it is of a temporary or short-term nature;
 - 11. Whether the noise is recurrent, intermittent, or constant;
 - 12. Whether the noise is produced by a commercial or noncommercial activity;
 - 13. Whether the noise produces vibrations that are felt or heard; and
 - 14. Whether the noise level exceeds any noise level as specified in Section 8.108.060.
- D. These factors shall be considered in addition to the noise levels set forth in Section 8.108.060 in determining a violation. Noises do not necessarily need to exceed those noise level limits to be considered unnecessary, or unusual so as to cause hearing loss, speech interference, sleep interference, physiological responses, or annoyance to persons in the area. This shall be determined by the city manager, or their designee on a case by case basis.

8.108.060~~100~~ Penalty for violation.

Violations of this Chapter shall be enforced and be punishable as set forth in Chapter 1.16 (General penalties) of the Grand Terrace Municipal Code. “

8.108.110 Penalty for public nuisance

Any violation of this chapter is a public nuisance and may be abated in accordance with law pursuant to Chapter 8.04 of this code.”

Chapter 8.112 FIREWORKS

Sections:

“8.112.010 Dates and hours of sale and discharge.

Safe and sane fireworks as defined by Section 12529 of the California Health and Safety Code may be sold within the City during the period of June 28th through July 4th, 12:00 noon to 9:00 p.m. by persons possessing an appropriate permit pursuant to Section 8.112.020. The selling of fireworks without a permit is prohibited. Safe and sane fireworks may be discharged solely on July 4th, between the hours of 12:00 noon to 44~~10~~:00 p.m.“

Chapter 9.05 VENDING ON CITY SIDEWALKS

Sections:

“9.05.010 Definitions.

As used in this Chapter:

- A. "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.
- B. "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction.
- C. "Stationary sidewalk vendor" means a sidewalk vendor who vends from a fixed location.
- D. "Sidewalk vendor security camera" means a surveillance camera installed on a sidewalk vendor's cart, table, or other equipment, used to monitor their selling area and potentially deter crime or provide evidence in case of theft or harassment while they are working.

9.05.020 Selling food or merchandise—Operational requirements.

- A. No sidewalk vendor shall operate without a permit pursuant to Chapter 5.64, a valid business license pursuant to Chapter 5.04 of this Code, and, if applicable, a valid health permit issued by the County of San Bernardino.

- B. All permits shall be displayed in a visible and conspicuous location at all times during the operation of the vending business.
- C. It shall be prohibited for any sidewalk vendor to operate under any of the following conditions:
1. Vend in a residential zone ~~after 9:00 p.m. or earlier than 8:00 a.m.~~ **between the hours of 6:00 p.m. or sunset, whichever is earlier, and 9:00 a.m. of the following day, Monday through Saturday, inclusive, and all day on Sundays and federal holidays,** for the purpose of solicitation, unless such person has been requested or invited to do so by the owner or occupant of said premises;
 2. Leave any stand unattended;
 3. Store, park, or leave any stand overnight on any public street, sidewalk, or park;
 4. Sell food or beverages for immediate consumption unless there is a litter receptacle available for patrons' use;
 5. Leave any location without first disposing all trash or refuse remaining from sales conducted. Trash and refuse generated by the vending cart operations shall not be disposed of in public trash receptacles;
 6. Allow any items relating to the operation of the vending business to be placed anywhere other than in, on, or under the stand;
 7. Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or display capacity of his/her stand where such terms have not been described by his or her application;
 8. Solicit or conduct business with persons in motor vehicles;
 9. Sell anything other than that which he or she is licensed to vend;
 10. Sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loud speaker, public address system, radio, sound amplifier, or similar device to attract the attention of the public;
 11. Operate within 50 feet of a fire hydrant or 25 feet of a transit stop;
 12. Operate within 15 feet of the outer edge of a driveway or vehicular entrance to public or private property in residential zones;
 13. Operate in a manner that does not maintain four feet of clear space on a public sidewalk;
 14. Operate on any street that does not have a public sidewalk;
 15. Operate a stationary vending cart in exclusively residential zones;
 16. Operate a stationary sidewalk vending cart in any City park if the City or operator of the City park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by a concessionaire;

17. Operate within 50 feet of an abutting residential zone within a City park;
 18. Operate a sidewalk vending cart within a parking lot within a City park;
 19. Operate a sidewalk vending cart within 1,000 feet from any public or private school property, during school hours or one hour before or after school hours;
 20. Operate a sidewalk vending cart within 500 feet of a certified farmers' market, or swap meet during the operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the California Food and Agricultural Code and any regulations adopted pursuant to that Chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the California Business and Professions Code, and any regulations adopted pursuant to that article;
 21. Operate within the 500 feet of an area designated for a temporary special permit issued by the City, provided that any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the temporary special permit are also provided to sidewalk vendors. For purposes of this paragraph, a "temporary special permit" is a permit issued by the City for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, or outdoor concerts. A prohibition of sidewalk vendors pursuant to this paragraph shall only be effective for the limited duration of the temporary special permit.
 22. Operate in violation of any other generally applicable law; **and**
 23. **Operate without a sidewalk vendor security camera.**
- D. No advertising shall be permitted, except to identify the name of the food or merchandise sold or the name of the vendor and the posting of prices. Any such sign shall be a maximum of four square feet and not exceeding a height of five feet."

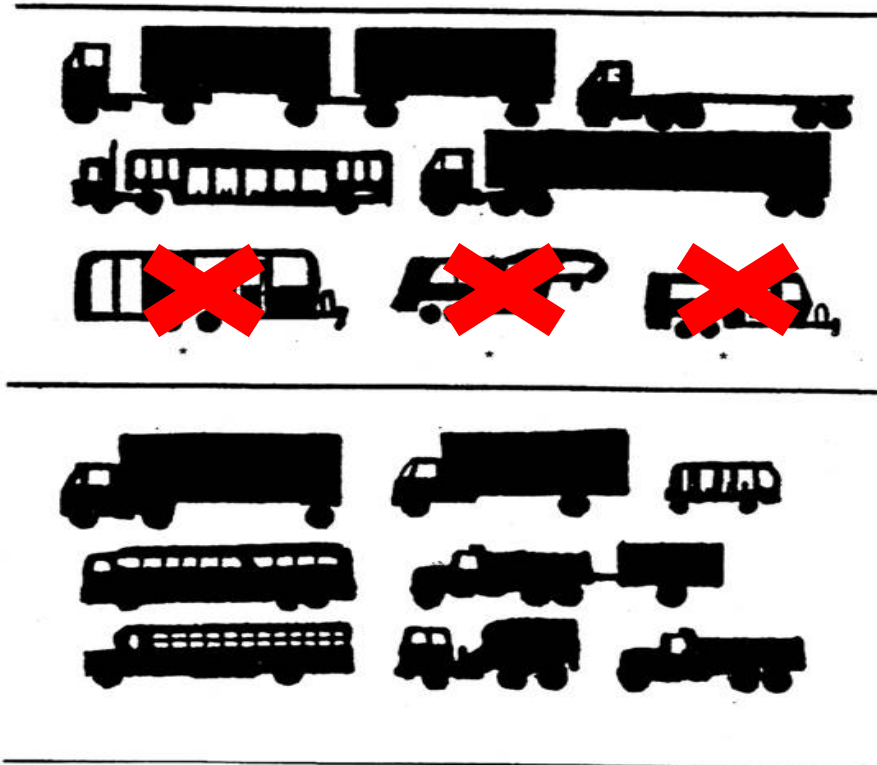
Chapter 10.16 - STORAGE OF VEHICLES—INTERSECTION OBSTRUCTION

Sections:

"10.16.021 - Restriction of commercial vehicles in front yards, paved driveways and side yards of residential areas.

The parking and/or storage of the following commercial vehicles in the front yards, front yard paved area, driveway, or side yards when these are visible from the street shall be prohibited in all residentially zoned areas (refer to graphic display):

EXAMPLES



* These trailers (nonmotorized vehicles) are already prohibited from being stored on residential front yards per Zoning Code Section 18.73.200.

- A. Large commercial trucks above seven feet in height, above twenty-two feet in length. Refer to graphic illustration from State Vehicle Code;
- B. Three or more axle trucks;
- C. Tow trucks;
- D. Concrete mixer trucks;
- E. Flatbed trucks;
- F. Tractor/cabs only;
- G. Tank vehicles (i.e., water, oil, liquids);
- H. Big rigs and their trailers;
- I. Farm-related vehicles;
- J. Delivery trucks/vans (i.e., ice cream, materials, goods and services); [3]
- K. White (or colored) panel or box trucks (i.e., goods, produce, bread etc.).*

Footnotes:

--- (3) ---

These two types are not considered commercial vehicles per the State Vehicle Code unless carrying hazardous materials. However, when used for commercial purposes, State DMV requires a commercial driver's license."

Chapter 12.32 CONDUCT ON PUBLIC PROPERTY—PARKS

Sections:

"12.32.140 Park hours.

As a general rule, parks shall be open to the public every day of the year between the hours of ~~6~~7:00 a.m. and ~~sunset~~10:00 p.m. However, the ~~City Manager~~ Community Services Director may, in his ~~their~~ reasonable discretion, extend or limit such hours for any park or portion of any park. No person shall enter, be or remain in any park during the time when such park is closed unless ~~he has~~ ~~they have~~ obtained a permit therefor from the ~~City Manager or their designee~~ Community Services Director. Park closing hours shall be posted at park entrances."

Chapter 12.56 WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY

Sections:

"12.56.070 Design and development standards.

- A. SWF design and development standards. SWFs are subject to those design and development standards and conditions of approval set forth in the SWF Regulations. The City's grant of a WTFP for a SWF does not waive, and shall not be construed to waive, any standing by the City to challenge any FCC orders or rules related to small cell facilities, or any modification to those FCC orders or rules.
- B. Eligible facilities request design and development standards. Approved eligible facilities requests for which the findings set forth in Section 12.56.060 have been made are subject to the following conditions, unless modified by the approving authority:
 - 1. WTFP subject to conditions of underlying permit. Any WTFP granted in response to an application qualifying as an eligible facilities request shall be subject to the terms and conditions of the underlying permit and all such conditions that were applicable to the facility prior to approval of the subject eligible facility request.
 - 2. No permit term extension. The City's grant or grant by operation of law of an eligible facilities request permit constitutes a federally-mandated modification to the underlying permit or approval for the subject tower or base station. Notwithstanding any permit duration established in another permit condition, the City's grant or grant by operation of law of a eligible facilities request permit will not extend the permit term for the underlying permit or any other underlying regulatory approval, and its term shall have the same term as the underlying permit or other regulatory approval for the subject tower or base station.

3. No waiver of standing. The City's grant or grant by operation of law of an eligible facilities request does not waive, and shall not be construed to waive, any standing by the City to challenge Section 6409(a) of the Spectrum Act, any FCC rules that interpret Section 6409(a) of the Spectrum Act, or any modification to Section 6409(a) of the Spectrum Act.
- C. Major WTFP design and development standards. All wireless telecommunications facilities subject to a Major WTFP that are located within the PROW shall be designed and maintained as to minimize visual, noise and other impacts on the surrounding community and shall be planned, designed, located, and erected in accordance with the following standards:
1. General guidelines.
 - a. The applicant shall employ screening, undergrounding and camouflage design techniques in the design and placement of wireless telecommunications facilities in order to ensure that the facility is as visually screened as possible, to prevent the facility from dominating the surrounding area and to minimize significant view impacts from surrounding properties and public views, all in a manner that achieves compatibility with the community and in compliance with this Code.
 - b. Screening shall be designed to be architecturally compatible with surrounding structures using appropriate techniques to camouflage, disguise, and/or blend into the environment, including landscaping, color, and other techniques to minimize the facility's visual impact as well as be compatible with the architectural character of the surrounding buildings or structures in terms of color, size, proportion, style, and quality.
 - c. Wireless telecommunications facilities shall be located consistent with Section 12.56.080 (Location restrictions) unless an exception is granted.
 2. Traffic safety. All facilities shall be designed and located in such a manner as to avoid adverse impacts on traffic safety.
 3. Blending methods. All facilities shall have subdued colors and non-reflective materials that blend with the materials and colors of the surrounding area, infrastructure and structures.
 4. Equipment. The applicant shall use the least visible equipment for the provision of wireless telecommunications services that is technically feasible. Antenna elements shall be flush mounted, to the extent feasible, with all cables and wires out of public view and, to the extent feasible, concealed inside the structure, pole, etc. All antenna mounts shall be designed so as not to preclude possible future collocation by the same or other operators or carriers. Unless otherwise provided in this Section, antennas shall be situated as close to the ground as technically feasible.
 5. Support structures.
 - a. Pole-mounted only. Only pole-mounted antennas (excepting wooden poles per Subparagraph 5.b. below) shall be permitted in the public right-of-way. Mountings to all other forms of support structure in the public right-of-way are prohibited unless an exception pursuant to Section 12.56.080 is granted.
 - b. Utility poles. Wireless telecommunications facilities shall not be located on wooden poles unless an exception pursuant to Section 12.56.080 is granted. The maximum

height of any antenna shall not exceed 48 inches above the height of any existing utility pole within 100 feet of the proposed facility an existing utility pole, nor shall any portion of the antenna or equipment mounted on a pole be less than 24 feet above any drivable road surface. All installations on utility poles shall fully comply with the California Public Utilities Commission general orders, including, but not limited to, General Order 95, as may be revised or superseded.

- c. Light poles. The maximum height of any antenna shall not exceed four feet above the existing height of a light pole located within 100 feet of the proposed facility. Any portion of the antenna or equipment mounted on a pole shall be no less than 16½ feet above any drivable road surface.
- d. Replacement poles. If an applicant proposes to replace a pole that is an eligible support structure to accommodate the proposed facility, the replacement pole shall be designed to resemble the appearance and dimensions of existing poles near the proposed location, including size, height, color, materials and style to the maximum extent feasible.
- e. Equipment mounted on a support structure shall not exceed four cubic feet in dimension.
- f. No new guy wires shall be allowed unless required by other laws or regulations.
- g. An exception pursuant to Section 12.56.080 shall be required to erect any new support structure (non-eligible support structure) that is not the replacement of an existing eligible support structure.
- h. As applicable to all new support structures (non-eligible support structures), regardless of location, the following requirements shall apply:
 - (i) Such new support structure shall be designed to resemble existing support structures of the same type in the right-of-way near that location, including size, height, color, materials and style, with the exception of any existing structural designs that are scheduled to be removed and not replaced.
 - (ii) Such new support structures that are not replacement structures shall be located at least 90 feet from any eligible support structure to the extent feasible.
 - (iii) Such new support structures shall not adversely impact scenic views from other structures and/or public areas and shall be located to the extent feasible in an area where there is existing natural or other feature that obscures the view of the new support structure. The applicant shall further employ concealment techniques to blend the new support structure with said features including but not limited to the addition of vegetation if feasible.
 - (iv) A justification analysis shall be submitted for all new support structures that are not replacements to demonstrate why an eligible support facility cannot be utilized and demonstrating the new structure is the least intrusive means possible, including a demonstration that the new structure is designed to be the minimum functional height and width required to support the proposed wireless telecommunications facility.

- i. All cables, including, but not limited to, electrical and utility cables, shall be run within the interior of the support structure and shall be camouflaged or hidden to the fullest extent feasible. For all support structures wherein interior installation is infeasible, conduit and cables attached to the exterior shall be mounted flush thereto and painted to match the structure.
6. Space. Each facility shall be designed to occupy the least amount of space in the right-of-way that is technically feasible.
7. Wind loads. Each facility shall be properly engineered to withstand wind loads as required by this Code or any duly adopted or incorporated code. An evaluation of high wind load capacity shall include the impact of modification of an existing facility.
8. Obstructions. Each component part of a facility shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, incommode the public's use of the right-of-way, or cause safety hazards to pedestrians and motorists.
9. Public facilities. A facility shall not be located within any portion of the public right-of-way interfering with access to a fire hydrant, fire station, fire escape, water valve, underground vault, valve housing structure, or any other public health or safety facility.
10. Screening. All ground-mounted facility, pole-mounted equipment, or walls, fences, landscaping or other screening methods shall be installed at least 18 inches from the curb and gutter flow line.
11. Accessory equipment. Not including the electric meter, all accessory equipment shall be located underground, except as provided below:
 - a. Unless City staff determines that there is no room in the public right-of-way for undergrounding, or that undergrounding is not feasible, an exception pursuant to Section 12.56.080 shall be required in order to place accessory equipment above-ground and concealed with natural or manmade features to the maximum extent possible.
 - b. When above-ground is the only feasible location for a particular type of accessory equipment and will be ground-mounted, such accessory equipment shall be enclosed within a structure, and shall not exceed a height of five feet and a total footprint of ten square feet, and shall be fully screened and/or camouflaged, including the use of landscaping, architectural treatment, or acceptable alternate screening. Required electrical meter cabinets shall be located within the structure. Also, while pole-mounted equipment is generally the least favored installation, should pole-mounted equipment be sought, it shall be installed as required in this Chapter.
 - c. Structures shall maintain clear sight triangles at all intersections.
 - d. In locations where homes are only along one side of a street, above-ground accessory equipment shall not be installed directly in front of a residence. Such above-ground accessory equipment shall be installed along the side of the street with no homes.

12. Landscaping. Where appropriate, each facility shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage and shrubs. Additional landscaping shall be planted, irrigated and maintained by applicant where such landscaping is deemed necessary by the City to provide screening or to conceal the facility.
13. Signage. No facility shall bear any signs or advertising devices other than certification, warning or other signage required by law or permitted by the City.
14. Lighting.
- a. No facility may be illuminated unless specifically required by the Federal Aviation Administration or other government agency. Beacon lights are not permitted unless required by the Federal Aviation Administration or other government agency.
 - b. Legally required lightning arresters and beacons shall be included when calculating the height of facilities such as towers and monopoles.
 - c. Any required lighting shall be shielded to eliminate, to the maximum extent possible, impacts on the surrounding neighborhoods.
 - d. Unless otherwise required under FAA or FCC regulations, applicants may install only timed or motion-sensitive light controllers and lights and must install such lights so as to avoid illumination impacts to adjacent properties to the maximum extent feasible. The City may, in its discretion, exempt an applicant from the foregoing requirement when the applicant demonstrates a substantial public safety need.
 - e. The applicant shall submit a lighting study which shall be prepared by a qualified lighting professional to evaluate potential impacts to adjacent properties. Should no lighting be proposed, no lighting study shall be required.
15. Noise.
- a. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of ~~7:00 p.m. and 7:00 a.m.~~ **8:00 a.m. and sunset.**
 - b. At no time shall equipment noise from any facility exceed the noise levels permitted by Chapter 8.28 of this Code.
16. Security. Each facility shall be designed to be resistant to, and minimize opportunities for, unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations, visual blight or attractive nuisances. The Public Works Director or the approving City body, as applicable, may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location and/or accessibility, a facility has the potential to become an attractive nuisance. Additionally, no lethal devices or elements shall be installed as a security device.

17. Modification. Consistent with current State and Federal laws and if permissible under the same, at the time of modification of a wireless telecommunications facility, existing equipment shall, to the extent feasible, be replaced with equipment that reduces visual, noise and other impacts, including, but not limited to, undergrounding the equipment and replacing larger, more visually intrusive facilities with smaller, less visually intrusive facilities.
18. The installation and construction approved by a wireless telecommunications facility permit shall begin within one year after its approval or it will expire without further action by the City.
19. Conditions of approval. All Major WTFPs shall be subject to such conditions of approval as reasonably imposed by the Public Works Director or the approving City body, as applicable, as well as any modification of the conditions of approval deemed necessary by the Public Works Director or the approving City body."

Chapter 15.56 WATER EFFICIENT LANDSCAPE

Sections:

"15.56.130 Irrigation Scheduling.

- A. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
 1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
 2. Overhead irrigation **for residential and commercial land** shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance. **Overhead irrigation of agricultural property in an Agricultural Overlay requires a Conditional Use Permit to establish scheduled hours. An overhead irrigation system means irrigation systems that deliver water through the air by applying irrigation water which is comparable to rainfall. Water is spread through a system of pipes generally by pumping, or pressurized municipal water supplies. It is then sprinkled into the air and covering an entire soil surface through spray heads so that it breaks up into small water drops which fall to the ground.**
 3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the estimated total water use. Total annual applied water shall be less than or equal to maximum applied water allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
 4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:

- a. The plant establishment period;
 - b. The established landscape; and
 - c. Temporarily irrigated areas.
- B. Each irrigation schedule shall consider for each station all of the following that apply:
- 1. Irrigation interval (days between irrigation);
 - 2. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
 - 3. Number of cycle starts required for each irrigation event to avoid runoff;
 - 4. Amount of applied water scheduled to be applied on a monthly basis;
 - 5. Application rate setting;
 - 6. Root depth setting;
 - 7. Plant type setting;
 - 8. Soil type;
 - 9. Slope factor setting;
 - 10. Shade factor setting; and
 - 11. Irrigation uniformity or efficiency setting.”

Chapter 18.10 - RESIDENTIAL DISTRICTS[1]

Sections:

“18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

TABLE 18.10.040
SITE DEVELOPMENT STANDARDS

Development Issue	RH	R1-20	R1-10	R1-7.2	R2	R3	R3-S	R3-20	R3-24
Area (Minimum square feet)	— ^a	20,000	10,000	7,200	10,000	12,000	^g	12,000	12,000
Width (Minimum linear feet)									
* Interior Lot	— ^a	100	60	60	60	60	^g	60	60
* Corner Lot	— ^a	100	70	70	70	70		70	70
Lot Depth (Minimum linear feet)	— ^a	150	100	100	100	100	^g	100	100
Street Frontage (Minimum linear feet)	— ^a	50	40	40	40	40	^g	40	40
Setbacks (Minimum linear feet)									
•Front Yard	— ^a	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b		25 ^b	25 ^b

•Rear Yard	^a	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b		20 ^b	20 ^b
•Side Yard									
- Interior Lot							^g		
With Garage	^a	10 ^b	10 ^b	10 ^b	10 ^b	10 ^b		10 ^b	10 ^b
Without Garage	^a	5 ^b	5 ^b	5 ^b	5 ^b	10 ^b		10 ^b	10 ^b
- Corner Lot									
Street side	^a	15 ^b	15 ^b	15 ^b	15 ^b	15 ^b		15 ^b	15 ^b
No Street side	^a	5	5	5	5	10		10	10
Density (Allowable dwelling units per acre)	^a	1-2	1-4	1-5	1-9	1-12 ^c	Max. 20	13-20 ^c	20-24 ^c
Living Area (Minimum square feet)									
* Single Family	^a	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d			
* Duplex, Triplex, Four-plex and Multiple Family									
- One (1) Bedroom	-	-	-	-	800 675 ^d	800 675 ^d			
- Two (2) Bedroom	-	-	-	-	1,000 850 ^d	1,000 850 ^d			
Three (3) Bedroom					1,025 ^d	1,025 ^d			
For each additional bedroom					175 ^d	175 ^d			
Height (Maximum linear feet)	^a	35 ^e	35 ^e	35 ^e	35 ^e	35 ^e	^g	35 ^e	35 ^e
Lot Coverage (Maximum percent)	^a	40	50	50	60 ^f	60	^g	60	60
Distance Between Buildings (Minimum linear feet)	^a	5	5	5	20	20	^g	20	20

Footnotes:

- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one dwelling unit per gross acre and shall be consistent with the city's general plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.
- b. The following exceptions apply to front, rear and side yard requirements as noted:
 1. The minimum side and rear yard setback for a patio cover shall be five feet.
 2. The minimum rear yard setback for an accessory structure shall be ten feet.
 3. Slopes exceeding five percent shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five foot rear yard setback may include ten feet of slope that is greater than five percent.
 4. In the case of a parcel or tract map, the twenty-five foot front yard setback requirement may range from twenty-two feet to twenty-eight feet, with an average of twenty-five feet for all proposed lots.
 5. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and

- b. The proposed addition is located no closer than five feet from any property line.
- c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
- d. For the purposes of this chapter, the following terms shall be defined as follows:
 "Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
~~"Multiple-family" means one or two-bedroom units only.~~
- e. Accessory structures shall not exceed twenty feet in height, with exceptions as listed in Section 18.73.090 of this title.
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred square feet of open space per dwelling unit.
- g. Senior citizen housing's development standards will be established through the specific plan process. All senior citizens housing projects in the R3-S zone will require specific plan process; however, in no circumstance shall the density exceed twenty unit/acre."

Chapter 18.53 – AG AGRICULTURAL OVERLAY DISTRICT

Table 18.53.020: Agricultural Overlay Standards

<u>"TABLE 18.53.020</u> <u>Agricultural Overlay Standards</u>			
<u>Type of</u> <u>Animal or</u> <u>Use</u>	<u>Minimum Site</u> <u>Area per</u> <u>Animal or Use</u> <u>(square feet)</u>	<u>Maximum</u> <u>Number of</u> <u>Animals</u>	<u>Permitted Use (P) or</u> <u>Conditionally Permitted</u> <u>Use (C)</u>
Each horse, mule, donkey or pony ^a	10,000	6	P
Each large animal other than a horse, mule, donkey or pony ^a	20,000	3	C
Each small animal;sup\sup;	4,000	12 ^c	P
Each 5 birds or rodents	4,000	25	P
Exotic or wild animals	20,000	3	C
Horticultural crops or tree farming	20,000	NA	P
Overhead irrigation schedule for orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.	NA	NA	C

Footnotes:

- a. A pony, defined as any horse measuring 14 hands and two inches or less in height at the withers, may be kept in addition to the keeping of two horses on a 20,000 square foot parcel.
- b. A "small animal" shall be defined as an animal weighing less than 250 pounds.
- c. No more than one male goat shall be permitted."

Chapter 18.56 – AG-2 AGRICULTURAL 2 OVERLAY DISTRICT

Section:

"18.56.030 Conditionally permitted uses.

Uses permitted in the AG-2 overlay district with a conditional use permit are as follows:

- A. Animal keeping and boarding. All animals, excepting household pets, shall be kept at a minimum distance of 70 feet from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings. The combined total number of animals kept on any one site shall not exceed the maximum number and combination of animals allowable as identified in Table 18.56.030.
- B. Apiaries, provided that no hives or boxes housing bees are kept closer than 200 feet from any dwelling other than that occupied by the property owner.
- C. Orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, including the drying, packing, canning, freezing, or other acceptable methods of processing of fruits, nuts, vegetables and other horticultural products where such processing is primarily in conjunction with a farming operation and the structures used for such processing are located at least 20 feet from the property line.
- D. Sale of fruit, vegetables, produce and flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed 250 square feet.
- E. Riding stables and academies; provided that the minimum lot size for such uses shall be not less than five acres, and that all buildings for the housing, feeding, or rental of such animals shall be at least 100 feet from any property line, and 500 feet from any residential zone, church, school, park or hospital.
- F. Sheep grazing only for the purpose of clearing unharvested crops or stubble, with no limit on the number of animals, for a period not exceeding 30 days in any six-month period. Special application for such temporary grazing shall be made in writing, and approved by the Planning Director prior to commencement.
- G. Single-family residences, provided that such use is ancillary to a commercial agricultural use, and that residential uses and structures, including accessory residential uses and structures, do not occupy more than 25 percent of the site area.

- H. Accessory structures and uses. Private garages used by persons residing on the premises, cabanas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar animal keeping/agricultural structures, provided these structures shall not be used as a habitable dwelling or space, as defined by the adopted Uniform Building Code. Approval shall be through a minor conditional use permit review.
- I. Other uses which are determined by the City Council to be similar in nature to a use listed in this Section.
- J. Overhead irrigation schedule for orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.”

Chapter 18.64 - OBJECTIVE DESIGN STANDARDS

Sections:

“18.64.040 Sustainable Design.

- A. LEED ~~Platinum~~ Certification Requirement. For the purposes of this Chapter, all multifamily residential buildings and sites and mixed-use buildings and sites with a residential use shall demonstrate that the application qualifies for the **most current version of "Platinum Level LEED Certification," as one of the four different levels of LEED certification – Platinum, Gold, Silver, and Certified,** or an equivalent standard as defined by the Leadership in Energy and Environmental Design (LEED) of the United States Green Building Council (**GBCI**). Plans and/or supplemental specifications shall be provided at the time an application is submitted for preliminary or formal review as required by City application forms/checklists as established by the Director.
- B. Water Efficient Landscape Requirement. For the purposes of this Chapter, all multifamily residential development and mixed-use development with a residential use shall demonstrate that the application is in compliance with all applicable requirements by the Riverside Highland Water Company and compliance with the City's Water Efficient Landscape regulations in Chapter 15.56. The landscaping application shall demonstrate conformance with the latest Model Water Efficient Landscape Ordinance (MWELO) guidelines by the California Department of Water Resources. Plans and/or supplemental specifications shall be provided at the time an application is submitted for preliminary or formal review as required by City application forms/ checklists established by the Director.”

Chapter 18.80 SIGNS

Sections:

“18.80.050 Signs on public property.

- A. General Prohibition. Except as provided for in this Section, no signs may be displayed on City property by private parties. Any sign posted on City property in violation of this Section may be summarily removed by the City.
- B. The following signs are exempt from the provisions of this sign code:

1. Traffic control and traffic directional signs erected by the City or another governmental unit.
 2. Official notices required or authorized by law.
 3. Signs placed by any governmental agency, utility or special district, in furtherance of these entities' official functions.
- C. Human Advertisements. All human advertisement is prohibited on public property in the City.
- D. Exception: Temporary Off-Site Commercial Signs.
1. The following temporary signs may be placed in the public right-of-way, subject to a sign permit: Signs for any business that provides goods or services that meet one or more of the following criteria: (1) the business is of a transitory or temporary nature; (2) the business does not have a fixed place of business or the goods or services themselves cannot practically be viewed and/or sold out of one business location or any business location.
 2. Before a business may place its signs in the public right-of-way pursuant to this Section, the director must make a finding, in accordance with the procedures in Subsection 18.8.050.E, that a particular type of business satisfies the criteria in Subsection 18.80.050.D.
 3. Without a prior finding by the Director, temporary signs for the following goods and services are deemed to satisfy the criteria for the exception in Subsection D.1, above:
 - a. Real estate directional signs, directing to properties that are for sale or for rent within the City limits.
 - b. Yard sale directional signs, including garage sales and estate sales, directing where such sales are to occur.
 4. Temporary signs in the public right-of-way are subject to all of the following limitations:
 - a. Signs shall be temporary signs, and will not be permanently affixed to or in the public right-of-way, but may be anchored or weighed down to or in the public right-of-way to prevent them from falling or being blown into the street or sidewalk.
 - b. Temporary signs displayed under this Section shall only be placed in landscaped parkways, and shall not be placed on the sidewalk or in the center street median.
 - c. No signs shall be placed on utility poles, light or traffic light poles, traffic signs or traffic sign poles, street trees or fences.

- d. No more than 25 signs per licensed entity may be temporarily placed in the public right-of-way at any one time.
- e. The sign area shall be no larger four square feet.
- f. All signs shall not exceed three feet in height, measured from the highest street grade in contact with the sign to the top of the sign.
- g. No signs shall be placed so as to obstruct pedestrians' and motorists' view of signs erected by a local, State, or Federal governmental agency, including but not limited to traffic signs, public directional signs, parking signs, and street address signs.
- h. No signs shall be placed so as to obstruct or hinder sidewalk or street access by pedestrians and vehicles.
- i. No signs shall be placed so as to obstruct ingress and egress to any public or private property.
- j. Temporary signs displayed under this Section shall only be placed on the public right-of-way Thursday through Sunday during the hours of 8~~7~~:00 a.m. to 5~~1~~:00 p.m.
- k. Temporary signs in the public right-of-way shall not be illuminated, either internally or externally, shall not have flashing lights, shall not have any moving parts or be caused to be moved, and shall not generate any source sounds (including radio waves), and shall not release steam or smoke.
- l. Any other reasonable restrictions, or modifications to the above restrictions, which the Director finds are necessary to further the purposes of this Code, consistent with the type of sign or business.

E. Exception and Appeal.

- 1. The Director must make the determination of whether a business falls within the exception in Subsection 18.80.050.D within five business days of receipt of a written request by the sign's owner for such determination. The Director shall notify the applicant of his or her decision forthwith by U.S. Mail.
- 2. In the event that the Director denies the request, or fails to make a determination within the time prescribed, the applicant may appeal the Director's decision in writing to the City Manager, who shall review all relevant evidence relating to the appeal. The City Manager shall make a determination within five business days of receipt of the appeal. The City Manager shall notify the applicant of the determination forthwith by U.S. Mail.
- 3. In the event that the City Manager denies the request, or fails to make a determination within the time prescribed, the applicant may appeal the City Manager's decision in accordance with Section 18.80.090, Appeals."

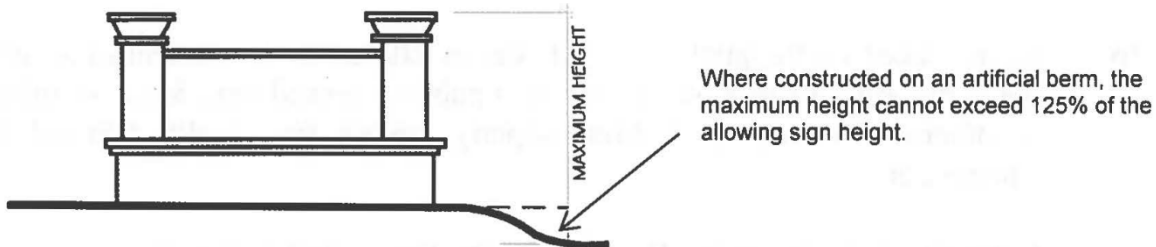
"18.80.130 General Provisions.

This Section describes the provisions applicable to all signs regulated by this Chapter. Certain types of signs may also be subject to additional provisions.

- A. **Sign Area Measurement Procedures.** Sign area shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself. Backing plates shall count as part of the sign area unless they are transparent. In the case of two-sided, multi-sided, or three-dimensional signs, the area shall be computed as including the maximum single display surface which is visible from any ground position at one time.



- B. **Sign Height Measurement.** Sign height shall be measured as the greatest vertical distance measured from the grade at the point the sign supports intersect the ground and any accompanying architectural features of the sign. However, if the sign is constructed upon an artificial berm, the height of the signs, as measured from the toe of slope or berm, shall not exceed 125 percent of the maximum height allowed by this Chapter.



- C. **Calculation.**

1. For wall signs, the permitted area for any sign shall be calculated based only on the frontage or side of a building on which the sign is located.
2. When more than one business is located in a building, the allowable sign area for each business shall be based upon the length of the lineal building frontage occupied by that business.

- E. **Construction Requirements.** Every sign and all parts, portions, and materials thereof shall be manufactured, assembled, and erected in compliance with all applicable State,

Federal, and City laws and regulations, including the locally adopted building code. All signs shall comply with the following criteria:

1. All transformers, equipment, programmers, and other related items shall be screened and/or painted to match the building or shall be concealed within the sign.
 2. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass, and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight or degradation due to other elements. The application of graffiti resistant coating is recommended.
 3. All freestanding signs that incorporate lighting shall have underground utility service.
 4. All temporary signs and banners shall be made of a material designed to maintain an attractive appearance for as long as the sign is displayed.
- E. Clearance from Public Utility Facilities. The person erecting a sign, and the owner of the premises, shall maintain any legally required clearance from communications and electric facilities. A sign may not be constructed, erected, installed, maintained, or repaired in any manner that conflicts with any rule, regulation, or order of the California Public Utilities Commission pertaining to the construction, operation, and maintenance of public utilities facilities.
- F. Interference with Motorist Field of Vision.
1. No sign shall be located in a manner which may obstruct or interfere with the view of a traffic signal or other traffic regulatory signs.
 2. No sign shall, as determined by the City Engineer, be located so as to create a hazard to the life or property of any person using the public right-of-way.
 3. Any required landscaping may be trimmed as needed to provide maximum visibility of the sign or signs.
 4. Signs shall not be located within the clear sight triangle.
- G. Obstruction of Passage.
1. No sign shall be constructed so as to obstruct any required exit, including windows, doors, fire escapes or other emergency exit of any building.
 2. No sign shall be constructed or located so as to obstruct any sidewalk.
- H. Sign Siting.
1. Location of Signs Attached to Buildings. Building signs may be located along any frontage of a building that faces directly onto a public right-of-way or an internal

parking area of the site. Where the building is within 100 feet of a residential use, any sign~~ages~~ facing that residential use shall not be illuminated.

2. Setback and Spacing of Freestanding Signs.

- a. Where a setback exists, the minimum setback distance for freestanding signs shall be measured from the back of the public right-of-way or side of a driveway.
- b. The minimum spacing distance between permanent freestanding signs, excluding on-site directory signs, shall be 50 feet. The director will review a proposed sign location on a case-by-case basis to ensure the sign is located outside the required clear sight triangle and does not otherwise inhibit motorist safety.

I. Maintenance Requirements. Every sign, and all parts, portions, and materials thereof shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy, or other poorly maintained or damaged portions of a sign shall be repaired or replaced within 30 days following notification by the City.

J. Sign Removal or Replacement. When a sign is removed or replaced, all brackets, poles, and other structural elements that support the sign shall also be removed. Affected building surfaces shall be restored to match the adjacent portion of the structure. This requirement does not apply to routine maintenance.

K. Electronic Signs. The City finds and declares that a proliferation of electronic display signs throughout the City, and especially located on arterial streets pose a danger to the motoring public because of potential distraction from their change of message, scale, format, and other physical qualities that differentiate them from other sign types. Therefore, the City through this sign code limits electronic signs to be displayed only in specified areas of freeway corridors, where the impacts on driver safety are minimized. All electronic display signs existing in the City as of the effective date of this Chapter, unless specifically permitted by this Code, are declared legal nonconforming signs and may continue to operate in accordance with Section 18.80.220 (Nonconforming and abandoned signs).

1. The limitation established by this Section shall not apply to manually changeable copy signs or freeway signs.
2. Signs providing information on fuel price and grade and fueling stations, as well as signs displaying time and temperature information shall be exempt from this limitation on electronic display signs. Illumination levels shall conform to Subsection 18.80.140.A.3 of this Chapter."

Chapter 18.82 - STANDARDS FOR SPECIFIED LAND USES AND ACTIVITIES

Sections:

18.82.010 - Residential care facilities.

- A. Purpose. This Section provides standards for the establishment and operation of residential care facilities.
- B. Applicability. The standards in this Chapter apply to residential, group or community care facilities where allowed in compliance with Chapter 18.10 (Residential Zones).
- C. Development and Operational Standards.
 - 1. Residential Care Facilities Serving Six or Fewer Persons. Each residential care facility shall conform to the property development standards for the land use zoning district in which it is located.
 - 2. Residential Care Facilities Serving Seven or More Persons.
 - a. Applicable Land Use Zoning District Development Standards. Each residential care facility shall conform to the property development standards for the land use zoning district in which it is located.
 - b. Additional Application Filing Requirements. The following information shall accompany the conditional use permit application for a residential care facility:
 - i. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
 - ii. Maximum number of occupants and hours of facility operation;
 - iii. Term of client stay;
 - iv. Support services to be provided on-site and projected staffing levels; and
 - v. Rules of conduct and/or management plan.
 - c. Separation. Residential care facilities shall not be located within 300 feet of another similar facility, except that the separation requirement shall be increased to 1,000 feet, as measured from the nearest outside building walls where the other use is a parolee/probationer or sober living home.
 - d. Walls. Residential care facilities shall provide a six-foot high solid decorative block wall along all property lines, except in the front yard. Walls shall provide for safety with controlled points of entry and shall incorporate decorative materials and features.
 - e. Landscaping. On-site landscaping shall be regularly maintained, including providing irrigation.
 - f. Outdoor Lighting. Outdoor lighting shall comply with Chapter 18.60 (Off-Street Parking).

- g. Parking. All garage and driveway spaces associated the facility shall, at all times, be available for the parking of vehicles. The precise number of parking spaces required will be determined by the operating characteristics of the specific proposal.
- h. Signs. No commercial identification signs shall be allowed within a residential land use zoning district.
- i. Sleeping Areas. No room commonly used for other purposes shall be used as a sleeping room for any resident, visitor, or staff person. This includes any hall, stairway, unfinished attic, garage, storage area, shed or similar detached building.
- j. Fire Department Requirements. Each residential care facility shall provide fire extinguishers and smoke detector devices and shall meet all standards established by the Fire Chief.
- k. Noise. Outdoor activities shall be conducted only between the hours of 7:00 a.m. and ~~9:00 p.m.~~ **sunset**.
- l. Applicable Health and Safety Regulations. Residential care facilities shall be operated in compliance with applicable State and local health and safety regulations.
- m. Required Permits and Licenses. Residential care facilities shall be in conformance with the California Building Code. A certificate of occupancy shall be obtained from the Building and Safety Division before occupancy of residential care facilities."

###



AGENDA REPORT

MEETING DATE: February 27, 2025

TITLE: Recommendation to Adopt Resolution for Approval of General Plan Amendment No. 25-01 for the 2021–2029 Housing Element Update

PRESENTED BY: Scott Hutter, Planning and Development Services Director
Dan Wery, AICP, LEED AP, Principal Community Planner

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing to review the 2021–2029 Housing Element, as revised in response to comments from the California Department of Housing and Community Development (HCD), and adopt Resolution (Attachment 1) recommending that the City Council approve General Plan Amendment No. 25-01 for the 2021–2029 Housing Element. No action regarding future zoning amendments is proposed at this meeting. Subsequent public meetings will be held by the Planning Commission to consider zoning changes referenced in the Housing Element.

2030 VISION STATEMENT:

This staff report supports Goal #4, Develop and Implement Successful Partnerships, and Goal #5, Engage in Proactive Communication, by having an internally consistent General Plan.

BACKGROUND/DISCUSSION:

The Housing Element is one of eight mandatory elements of a General Plan and is required by California State Law to be updated every eight years. The City of Grand Terrace last updated its Housing Element in 2013. The City, in coordination with consultant Michael Baker International, has been preparing an update to the City's Housing Element as required by State law. The updated Housing Element must address what land use planning steps the City will take so that the City is able to meet its Regional Housing Needs Allocation (RHNA).

The following provides a brief overview of the process followed to update the Housing Element to date:

- June 2021: Initial public workshop, housing element website, FAQ sheet
- October 2021: Public hearings
- October 15, 2021: Housing Element due date
- December 2021: Initial draft submitted to HCD
- February 2022: HCD provided a comment letter
- March/April 2024: Stakeholder outreach, workshop #2, draft revisions responding to HCD letter
- May 16-23, 2024: Housing Element draft #2 posted for public review
- May 30, 2024: Housing Element draft #2 submitted to HCD
- July 29, 2024: HCD provided comment letter #2
- August/September 2024: Drafted revisions in response to HCD comment letter #2
- September 12, 2024: Interim meeting #1 with HCD to discuss revisions
- October 2, 2024: Interim meeting #2 with HCD to discuss revisions
- October 16, 2024: Interim meeting #3 with HCD to discuss revisions
- October 17-24, 2024: Housing Element draft #3 posted for public review
- October 24, 2024: Housing Element draft #3 submitted to HCD
- November 13, 2024: HCD letter confirming conditional compliance of the Housing Element. The City's Housing Element will be considered in substantial compliance with State law by HCD once it is adopted and the rezoning identified in the housing element is complete.

HOUSING ELEMENT OVERVIEW:

The Housing Element is composed of six main chapters.

- **Review of Past Accomplishments:** This chapter reviews the 2013–2021 Housing Element; evaluates its progress on housing goals, objectives, and policies; determines the effectiveness of these policies; and describes how these policies will be incorporated in the 2021–2029 Housing Element. The chapter also reviews progress toward meeting the 2013–2021 RHNA and effectiveness at serving special needs populations.
- **Housing Needs Assessment:** This section evaluates characteristics that inform housing need including population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes housing needs of various special needs groups, including elderly persons, large households, female-headed households, persons with disabilities (including developmental disabilities), homeless persons, farmworkers, and extremely low-income households.

- **Sites and Resources:** This section of the Housing Element provides an overview of available land resources and residential sites for future housing development; evaluates how these resources can satisfy future housing needs; reviews financial and administrative resources available to support affordable housing; and discusses resources available for the development, rehabilitation, and preservation of housing in Grand Terrace. The chapter identifies specific sites with capacity to meet the RHNA. It is important to note that the inclusion of a site does not require the jurisdiction or land owner to build or finance housing on the site. Suitable sites are selected only to demonstrate the capacity for housing.
- **Constraints on Housing:** This section identifies and evaluates factors that may pose significant constraints or burdens that limit or constrain the production of housing to meet local and regional housing needs and the goals and objectives of the General Plan.
- **Affirmatively Furthering Fair Housing:** This chapter analyzes barriers that restrict access to opportunities and identifies goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.
- **Goals, Policies, and Programs:** The Housing Element update includes programs that the City will implement over the eight-year planning period. Each program has an action, timeline to complete the action, funding source, implementing agency, and where applicable a quantified objective and/or geographic target for the program. The City of Grand Terrace's Planning and Development Services is largely the implementing agency for Housing Element programs.

Regional Housing Needs Allocation (RHNA) Obligation

The City of Grand Terrace is required to maintain sufficient land and sites capacity to meet the remaining RHNA for the eight-year planning period, from 2021–2029. This means that there must always be appropriate zoning and development standards in place for the RHNA to be met. The table below describes the RHNA allocation for the City of Grand Terrace and the units yielded from the identified opportunity sites.

	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total RHNA
AMI	<50%	50%–80%	80%–120%	> 120%	-

6th Cycle RHNA (2021–2029)	189	92	106	243	630
Current Projects	-	-	-	133	133
ADUs	3	3	3	3	12
Unmet RHNA	186	89	103	107	485
Identified RHNA Site Capacity	231	117	140	131	619

Note: AMI = area median income; ADU = accessory dwelling unit

The sites inventory identifies 20 opportunity sites to be rezoned in order to create capacity for the number of units in the RHNA. As noted in Program 1, 97.3 total acres throughout the City are proposed to be rezoned to a new, high-density residential zone, ranging from 20 to 40 dwelling units per acre. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA for the current planning period and the upcoming 7th Cycle. The Housing Element will be deemed substantially compliant once it is adopted and these rezonings are complete.

Other Notable Programs

In addition to the noted proposed rezoning, several other programs are included to promote housing mobility, streamline processes, and provide improvements within the City. Notable programs include the following:

- **Program 3: Facilitate Development of Affordable and Special Needs Housing.** The City will provide a set of incentives and technical assistance to developers for housing projects that are affordable to special needs households. This includes assisting developers in using Planned Residential Development standards, offering expedited processing for projects that provide housing for lower-income and/or special needs households, assisting in preparing applications for lower-income households and households with special needs, and reducing development fees for extremely low-income housing projects.
- **Program 9: Incentivize Accessory Dwelling Units (ADU).** The City will create a dedicated webpage on the City website for ADU information, including necessary information for the construction of ADUs. The City will also make a variety of preapproved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets (an average of 1.5 ADUs annually), the City will pursue additional actions to encourage ADU production within six months of an identified shortfall.
- **Program 19: Place-Based Improvements.** The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking

additional funding. This will serve to continue to enrich communities through neighborhood improvements such as enhanced streetscapes, multimodal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

- **Program 20: Fair Housing Outreach and Resources.** The City will advertise the services of and collaborate with the County's contracted fair housing provider, currently the Inland Fair Housing and Mediation Board. The City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years.

Next Steps

After the Planning Commission holds its public hearing and makes a recommendation, the City Council will consider adoption of the Housing Element. Upon adoption of the Housing Element, HCD will be notified and a copy of the adopted Housing Element update will be submitted to HCD. HCD will confirm receipt of the adopted revised Housing Element update and will note that full compliance with State law is dependent on the City completing its planned rezoning as outlined in the Housing Element. Public hearings must be held by the Planning Commission and City Council to consider approval of specific zoning amendments as provided in the Housing Element programs. Once the rezonings are completed and HCD is notified, the City will have a fully compliant Housing Element.

Recommended Actions

1. Receive staff's presentation and public testimony
2. Adopt Resolution recommending City Council approval of General Plan amendment No. 25-01 for the 2021-2029 Housing Element

Attachments:

1. Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF GRAND TERRACE, CALIFORNIA,
RECOMMENDING THE CITY COUNCIL APPROVE
GENERAL PLAN AMENDMENT GPA 25-01 OR THE 2021-
2029 HOUSING ELEMENT UPDATE.**

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Grand Terrace General Plan for the 2021-2029 planning period has been initiated and prepared by the City of Grand Terrace; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the California Department of Housing and Community Development (HCD) issued letters finding that the draft 2021-2029 Housing Element was not in compliance with state law on February 10, 2022, and July 29, 2024; and

WHEREAS, pursuant to state law, a revised draft 2021-2029 Housing Element was prepared to address all comments received from HCD and statutory requirements to comply with State Housing Element Law and was submitted to HCD for review on October 24, 2024; and

WHEREAS, on November 13, 2024, HCD issued a letter finding that the draft 2021-2029 Housing Element is conditionally compliant and will be in full compliance with state law upon adoption and completion of the proposed rezonings; and

WHEREAS, based on the factors and substantial evidence described in Appendix B (Sites Inventory) of the Housing Element, incorporated herein by reference, the existing uses on underutilized sites identified to accommodate the lower-income Regional Housing Needs Allocation are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, this General Plan amendment is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]), the common sense exemption covering activities with no possibility of having a significant effect on the environment; and

WHEREAS, during the preparation of the 2021-2029 Housing Element update, the City of Grand Terrace conducted public meetings in June 2021, October 2021, and April 2024, during which all interested persons were invited to offer testimony concerning the Housing Element; and

WHEREAS, during March and April 2024, additional outreach was conducted targeting lower-income and special needs households and service providers; and

WHEREAS, the City of Grand Terrace Planning Division on February 13, 2025, posted two (2) true and correct copies of the legal notice at the Grand Terrace City Hall Bulletin Board and at the Grand Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, the City of Grand Terrace Planning Division on February 13, 2025, mailed copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions; and

WHEREAS, the City of Grand Terrace Planning Division on February 13, 2025, published a legal notice in the Grand Terrace City News, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the amendment; and

WHEREAS, Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the City of Grand Terrace Planning Commission conducted a duly noticed public hearing on February 27, 2025, at which time it solicited public testimony concerning the Housing Element update, and considered the CEQA determination for the proposed amendment.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY FINDS, DETERMINES, AND RESOLVES AND RECOMMENDS AS FOLLOWS:

SECTION 1. FINDINGS. The Planning Commission hereby makes the following findings and determinations in connection with the approval of the amendment which are explained in full within **EXHIBIT A**:

- A. The above recitals are true and correct and are incorporated herein by this reference.
- B. Pursuant to Grand Terrace Municipal Code, which requires that the Planning Commission forward a written recommendation, and reasons for the recommendation, to the City Council concerning a proposed General Plan amendment, the Planning Commission hereby makes the following findings:

1. Finding: The proposed amendment is consistent with all of the applicable objectives, policies, general land uses, programs, and actions of all applicable elements in the general plan;
2. Finding: The proposed amendment shall not be detrimental to the public convenience, health, safety, or general welfare of the City; and
3. Finding: The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

In addition to the findings, the State of California Department of Housing and Community Development Division of Housing Policy Development's letter of substantial compliance with State Housing Element Law is provided as **EXHIBIT B**.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The amendment is exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the amendment is further exempt from the CEQA Guidelines 14 Cal. Code. Regs Section 15283, which states, "CEQA does not apply to regional housing needs determinations made by HCD, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

SECTION 3. DETERMINATION. The Planning Commission recommends that the City Council approve General Plan Amendment No. GPA-24-01, a comprehensive update to the Housing Element for the 2021-2029 planning period as shown in **EXHIBIT C**, attached hereto, and incorporated herein by reference.

SECTION 4. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 5. CERTIFICATION. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective ten (10) days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED and ADOPTED this 27th day of February 2025.

Edward A. Giroux, CHAIR

ATTEST:

Daisy Alcocer, City Clerk

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Grand Terrace at a regular adjourned meeting thereof held on the 27th day of February, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Daysi Alcocer, City Clerk

EXHIBIT A

FINDINGS FOR A GENERAL PLAN AMENDMENT

An amendment to the general plan, zoning map, or this chapter may be approved only if all the following findings can be made.

1. **Finding:** The proposed amendment is consistent with all of the applicable objectives, policies, general land uses, programs, and actions of all applicable elements in the general plan.

Facts in Support of Finding: The proposed General Plan amendment is consistent with all of the applicable objectives, policies, general land uses, programs, and actions of all applicable elements in the general plan because the Housing Element includes policies and programs to facilitate the provision of housing opportunities for all economic segments of the community, including persons with special needs.

2. **Finding:** The proposed amendment shall not be detrimental to the public convenience, health, safety, or general welfare of the City.

Facts in Support of Finding: The proposed General Plan amendment furthers the public health, safety, and welfare by facilitating the production of housing to address the needs of all Grand Terrace residents, including those of all ages, incomes, household sizes, and abilities or disabilities.

3. **Finding:** The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Facts in Support of Finding: The proposed General Plan amendment has been processed in accordance with the applicable provisions of the California Government Code, including Government Code Section 65352.3, which regulates tribal consultation requirements for General Plan amendments, and Government Code Section 65358, which regulates amendments to General Plans. The amendment is exempt from review under CEQA (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3), because the Housing Element would not approve any development project or other physical change to the environment.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 13, 2024

Konrad Bolowich, City Manager
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

Dear Konrad Bolowich:

RE: City of Grand Terrace's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Grand Terrace's (City) revised draft housing element received for review on October 24, 2024. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft housing element meets the statutory requirements described in HCD's July 29, 2024 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585, subdivision (g) and all rezones are completed per Government Code section 65588, subdivision (e)(4).

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that does not adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and Program 1 (Adequate Sites) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested

notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future re-adopted versions of the element must also submit the electronic version of the sites inventory.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the housing element update team and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief



City of Grand Terrace Housing Element 6th Cycle Oct. 15 2021 - Oct. 15 2029





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8.0 HOUSING ELEMENT

8.1 INTRODUCTION

Purpose

The City of Grand Terrace Housing Element, a component of the City of Grand Terrace's General Plan provides the residents, development community and elected and appointed officials with a clear understanding of the City's housing needs through a comprehensive set of housing policies and actions for the years 2021-2029 (October 15, 2021 – October 15, 2029). It builds on an assessment of the housing needs in the community at large, evaluates current and previous housing programs (5th Cycle Housing Element), available land, and constraints on housing production. This 6th Cycle Housing Element retains and builds on several of the goals, policies, and relevant implementation programs previously approved helping to promote housing construction, increase availability of information, and other programs related to housing to achieve the goal of ensuring that every Grand Terrace resident secures a safe and decent place to live within a satisfactory environment. Significant revisions have been included in the Housing Needs Assessment, which contains updated statistics and analyses based on data from the 2010 US Census and American Community Survey and a revised sites inventory to meet the Regional Housing Needs Allocation (RHNA). The Affirmatively Furthering Fair Housing (AFFH) chapter uses multiple data sources for analysis. Primary data sources include the 2020/2021 American Community Survey (ACS), the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) published by the US Department of Housing and Urban Development (HUD), and the 2020/2021 US Census. CHAS data is based on the 2015–2019 ACS data files but differs from the standard files by including a variety of housing need variables shown by HUD-defined income limits and HUD-specified household types.



State Requirements

The California State Legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Government Code Section 65583 sets forth the specific components to be contained in a community's housing element.

The Housing Element is required by state law to include:

- An assessment of existing housing needs – with an analysis of housing affordability, conditions, special needs and affordable units at risk of converting to market rate – as well as project needs as laid out in the RHNA;



- A detailed sites inventory and analysis that evaluates the jurisdiction's ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing Programs that identify adequate sites to accommodate the jurisdiction's share of the regional housing need; assist in the development of housing for very low- and low-income households; remove or mitigate governmental constraints to affordable housing; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

Changes in State Law Since Previous Update

The following items represent substantive changes to state law since the City's last Housing Element or which have been newly addressed in this Housing Element. These are discussed in Chapter 8.4, Governmental Constraints and addressed in Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs.

- Assembly Bill (AB) 68, AB 587, AB 671, AB 881, and Senate Bill (SB) 13 further incentivize the development of accessory dwelling units (ADUs) through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees.
- AB 1763 requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower- and moderate-income households.
- AB 101 requires jurisdictions to allow "low barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements.
- AB 686 extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.
- AB 1255 and AB 1486 seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households.
- AB 2162 and SB 2 address various methods and funding sources that jurisdictions may use to accelerate housing production. Specifically, AB 2162 requires that supportive housing be a permitted use without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.



- SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Planning Period

The State of California now requires an update of a jurisdiction's housing element every eight years, versus every five years as with previous housing element planning periods. This was established through the passage of SB 375 for the purpose of aligning housing element planning periods with regional transportation plan (RTP) deadlines. One housing element will now be completed for every two RTPs. This Housing Element period extends from October 15, 2021 to October 15, 2029.

Regional Housing Needs Allocation Projection Period

A critical measure of compliance with state housing element law is the ability of a jurisdiction to accommodate its share of the region's housing need – the Regional Housing Needs Allocation (RHNA). This RHNA quantifies the need for housing in each jurisdiction in a six-county area, including the City of Grand Terrace. In March 2021, the state approved the Southern California Association of Governments' (SCAG) RHNA plan, which covers the projection period of October 15, 2021, to October 15, 2029.

The RHNA identifies the City's existing and future housing need broken down by income group as determined by SCAG as shown in Table 8.1 below.

Table 8.1
Regional Housing Need Assessment, 2021-2029

Income Level	RHNA Target
Very Low* (<50% AMI)	189
Low (50-80% AMI)	92
Moderate (>80-120% AMI)	106
Above Moderate (>120% AMI)	243
Total	630

Source: SCAG 6th Cycle Regional Housing Needs Assessment Final Allocation Plan, 2021.

*Includes 95 extremely-low-income units pursuant to Government Code §65583(a)(1)



Relationship to the General Plan

In 2010, the City adopted a comprehensive update of the General Plan. The Housing Element is one of many elements of the City's General Plan. The goals, policies, actions and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population and is updated regularly in alignment with SCAG cycles.

The Housing Element works in tandem with development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defined the land use build-out potential. By designating residential development, the Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses.

The City's Circulation Element also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. The Circulation Element aims to reduce impacts of transportation on the region's overall environment and transportation infrastructure, and provide a variety of options so that individuals can choose to travel by car, bicycle, foot, or public transportation. As such, the Housing Element must include policies and incentives that consider the types of transportation infrastructure essential for servicing residential housing units in addition to mitigating the effects of growth in the City.

The Public Services and Facilities Element and Open Space and Conservation Elements are also key links to the Housing Element, as residential development is predicated on the availability of utilities and other public services and recreational facilities.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan, including the Safety and Conservation Elements pursuant to AB 162, SB 1241 and SB 379. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

Information Sources

The information contained and analyzed in this Housing Element update has been sourced from a variety of providers. These include the United States Census (2010), the American Community Survey (2018 and 2019), the California Department of Finance, the California Housing Partnership Corporation, SCAG pre-certified housing data, and various City database. These sources are referenced throughout the document and underneath various tables and graphics.

Public Outreach

Public participation is a vital component to the proper formation and implementation of the Housing Element. Public engagement creates opportunities for community members and stakeholders to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic



segments of the community. Meaningful community participation ensure that a variety of stakeholders and community members are offered a platform to engage in the City's planning process. As part of this Housing Element process, the City made a diligent effort to encourage public participation in its development. Outreach for the Housing Element included the following actions:

- **Creation of a City-operated webpage** where meeting notices, draft documents and other housing references were posted.
- **Preparation of a "Frequently Asked Questions" link** and webpage on the City's website.
- **A public workshop** on June 17, 2021, to provide residents, the Planning Commission and key stakeholders an overview of the purpose and statutory requirements governing Housing Elements with an opportunity to provide input.
- **Public meetings** to review and make available the draft Housing Element to the public prior to submission to the California Department of Housing and Community Development.
- **Public hearings** held before the Planning Commission October 21, 2021 and City Council on October 26, 2021 to consider HCD comments and the revised draft Housing Element.
- **Stakeholder interviews** held on March 26, and April 16, 2024 to gather information regarding housing issues, housing priorities, recommendations, and experience working or operating in Grand Terrace. Outreach focused on contacting stakeholders of all economic segments of the community, especially lower-moderate income populations and persons with special needs.
- **Community workshop** on April 15, 2024, to present the Housing Element update changes to the public, gather input, and answer any questions.

The City extensively advertised opportunities to participate and used various forms of media to reach the diverse population of Grand Terrace. Efforts to notify the community about engagement opportunities include the following:

- Email notifications to the interested parties contact list; and
- The City's website to stay informed as well as materials and updates regarding the Housing Element update.

Appendix 8-C, Public Participation Summary, contains a summary of public comments regarding the Housing Element received by the City during the process, in addition to supporting documentation and details on the above-described efforts.

During the enhanced public outreach, participants supported the provision of more housing assistance, financial or policy based, for the low-income population in finding housing. In summary, the community engagement and input yielded the following themes and feedback:

- **Education and Outreach:** Participants expressed the challenges and barriers for community engagement and education as it related to affordable housing, available housing



services and programs, housing policy, and other City events. Program 20 implement outreach and education strategies to increase community awareness to housing resources and fair housing support.

- **ADU Incentives:** Participants expressed the difficulties and barriers to ADU development in Grand Terrace. Through Program 9 the City will provide information online including FAQs, a flow charts, links to resources, and other ADU resources such as pre-approved plans.
- **Prioritizing Affordable Housing for a Variety of Groups:** Participants addressed the need for prioritizing development for population groups like seniors and large families. Program 3 and Program 19 are included to provide resources and facilitate and support affordable housing.

The City received several comments and gathered significant feedback during the public workshops that were held. During the live polling portion of the workshop the following housing issues and priorities were identified. The top housing issues in Grand Terrace were:

- Difficulty paying rent, mortgage, down-payment, etc.
- Lack of suitable or needed housing types (e.g., size, senior)
- Insufficient housing supply
- ADA accessibility

The top housing issues in Grand Terrace were:

- Simplify the approval process
- Pre-designed plans for ADUs
- Incentivize developers to include affordable units
- Require affordable units in new developments
- Allow more higher-density housing

Comments during the workshop ranged from questions regarding what measures are used to accomplish fair housing, how will the City ensure enough homes will be built, what resources are available for residents with housing assistance, and what incentives can the City implement to increase the availability of low-income housing.

Housing Element Organization

This Housing Element represents the City's policy program for the 2021-2029 6th Cycle RHNA planning period. Following this introduction, the Housing Element is comprised of the following sections:

Section 8.2: City Profile characterizes the City's population, employment, households, and housing stock, and cost of housing.



Section 8.3: Housing Needs Assessment discusses the varied needs of all segments of the community, particularly special needs groups, including elderly persons, large households, female-headed households, persons with disabilities (including developmental disabilities), homeless persons, farmworkers, and extremely low-income households. It also analyzes housing problems including overpayment and overcrowding.

Section 8.4: Constraints examines governmental and non-governmental constraints on housing production, maintenance and affordability of housing within the City.

Section 8.5: Housing Resources provides a summary of housing resources, including sites identification and funding and financial considerations.

Section 8.6: Housing Plan addresses the City of Grand Terrace's identified housing needs through a series of comprehensive goals, policies, and programs.

Section 8.7: Evaluation of the Previous Housing Element provides a review of the programs from the 5th Cycle, their effectiveness, and their appropriateness for inclusion in the 6th Cycle.

Section 8.8 Sites Inventory to Accommodate the RHNA provides a review of the RHNA sites, and justifies their capacity, potential for development, and inclusion in the inventory. This chapter outlines the proposed rezoning efforts to meet the RHNA. The City is proposed creating a new, high density zone allowing housing from 20 – 40 du/acre to accommodate the RHNA.

Section 8.9: Affirmatively Furthering Fair Housing includes an assessment of fair housing enforcement, outreach activities, trends in overcrowding, housing problems, and cost burden, segregation patterns, and any other impediments to fair housing. This section also analyzes the extent to which the identified RHNA sites affirmatively further fair housing.

Appendices have been provided at the end of the Housing Element with supplementary background resources including:

Appendix 8-A: Sites Inventory Map

Appendix 8-B: Sites Inventory

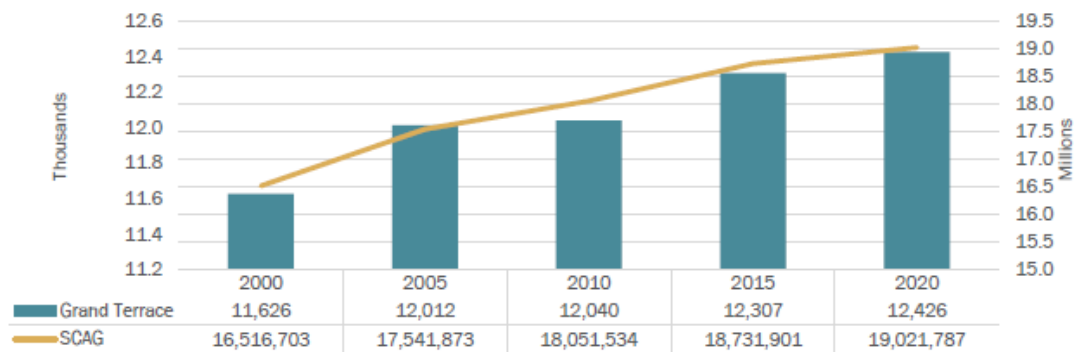
Appendix 8-C: Public Participation Summary

8.2 CITY PROFILE

Population Characteristics

Population trends from 2000 to 2020 are shown in Figure 8.1 Grand Terrace had a 2020 total population of 12,426 including 113 living in group quarters according to the California Department of Finance. Over this period, Grand Terrace had an annual growth rate of 0.3% compared to 0.7% for the region as a whole.

Figure 8.1
Population Trends 2000-2020 – Grand Terrace vs. SCAG Region

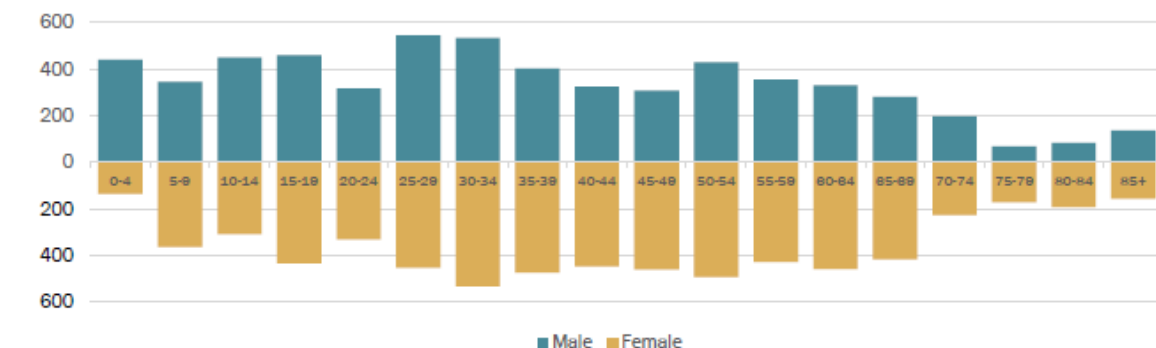


CA DOF E-5 Population and Housing Unit Estimates

Age Characteristics

According to recent Census estimates the population of Grand Terrace is 48% male and 52% female (Figure 8.2). The share of the population of Grand Terrace under 18 years of age is 19.7%, which is lower than the regional share of 23.4%. Grand Terrace's seniors (65 and above) make up 15.5% of the population, which is higher than the regional share of 13%.

Figure 8.2
Population by Age and Gender – Grand Terrace



American Community Survey 2014-2018 5-year estimates



Race and Ethnicity

An understanding of the racial and ethnic trends in a region contributes to an analysis of housing demand. According to 2020 ACS data, Non-White populations in the City occupy multifamily units at a higher rate than White populations.¹ Race and ethnicity characteristics also can be correlated with income levels. Table 8.2 summarizes the racial and ethnic composition of the population in 2010 and 2020. As of 2020, 49 percent of City residents of any race were of Hispanic origin and 51 percent were Non-Hispanic. Of the Non-Hispanic population, 38 percent were white, 5 percent were Asian, and 4 percent were Black or African American. Of the Hispanic population, 23 percent were White, and 20 percent identified as “some other race alone”. Between 2010 and 2020, the largest decrease was in the Non-Hispanic White population, which declined by 22 percent (1,327 people). The largest increases were in the Hispanic population identifying as “Some other race alone” (increase of 37 percent and 665 people) and the Hispanic “Two or more races” (increase of 207 percent 579 people).

¹ US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25032A-E.

**Table 8.2 Racial and Ethnic Composition, Grand Terrace**

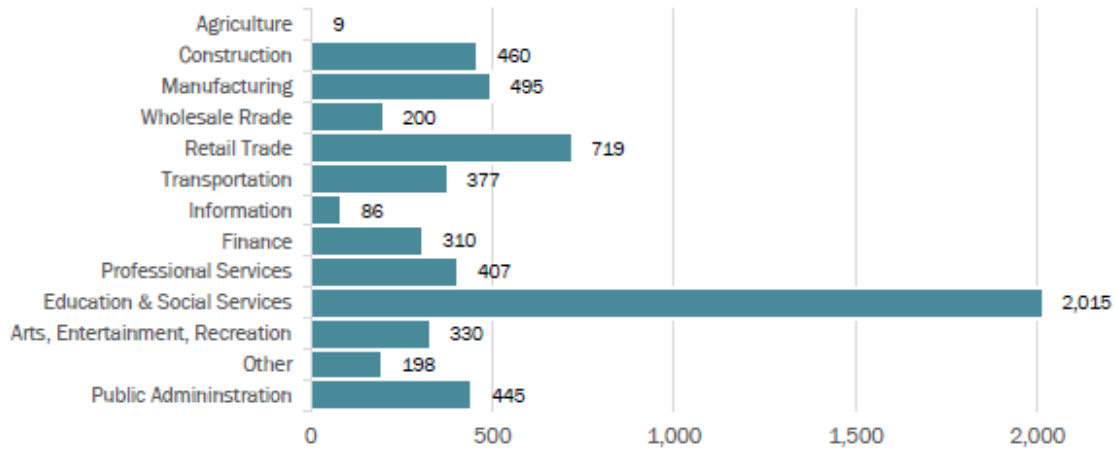
Racial/Ethnic Group	2010	2020		
	Number	%	Number	%
Not Hispanic or Latino				
White	6,064	50%	4,737	38%
Black or African American	474	4%	520	4%
American Indian & Alaska Native	0	0%	0	0%
Asian	977	8%	664	5%
Native Hawaiian & Pacific Islander	0	0%	187	1%
Some other race alone	0	0%	0	0%
Two or more races	199	2%	244	2%
Subtotal	7,714	64%	6,352	51%
Hispanic or Latino				
White	2,224	18%	2,846	23%
Black or African American	0	0%	0	0%
American Indian & Alaska Native	26	0%	20	0%
Asian	61	1%	7	0%
Native Hawaiian & Pacific Islander	0	0%	0	0%
Some other race alone	1,810	15%	2,475	20%
Two or more races	280	2%	859	7%
Subtotal	4,401	36%	6,207	49%
Total	12,115	100%	12,559	100%

Source: US Census Bureau, American Community Survey 5-Year Data 2010 and 2020, Table B03002.

Employment Characteristics

According to recent Census estimates, Grand Terrace has approximately 6,051 workers living within its borders who work across 13 major industrial sectors (Figure 8.3). The most prevalent industry is Education & Social Services with 2,015 employees (33.3% of total) and the second most prevalent industry is Retail trade with 719 employees (11.9% of total).

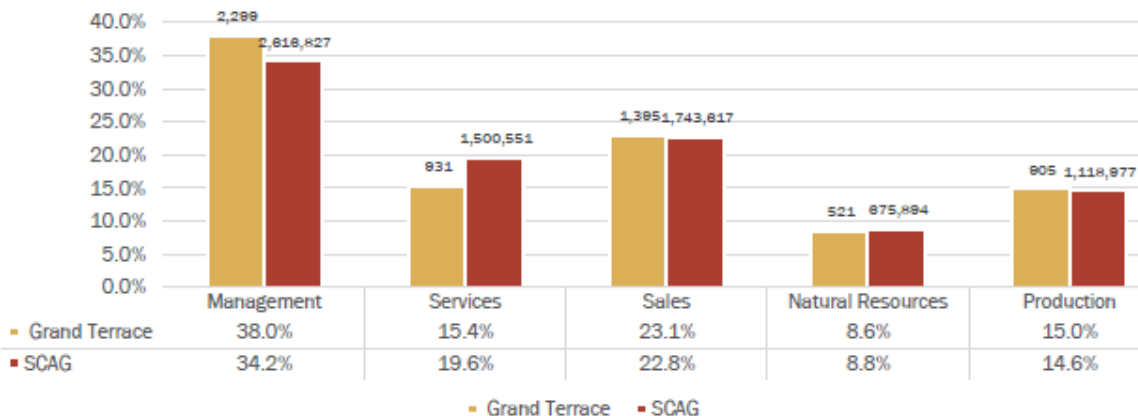
Figure 8.3
Employment by Industry – Grand Terrace



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

The most prevalent occupational category in Grand Terrace is Management, in which 2,299 (38% of total) employees work. The second-most prevalent type of work is in Sales, which employs 1,395 (23.1% of total) in Grand Terrace (Figure 8.4).

Figure 8.4
Employment by Occupation – Grand Terrace vs. SCAG Region



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

Household Characteristics

Household Growth Trends

This section describes Grand Terrace's household characteristics, including data on the number of households, household size, and household income. The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. A household can be

one person, a single family, multiple families, or any group of related or unrelated persons. The US Census Bureau defines a family as related persons living within a single housing unit.

As shown in Table 8.3, the number of households in Grand Terrace increased by 7.1 percent between 2000 and 2010. This was comparable to the 7.7 percent growth rate in the State, but slower than the County’s 12.7 percent. Between 2010 and 2020, Grand Terrace’s number of households declined by 2.5 percent while the County and State continued to increase. In 2020, the US Census Bureau reported 4,380 households in Pinole.

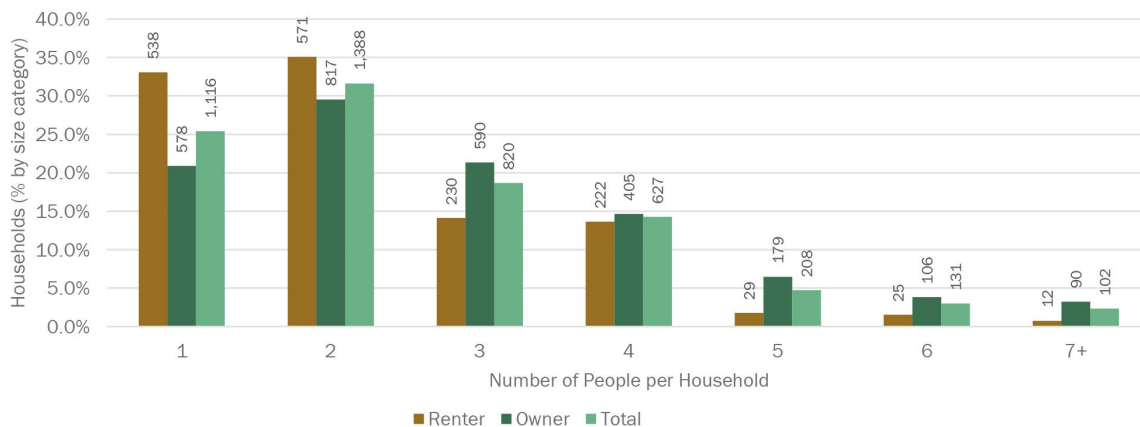
Table 8.3 Number of Households, 2000–2020

Area	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Grand Terrace	4,196	4,494	4,380	7.1%	-2.5%
San Bernardino County	528,839	596,125	640,090	12.7%	7.4%
California	11,502,870	12,392,852	13,103,114	7.7%	5.7%

Source: US Census Bureau, Decennial Census 2000, Table DP1. American Community Survey 5-Year Data 2010 and 2020, Table S1101. Household Size

According to the 2020 American Community Survey, the average household size in Grand Terrace is 3.3 persons. This is 16 percent higher than the 2.84 County average. The figure below illustrates the range of household sizes in Grand Terrace for owners, renters, and overall. The most commonly occurring household size is of two people (31.6%) and the second-most commonly occurring household is of one person (25.4%). Grand Terrace has a higher share of single-person households than the SCAG region overall (25.4% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2.3% vs. 3.1%).

**Figure 8.5
Household Size by Tenure – Grand Terrace vs. SCAG Region**

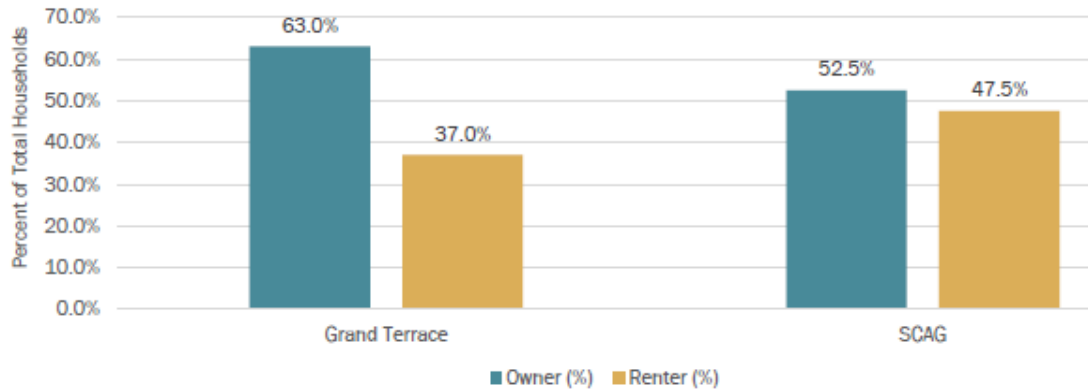


American Community Survey 2014-2018 5-year estimates.

Of the occupied housing units in the City of Grand Terrace, approximately 63% are owner-occupied and 37% are renter-occupied. Housing tenure is an indicator of the housing market.

Communities need an adequate supply of both to be able to provide a range of housing alternatives for households with varying incomes, household sizes and compositions, and lifestyles. As shown in below, the home ownership rate in Grand Terrace is higher than for the SCAG region as a whole.

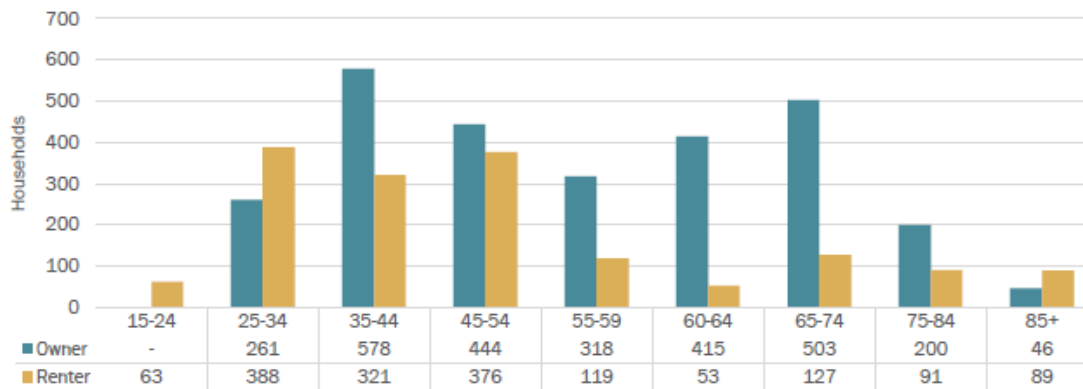
Figure 8.6
Housing Tenure – Grand Terrace vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Figure 8.7 shows that homeowners outnumber renters in Grand Terrace in all age groups except under 35 and seniors aged 85 or over.

Figure 8.7
Housing Tenure by Age – Grand Terrace



American Community Survey 2014-2018 5-year estimates.

Household Income

Housing Affordability Criteria

The California Department of Housing and Community Development (HCD) publishes housing affordability guidelines annually for each county. These guidelines are used for determining eligibility of household incomes for housing programs.



Affordability guidelines are based on the assumption that households should pay no more than 30 percent of gross income on housing. Table 8.4 shows affordable rent and home purchase limits by income category based on the County median income. These amounts are for 4-person households and are adjusted based upon household size. Affordable purchase prices are estimated based on typical costs but can vary widely depending on factors such as interest rates, down payment, and homeowners fees. Affordable sales prices are only estimated for the moderate-income level since most deed-restricted affordable ownership housing in the Grand Terrace market area is generally not feasible at lower income levels.

Table 8.4
Affordable Housing Costs – San Bernardino County

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

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

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

Source: Cal. HCD; JHD Planning LLC



Housing Stock Characteristics

This section discusses the housing stock in Grand Terrace including change in the number of housing units, unit type, unit size by bedroom count, age of housing stock, overpayment and overcrowding rates, housing age and condition, and housing costs. By analyzing past and current housing trends in the housing stock, future housing needs can be assessed.

Housing Unit Trends

Table 8.5 summarizes the number of housing units in the City and County from 2000 to 2020. Over the 20-year period the City has added approximately 500 housing units for an average increase of 25 units annually. In 2020, the Census reported 4,898 housing units in the City. Grand Terrace's share of the County's housing units is 0.7 percent and has remained steady from 2000 to 2020, suggesting that the rate of housing production in the City is comparable with the County.

Table 8.5 Housing Units, 2000–2020

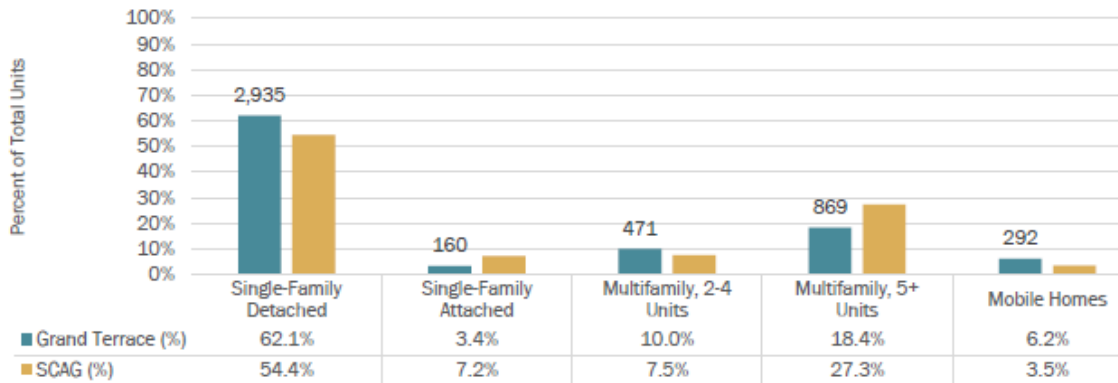
Year	Grand Terrace	% Change	San Bernardino County	% Change	City as % of County
2000	4,401	-	601,369	-	0.7%
2010	4,649	5.6%	699,637	16.3%	0.7%
2020	4,898	5.4%	731,899	4.6%	0.7%

Source: US Census Bureau, Decennial Census 2000, Table H001 SF1, 2010 and 2020, Table H1 Redistricting Data.

Housing Units by Type

Figure 8.8 shows recent Department of Finance estimates of housing type. The most prevalent housing type in Grand Terrace is single-family detached with about 62% of units. The share of all single-family units in Grand Terrace, including attached units, is approximately 66%, which is higher than the 62% share for the SCAG region as a whole. The total vacancy rate is approximately 5% and the average household size is approximately 2.7 persons per household.

Figure 8.8
Housing Units by Type – Grand Terrace vs. SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

Housing Units by Size

Table 8.6 summarizes the distribution of unit size by tenure in 2020. The most common unit size for renter-occupied units was two-bedroom units, followed by one-bedroom units. The most common size for owner-occupied units was three-bedroom units followed by four-bedrooms units.

Table 8.6 Unit Size by Tenure, Grand Terrace, 2020

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
No bedroom/Studio	0	0%	7	0%	7	0%
1 bedroom	9	0%	449	27%	458	10%
2 bedrooms	336	12%	771	47%	1107	25%
3 bedrooms	1,495	55%	241	15%	1736	40%
4 bedrooms	838	31%	168	10%	1006	23%
5 or more bedrooms	57	2%	9	1%	66	2%
Total	2,735	62%	1,645	38%	4380	100%

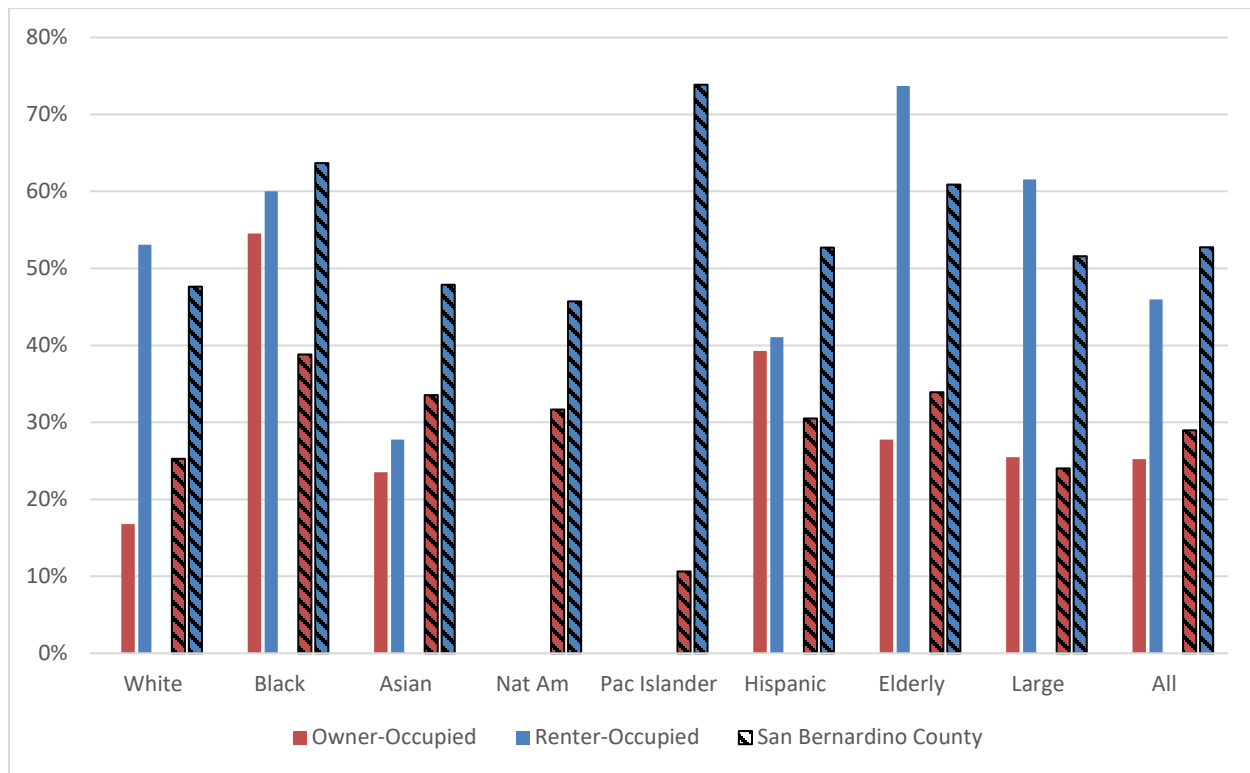
Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25042.

Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children, but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.



Figure 8.9 Cost Burden by Tenure and Race/Elderly/Housing Size



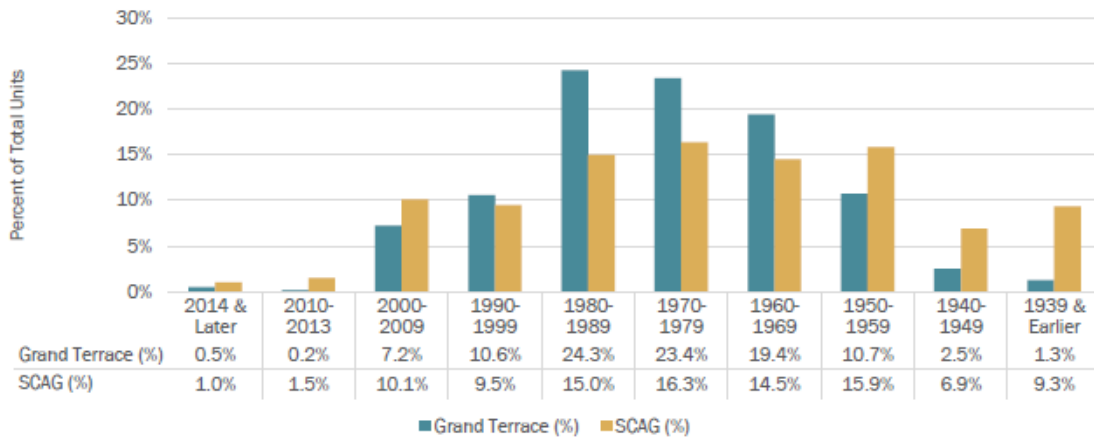
Source: HUD CHAS Data, 2019

Housing Age and Condition

The age of a structure has a significant effect on its physical condition. Homes generally begin to show age after 30 years and require some level of maintenance. This typically includes roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs or need renovation to meet current building codes. However, by itself, age is not a valid indicator of housing condition, since proper care and continued maintenance will extend the physical and economic life of a unit. On the other hand, a lack of normal maintenance coupled with an aging housing stock can lead to the serious deterioration of individual units and entire neighborhoods.

Figure 8.10 shows the age of housing in Grand Terrace. According to recent Census estimates, over 80% of the City's housing stock was built before 1990 and is more than 30 years old. Proper and continued maintenance of older housing is important in extending the life of a home.

Figure 8.10
Age of Housing Units – Grand Terrace vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

It is estimated that approximately 20% of the housing stock is in need of minor repairs while approximately 5% may require more substantial rehabilitation. This suggests that overall, for its age, the City's housing stock is in good condition.

The City's Code Enforcement Department operates on a reactive basis and investigates approximately 700 code cases annually. Staff estimates that 20 cases each year are investigated where a property demonstrates a variety of safety issues. Based on code enforcement trends, the City estimates that approximately 160 homes will need significant repair or replacement over the next eight years.

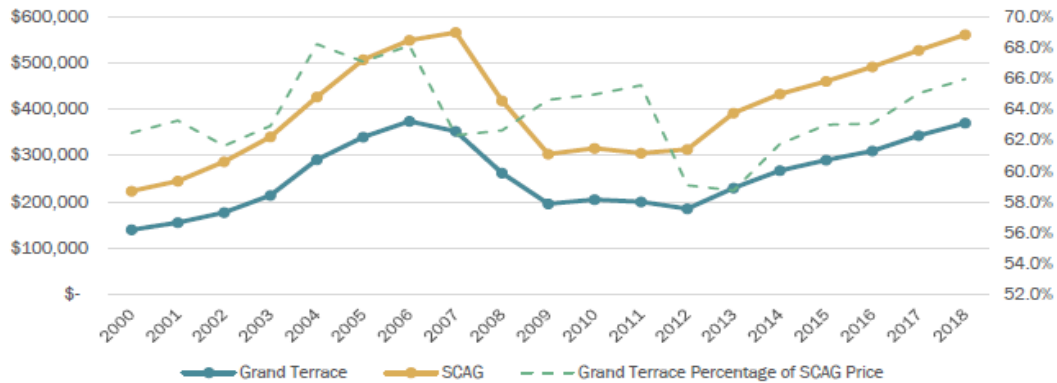
Housing Costs

For-Sale Housing Costs

Between 2000 and 2018, median home sales prices in Grand Terrace increased 165% while prices in the SCAG region increased 151%. 2018 median home sales prices in Grand Terrace were \$370,000 and the highest experienced since 2000 was \$374,000 in 2006. Prices in Grand Terrace have ranged from a low of 58.7% of the SCAG region median in 2013 and a high of 68.2% in 2004 (Figure 8.11).



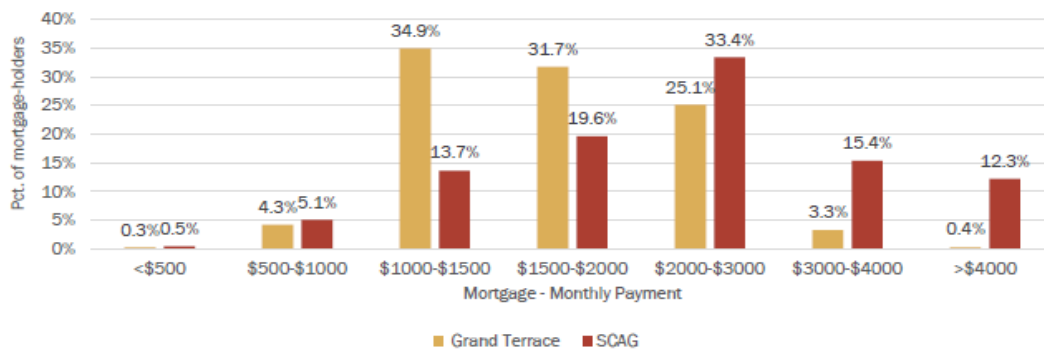
Figure 8.11
Median Existing Home Sales Prices – Grand Terrace vs. SCAG Region



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

As seen in Figure 8.12, about two-thirds of Grand Terrace homeowners with a mortgage pay \$1,000-\$2,000 per month for housing, which is lower than for the region as a whole.

Figure 8.12
Monthly Owner Costs for Mortgage Holders – Grand Terrace vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Rental Housing Costs

There are two main categories for rent, contract and gross. Contract rent is the monthly rent agreed to without adjustments for utilities or other payments. Gross rent is similar to selected monthly owner costs. It is the sum of contract rent and the average cost of the utilities (electricity, gas, and water and sewer)

Table 8.7 shows median gross rental prices in Grand Terrace and San Bernardino County from 2010 to 2020. In 2020, the median rental price in the City was \$1,416. This is a 24 percent increase from the 10-year low of \$1,140 in 2010. The 2020 median rent in the County was \$1,338 and saw a similar increase (26 percent) over the last 10-year period. Grand Terrace rents have been on average 8 percent higher than the County between 2010 and 2020. It should be noted that these median rental prices do not fully capture the housing market effects of the global COVID-19

pandemic. One of the economic impacts seen in California during the COVID-19 pandemic was a rapid increase in home prices, potentially caused by a rapid increase in remote work and higher demand for housing in suburban settings such as Grand Terrace. As a result, rental values in the year 2021 are estimated to be higher and continue to rise.

Table 8.7 Median Gross Rent, 2010–2020

Median Gross Rent	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Grand Terrace	\$1,140	\$1,150	\$1,148	\$1,177	\$1,174	\$1,216	\$1,280	\$1,305	\$1,363	\$1,405	\$1,416
San Bernardino County	\$1,061	\$1,092	\$1,099	\$1,102	\$1,113	\$1,116	\$1,144	\$1,182	\$1,230	\$1,283	\$1,338

Source: American Community Survey 5-Year Estimates, Table B25064.

While rental statistics are not tracked in the same way as housing sales, it is possible to get a sense of current rents by looking through rental listings. Table 8.8 shows rental prices as posted on Zillow in May 2024. These figures represent asking rents, not actual rents, and not all available rental units are listed on Zillow. Still, many residents do use Zillow to find housing.

Table 8.8 Zillow Rental Survey, May 2024

Number of Bedrooms	Rent Range	Median Rent
Studio	N/A	N/A
One	\$1,715 - \$1,916	\$1,805
Two	\$2,000 - \$2,520	\$2,331
Three	\$2,800 - \$3,200	\$2,995
Four	\$3,200 - \$3,300	\$3,250

Source: Zillow, August 2022.

Table 8.9 shows average rental prices posted on Apartments.com in May 2024. The median rents from Zillow are comparable to average rents from Apartments.com for one- and two-bedroom units. Zillow did not have data available for studios and had a limited sample size for three-bedroom units, which may have skewed the three-bedroom data. Zillow survey includes single family homes, condominiums, and apartments, while Apartments.com only includes apartments and condominiums. Furthermore, these rental prices do not distinguish between the age of the property, quality of interior finishes, and amenities offered.

**Table 8.9 Grand Terrace Average Rent, May 2024**

Number of Bedrooms	Average Rent
Studio	N/A
One	\$1,793
Two	\$2,286
Three	\$2,800

Source: Apartments.com May 2024, all Grand Terrace apartments.

8.3 HOUSING NEEDS ASSESSMENT

The housing needs assessment discusses the varied needs of all segments of the community. Components that dictate housing need are population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes housing needs of various special needs groups, including elderly persons, large households, female-headed households, persons with disabilities (including developmental disabilities), homeless persons, farmworkers, and extremely low-income households. These components are presented in the context of the City of Grand Terrace, San Bernardino County, and other regional or neighboring areas as appropriate. The needs assessment guides the identification of appropriate goals, policies, and programs for the City to implement during the 2021–2029 Housing Element cycle.

The needs assessment uses multiple data sources for analysis. Primary data sources include the 2020 American Community Survey (ACS), the 2014–2018 Comprehensive Housing Affordability Strategy (CHAS) published by the US Department of Housing and Urban Development (HUD), and the 2020 US Census. The CHAS provides information related to households with housing problems, including overpayment, overcrowding, and/or housing without complete kitchen facilities and plumbing systems. CHAS data is based on the 2014–2018 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. CHAS data uses the HUD Area Median Family Income (HAMFI), which does not differ from the area median income (AMI) used by the California Department of Housing and Community Development (HCD), except that it does not utilize the categories described below. Both HAMFI and AMI use the same median income from the metropolitan area. In Grand Terrace, the calculation for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area is used. Tables that use HAMFI instead of AMI are noted.

Note that data from the different sources and different years may have varying estimates for totals such as population or number of households.

Some of the data is broken down by income group. HCD uses five income categories to evaluate housing need based on the AMI for each metropolitan statistical area; they are used for both funding and planning purposes. The categories are as follows:

- Extremely low-income households, between 0% and 30% of the AMI
- Very low-income households, between 30% and 50% of the AMI
- Low-income households, between 50% and 80% of the AMI

- Moderate-income households, between 80% and 120% of the AMI
- Above moderate-income households, above 120% of the AMI

Extremely low-, very low-, and low-income households may be grouped together for planning purposes and referred to as “lower-income households.”

Regional Housing Needs Assessment

HCD makes a periodic evaluation of statewide housing needs based on a variety of data such as: population trends, demographic changes, and migration patterns. However, the single most important factor in projecting housing need is the Regional Housing Needs Assessment (RHNA). As mandated by State law, RHNA quantifies the housing needs for each jurisdiction in its governing area for the planning period between 2021 and 2029. The RHNA does not encourage or promote growth, but rather assigns a regional “fair share” amount of overall housing demand that each community must accommodate and plan for based on the housing need forecast by SCAG’s methodology. The 6th Cycle RHNA adopted by SCAG for the City of Grand Terrace for the period of 2021 to 2029 is a total of 630 housing units, which reflects an increase of 512 units (434 percent) above its 5th Cycle RHNA of 118 units.

Existing Housing Problems

Housing problems range from overpayment (housing cost burden in excess of 30 percent of household income), to overcrowding, to substandard housing conditions such as lack of a kitchen, adequate plumbing facilities, or telephone service. According to the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), it is estimated that 1,630 households in Grand Terrace have at least one housing problem. HUD estimates that 97 percent of extremely low, 67 percent of very low, and 73 percent of low-income households in the City experience at least one housing problem. The US Census Bureau’s American Community Survey (ACS) provides estimates of substandard housing conditions. Table 8.10 summarizes the number of households in the City with housing problems by tenure. Overpayment is the most common problem, followed by overcrowding.

Table 8.10 Grand Terrace Households with Housing Problems, 2018

	All Households	Overpaying	Overcrowded	Lacking Kitchen	Lacking Telephone Service	Lacking Plumbing
Renters	1,627	893	88	23	0	0
Owners	2,765	105	106	7	45	7
All Households	4,392 (100.0%)	998 (22.7%)	194 (4.4%)	30 (0.7%)	45 (1.0%)	7 (0.2%)

Sources: US Census Bureau, American Community Survey 5-Year Data (2014-2018), Tables B25014, B25053, B25043, and B25049. HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018 Summary Level Data for Grand Terrace.

Note: Data is only for occupied housing units (i.e., households). Vacant units are not reflected in this table. Overpayment is payment of at least 30% of gross household income on rent or mortgage; overcrowding is occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets, and hallways.



Housing Overpayment

To determine existing housing needs, it is necessary to examine the relationship between the cost of homeownership or renting to a household's ability to pay for housing, which is based on the median household income. According to HUD, housing affordability is the expenditure of no more than 30 percent of gross household income on mortgage payments or monthly rents. This includes payment on principal and interest, property tax, and insurance. Table 8.11 shows that as of 2018, 998 households (22.7%) of Grand Terrace's 4,392 total households overpaid for housing. Approximately 89 percent of households who overpay are renter-occupied households. Mitigating this need involves making affordable units available for both owner and renter-occupied households.

Table 8.11 Share of Income Spent on Housing, 2018

Gross Household Income Spent on Housing*	Owner	Renter	Total
Less than 20%	579	291	870
20-30%	106	397	503
More than 30% ("Overpaying")	105	893	998
Not computed*	0	46	46

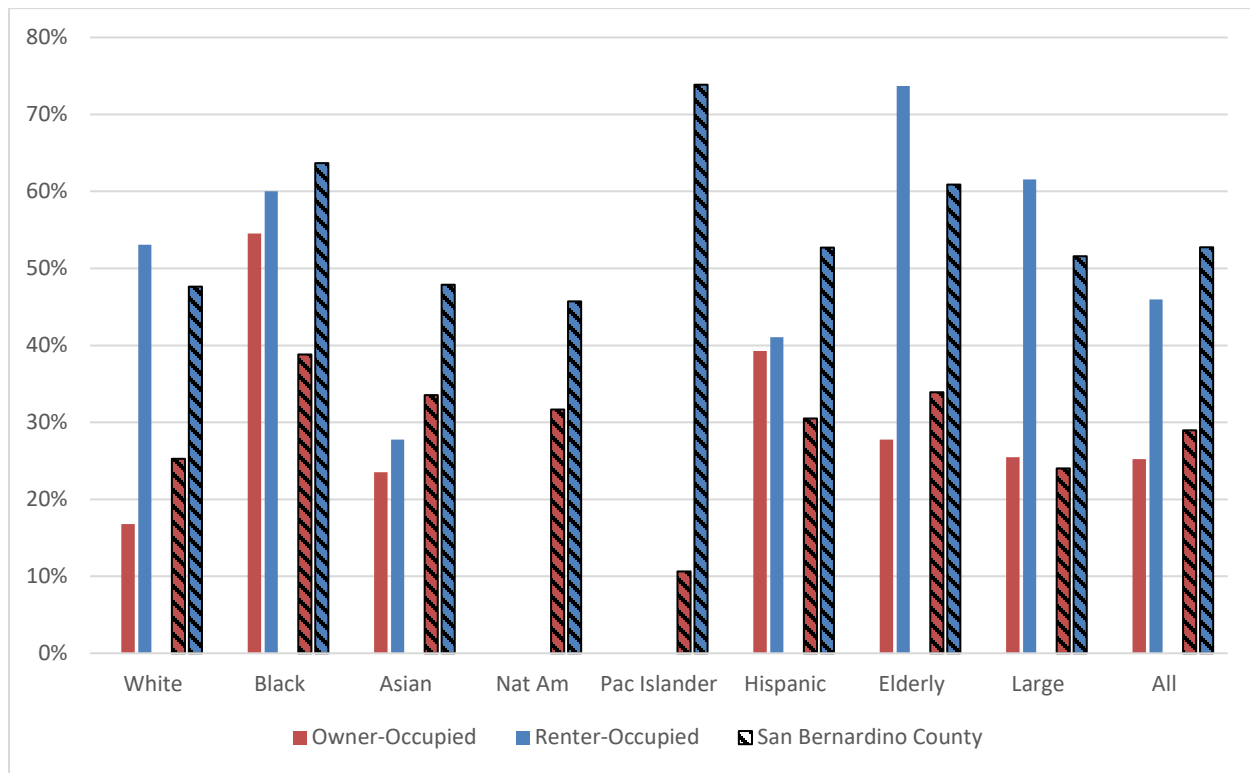
Source: 2018 American Community Survey 5-Year Estimates, Table DP04.

Note: Overpayment is payment of at least 30% of gross household income on housing.

Note*: The "not computed" category is for households whose information is incomplete or unavailable.



Figure 8.13 Cost Burden by Tenure and Race/Elderly/Housing Size



The distinction between renter and owner overpayment is important because, while homeowners may overextend themselves financially to purchase a home, they retain the option of selling. Renters, however, are limited to the rental market and are generally required to pay the rent established in that market.

Overpayment for housing is a regional issue and Grand Terrace residents experience overpayment that is comparable to residents across the entire SCAG region. Among Grand Terrace's 1,627 renter households, 893 (54.9%) spend thirty percent or more of their gross income on housing costs, compared to 55.3% in the SCAG region. Additionally, 429 renter households in Grand Terrace (26.4%) spend fifty percent or more of their gross income on housing cost, compared to 28.9% in the SCAG region. Lower-income renters typically spend a much higher portion of their incomes for housing than those in higher income categories.

Households that overpay for housing are unevenly distributed by income group, and extremely low-income households are most severely affected. Approximately 97 percent of extremely low-income households are overpaying for housing, compared to 65 percent of very low-income households, and 72 percent of low-income households that are overpaying. Approximately 92 percent of extremely low-income households, 52 percent of very low-income, and 29 percent of low-income households are severely overpaying (spending more than 50 percent of household income on housing.)²

² HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018 Summary Level Data for Grand Terrace.

Housing Overcrowding

The U.S. Census defines overcrowded housing units as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Severe overcrowding exists when there are more than 1.5 residents per room. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding can take a variety of forms. Many overcrowded households may include three generations or extended families. More than two families may share the same units, or a family may be renting living space to non-family members. Overcrowding results directly from lack of affordability, as large households find that they are unable to afford units of sufficient size to meet their needs and are forced to economize beyond modern acceptable standards.

Table 8.12 shows that 194 of all households in Grand Terrace were living in overcrowded conditions, which represents about 4.4 percent of the total 4,392 households in the City. Renters experience overcrowding as a slightly higher rate than homeowners (5.4 percent and 3.8 percent respectively.)

Table 8.12 Overcrowded Households, 2018

	All Occupied Housing Units Households	Overcrowded	Persons Per Room		
			1.00 or less	1.01 to 1.50	1.51 or more
Renters	1,627	88 (5.4%)	1,539	39	49
Owners	2,765	106 (3.8%)	2,659	62	44
All Households	4,392	194 (4.4%)	4,198	101	93

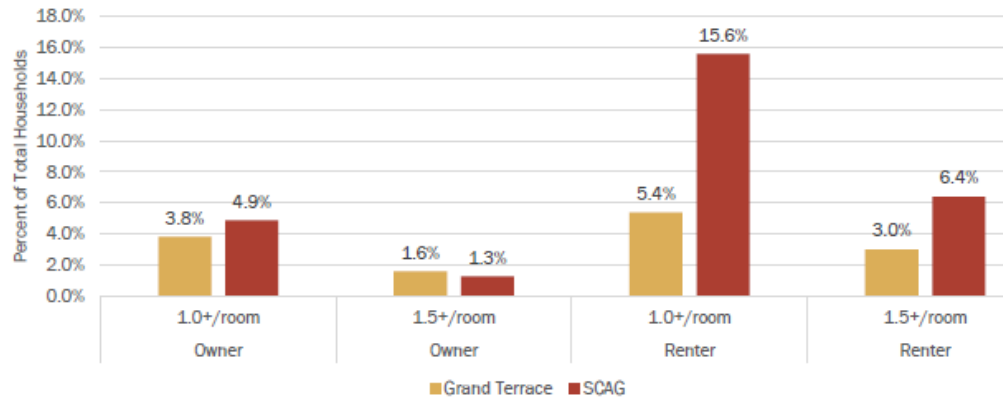
Source: 2018 American Community Survey 5-Year Estimates, Table B25014.

Note: Overcrowding is occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets and hallways.

Figure 8.14 illustrates that Grand Terrace generally experiences a lower rate of overcrowding than the SCAG region.



Figure 8.14
Overcrowding by Tenure – Grand Terrace vs. SCAG Region



American Community Survey 2014–2018 5-year estimates.

Future Housing Needs

The regional growth allocation process begins with the California Department of Finance projection of population by age group. The projections are used by HCD to compute housing demand, both statewide and for each of the official regions. In the Southern California region, SCAG’s RHNA allocates to each jurisdiction its “fair share” of the future regional housing need.

The 2021-2029 housing need allocation for the City of Grand Terrace is shown in Table 8.13. During this planning period, the City is expected to accommodate 630 dwelling units. Approximately 30 percent of these units should accommodate very low-income households and 15 percent should accommodate low-income households.

Table 8.13 2021-2029 RHNA Future Housing Needs

	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Dwelling Units
6th Cycle RHNA (2021–2029)	189	92	106	243	630
Percent	30.0%	14.6%	16.8%	38.6%	100%

Source: SCAG
Regional Housing Needs Assessment for 6th Cycle Housing Element Update.

The RHNA allocation does not distinguish between very low- and extremely low-income households (less than 30% of County median income), but instead gives a projection for households with incomes for very low income (at or less than 50 percent of the County median), low income (at or less than 80 percent of the County median), moderate (at or less than 120 percent of the County median), and above-moderate income (at or above 120 percent of the County median). To determine the number of units for extremely low-income households, the City utilizes a proxy of 50 percent of very low-income units to be reserved for extremely low-income households. This equates to 95 units for extremely low incomes. Extremely low-income households are those with incomes representing less than 30 percent of the median income and very low-income households are those representing 30-50 percent of median income.

One strategy the City will implement to accommodate these income levels is through ADU production and re-zoning/upzoning. The Housing Resources section describes the City’s many policies and programs to increase production and affordability of housing to accommodate the 630 RHNA units.

Special Housing Needs

There are households with identifiable special needs, as defined by California law, for which the City must plan. Such groups have a greater difficulty in finding affordable housing due to special circumstances, which may be related to employment, income, family characteristics, disability, or other conditions. As a result, some residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems. These groups include persons with disabilities, the elderly, large households, female-headed households, farmworkers, and people experiencing homelessness. Each special needs category is discussed in greater detail below. Table 8.14 provides an overview of the presence of special needs populations within the City.

Table 8.14 Overview of Special Needs Groups, Grand Terrace

Special Needs Group	# of People	% of Population (12,559)
Persons with a Disability	1,363	11%
Persons Experiencing Homelessness	5	<1%
Farmworkers	9	<1%
Persons Age 65+	1,284	15%
Special Needs Group	# of Households	% of Households (4,380)
Large Households	428	10%
Female-Headed Households	721	17%
Extremely Low-Income Households	320	7%

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020). HUD CHAS Data (2014-2018) was used for Extremely Low-Income Household estimates and percent is based on 4,392 total households in Grand Terrace in 2018. All other estimates use 2020 ACS data and are based on 4,380 total households.

Table 8.15 shows the services currently providing support to the special needs populations.

Table 8.15 Inventory of Services for Special Needs Populations

Services/Programs	Details
Senior Center	Provides social, educational, recreational, health, nutritional, and consumer services and activities. Serves as a cooling center in extreme temperatures. Membership sponsorship program available for eligible seniors in need of financial assistance.
Blue Mountain	Offers 70 affordable, one- and two-bedroom senior apartments with senior-targeted amenities.
Silver Liner Transportation (Senior Transportation Program)	Offers transportation to local establishments and selective bank <u>establishments</u> .

Source: City of Grand Terrace.

Persons with Disabilities

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability. Table 8.16 shows residents of Grand Terrace who experience at least one of the following disabilities: sensory, physical, mental, self-care, and go-outside-home (independent living difficulty) according to the 2020 American Community Survey data. Just under 11 percent of the population experiences one or more forms of disability, the two most common being ambulatory and self-care difficulties. Over 30 percent of all seniors experienced a disability, and seniors had a higher prevalence of disability compared with other population cohorts across all disability categories.

Table 8.16 Disabled Persons, 2020

	Total		Population under 18 years		Population 18 to 64 years		Population 65 years and over	
		Percent		Percent		Percent		Percent
With a hearing difficulty	313	2.5%	0	0.0%	75	0.9%	238	13.3%
With a vision difficulty	181	1.4%	0	0.0%	70	0.9%	111	6.2%
With a cognitive difficulty	533	4.3%	75	2.8%	297	3.7%	161	9.0%
With an ambulatory difficulty	872	7.0%	0	0.0%	469	5.8%	403	22.6%
With a self-care difficulty	872	7.0%	0	0.0%	140	1.7%	112	6.3%
With an independent living difficulty	584	4.7%	-	-	312	3.9%	272	15.2%
With one or more disability (any)	1,363	10.9%	75	2.8%	741	9.2%	547	30.6%

Source: 2020 American Community Survey 5-Year Estimates, Table S1810.

Disabled persons may need housing assistance, including features such as wider doorways, ramps in place of stairs, and elevators for units with multiple stories. These modifications have the potential to be expensive and are not usually found in older dwelling units. Ongoing enforcement of the City's Building Code, which is in conformity with State law, ensures that new construction will be accessible to disabled persons, though all units may not have all the features needed by specific individuals. Depending on the type and severity of disability, these individuals may



experience unemployment or underemployment and require more affordable housing options. Zoning that accommodates higher-density housing allows for affordable-by-design options that may serve this population well. Locating housing near services and public transit may benefit those with ambulatory difficulties. ADUs are another housing option that provide multiple benefits for those experiencing a disability. It can afford them a less expensive housing accommodating than a single-family home or provide additional rental income. It may allow someone with a new disability to remain in their home in that it provides housing accommodating for a caregiver or family member to provide assistance. Vista Blue Mountain provides assisted living and memory care units for seniors, which is discussed further in the Elderly section.

Persons with Developmental Disabilities

Developmental disabilities need to be considered, along with the more commonly understood mental and physical disabilities. Chapter 507, Statutes of 2010 (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. According to Section 4512 of the California Welfare and Institutions Code, a developmental disability “originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy and autism.” This term shall also include disabling conditions found to be closely related to mental retardation but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The state Department of Developmental Services (DDS) currently provides community-based services through 21 community-based nonprofit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and support available to individuals and families once eligibility is determined. The Inland Regional Center (IRC) provides services to more than 25,000 people with developmental disabilities and their families in San Bernardino and Riverside counties. Recent data published by the DDS for Grand Terrace is shown in Table 8.17. Currently, the center assists approximately 262 Lakewood residents and their families. Of that figure, 107 are less than 18 years of age, and the remaining 48 are 18 years or older.

**Table 8.17 Developmental Disabilities – Grand Terrace**

Grand Terrace	
By Residence: Home of Parent/Family/Guardian	75
Independent/Supported Living	5
Community Care Facility	5
Intermediate Care Facility	12
Foster/Family Home	5
Other	5
By Age: 0 - 17 Years	107
18+ Years	48
TOTAL	262

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

A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed single-family homes, and homes available through the Housing Choice Voucher (see Program 5 Section 8 Rental Assistance). The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this group. Incorporating barrier-free designs in all new multifamily housing, as required by California and federal Fair Housing laws, along with affordability, is especially important in housing for disabled residents.

To address the needs of persons with disabilities, the City adopted Chapter 18.66 Reasonable Accommodations, which provides a simple and inexpensive process for persons with disabilities, including those with developmental disabilities, to request modifications to City codes and regulations, such as ramps or accessible room additions within building setbacks, if necessary to accommodate the disability. In addition, state-licensed facilities that house persons with disabilities are permitted within the residential zones of the City.

Additionally, below are a number of available services programs for persons with disabilities for individuals in Grand Terrace.

- **Southern California Resource Services for Independent Living.** SCRS-IL is a cross-disability, nonresidential, disability rights agency empowering people with any disability to live full and independent lives. Services include housing assistance; assistive technology; and educational, vocational, and job assistance.
- **The Arc.** The Arc of California maintains an advocacy network of self-advocates, family members, service providers, and community members dedicated to promoting and protecting the civil rights of people with intellectual and developmental disabilities.
- **Inland Regional Center (IRC).** The IRC supports people with intellectual disabilities, autism, cerebral palsy, and epilepsy and provides case management. The IRC contracts with

community-based service providers to help clients live the most independent and empowered lives possible.

- **Aging and Disability Resource Connection (ADRC).** ADRC serves older adults, people with disabilities, and caregivers with information and access to available long-term services and support. ADRC partners with organizations to provide transition services, interim and short services, and options counseling.
- **OPARC.** OPARC offers flexible development programs designed to teach life, social, and employment skills. Each person is matched with a team of support staff who help them identify goals and objectives.

Elderly

The U.S. Census defines persons 65 years of age and older as elderly. As shown in Table 8.18, an estimated 14.5 percent of the City’s population (1,284 persons) was at least 65 years old in 2020. The number of elderly people in the City increased from 2000 to 2010, then from 2010 to 2020, returned to nearly 2000 numbers. However, the percent of the population that is elderly has steadily been increasing since 2000.

Table 8.18 Elderly Population

	2000	2010	2020
65 years and over	1,245	1,436	1,284
Total Population	11,626	12,115	12,559
Percent of Total	10.7%	11.9%	14.5%

Source: U.S. Census Bureau, Decennial Census (2000). Table DP1, American Community Survey 5-Year Data (2010 and 2020), Table DP05.

It is likely that the elderly population will continue to increase due to two factors:

- (1) The U.S. population nationwide is aging as the baby boom population (born between 1946 and 1964) approaches their senior years; and
- (2) Many long-time residents chose to stay in the City.

HUD defines an elderly household as one that is comprised of one or more persons at least one of whom is 62 years of age or more. The 2014-2018 CHAS estimates of elderly households in Grand Terrace by income and tenure are shown in Table 8.19. Of Grand Terrace’s 1,244 elderly households, 9.0% earn less than 30% of the surrounding area income, (compared to 11.6% in San Bernardino County), 9.0% earn 30-50% of the surrounding area income (compared to 13.9% in San Bernardino County).

Table 8.19 Elderly Households by Income and Tenure – Grand Terrace

	Owner	Renter	Total	Percent of Total Elderly Households
< 30% of HAMFI	50	100	150	9.0%
30-50% of HAMFI	90	60	150	9.0%
50-80% of HAMFI	180	100	280	16.8%
80-100% of HAMFI	104	84	188	11.3%
> 100% of HAMFI	820	75	895	53.8%
Total	1,244	419	1,663	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018 data, Table 5.

As indicated in Table 8.20, the 2020 median household income for households with a householder aged 65 and older was about the same in Grand Terrace as it was for San Bernardino County (about \$47,500). The median income for all households regardless of age is \$70,200 citywide and \$65,761 countywide. The median income of the elderly population in the City is approximately \$22,800 lower than the average resident, which highlights the need for affordable housing options targeted to elderly. The lower incomes of elderly may partially be explained by the fact that elderly populations often live on a fixed income. They also tend to have a significant portion of their net worth tied up in non-liquid assets, such as property. These “house-rich, cash-poor” individuals represent significant need. When considering median household income, it is important to recognize income is distinct from net worth. While some elderly people may have lower annual incomes, they may have built up considerable wealth from earlier years to save for a comfortable retirement.

Table 8.20 Median Household Income for Elderly Households (65+ Years)

Householder Age	Grand Terrace Median Income	San Bernardino County Median Income
65 Years and Older	\$ 47,431	\$ 47,673
All Households	\$ 70,200	\$ 65,761

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table S1903.

As people age, they often find themselves facing additional housing problems they may not have had to cope with previously. Grand Terrace’s elderly population has special housing needs associated with affordability, maintenance, and upkeep of their homes, as well as physical access. Elderly persons are more likely to have fixed incomes and have a substantial portion of their financial resources in non-liquid assets, such as property. They often spend a higher percentage of their income on food, housing, medical care, and personal care compared to non-elderly persons. Elderly persons may have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need more proximal access to medical services, amenities such as shopping, and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs to remain in their own homes for as long as possible. Special consideration should be given for recreational and social amenities for the elderly.



Vista Blue Mountain at 22325 Barton Road provides 107 residential units for seniors. They offer semi-private apartments with a shared accessible bathroom and kitchenette, private studios, and private deluxe suites with separate bedrooms and living spaces. They also offer a choice of private or shared living accommodations for residents living with Alzheimer's disease or dementia who require memory care. The memory care portion includes a central dining area and common space for programed daily social activities. Other services for seniors include weekly housekeeping, laundry service, shuttle service, and personal care services.

The Grand Terrace Senior Center offers a transportation program to select local establishments such as pharmacies, grocery stores, banks, and the Veteran's Administration (VA) Hospital. There is also a nutrition program that offers weekly meals for eligible seniors.

Homeless

The SCAG defines the homeless as those "sleeping out" in makeshift shelters, in cars and under freeway overpasses, and those who are "at risk" of homelessness in that they are sharing housing on a temporary basis, are living in single-room occupancy hotels, or their Calworks or other general relief stipend has been canceled twice within one year because they had no forwarding address.

The homeless are the community's most vulnerable residents. The homeless often face chemical dependency, mental health problems, domestic violence, and other life-threatening conditions. Individuals and families experience homelessness for a variety of reasons, and therefore a homeless population may have a variety of needs. A homeless person may need medical care, childcare assistance, credit counseling, substance abuse treatment, job training, and/or English language education, among other services.

Figure 8.15 Homeless Population Table

Jurisdiction	2018	2020	2022
Grand Terrace	1	5	1
Bloomington	7	19	11
Chino	28	31	23
Chino Hills	6	2	4
Colton	42	136	199
Crestline	18	22	13
Fontana	72	116	156
Highland	49	78	82
Loma Linda	46	51	9
Montclair	8	54	37
Ontario	90	102	193
Rancho Cucamonga	64	54	47
Redlands	143	186	184
San Bernardino	646	1056	1350



Upland	125	44	89
County Total	2118	3125	3333

Source: San Bernardino County Analysis of Impediments to Fair Housing Choice. 2022.

According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report³ there were 3,125 persons who were counted as homeless in the County on Thursday, January 23, 2020. The previous homeless count and subpopulation survey was completed in 2019 when 2,607 homeless persons were counted. A comparison of the last two counts reveals that:

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

The 2020 homeless count reported five unsheltered homeless persons in Grand Terrace. Only one homeless individual was counted in 2019. Of the 5 unsheltered homeless people counted in Grand Terrace, volunteers were able to administer 3 surveys revealing that 67 percent were substance abusers, 67 percent were mentally ill, none were victims of domestic violence, 67 percent were persons released from jails or prison during the past 12 months, 33 percent were chronically homeless, 67 percent were youth ages 18 to 24, 67 percent were of Hispanic or Latino ethnicity, and none were US veterans. In total, the Grand Terrace homeless population makes up less than one percent of the County total.

The City of Grand Terrace participates in the San Bernardino County Continuum of Care Plan, which helps bring homeless people into shelters, provides supportive services, and helps in the transition to permanent housing. Most of the homeless shelters in San Bernardino County are located in or near the City of San Bernardino where the largest number of homeless persons are located.

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

Inland Temporary Homes operates a homeless shelter that provides housing to six families with a maximum stay of 90 days as well as transitional housing to 20 families (16 single family units and four attached units) with a maximum stay of two years. Inland Temporary Homes also provides various services including case management, career counseling, mental health counseling, and

³ <https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

follow-up services for families that complete the shelter program but do not enter the transitional housing program.

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

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

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

Additionally, the Homeless Outreach and Proactive Enforcement (H.O.P.E.) program is a proactive approach intended to ultimately reduce calls for service and other resources currently required to deal with the homeless population. A community policing philosophy will be used to link the homeless population with resources and service providers throughout the county.

Table 8.21 HUD 2021 Continuum of Care San Bernardino County Housing Inventory Count

	Total Year Round Beds	Seasonal Beds	Overflow / Voucher
Emergency, Safe Haven and Transitional Housing	875	60	0
Emergency Shelter	512	60	0
Safe Haven	24	n/a	n/a
Transitional Housing	339	n/a	n/a
Permanent Housing	3,855	n/a	n/a
Permanent Supportive Housing*	1,595	n/a	n/a
Rapid Re-Housing	2,260	n/a	n/a
Grand Total	4,730	60	0

Source: HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report. https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2021.pdf

The City will continue to prioritize its limited resources to support affordable housing solutions for those with extremely low, very low, and low incomes, particularly those who may experience homelessness or are at risk of losing access to permanent housing.

Emergency shelters are defined by the California Health and Safety Code Section 50801 as “housing with minimal supportive services for homeless persons that is limited to occupancy of



six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” The City Zoning Code has recently been updated to allow the development of emergency shelters by right in the M2-Industrial zone. The M2 Zoning District covers approximately 178 Acres within the City. All of these parcels are within .25, .5, and 1 miles within transit services.

Employee Housing

The City of Grand Terrace has very few persons employed in the farming, fishing, and forestry occupations. In 2021 estimates were that nine people (0.15%) of the 12,426 population in Grand Terrace have farming, fishing, and forestry occupations. Agriculture, forestry, and fishing industry does not make up a large percentage of employment in the City; therefore, farmworker housing need can be met through general affordable housing programs.

The most recent data from the US Department of Agriculture’s National Agriculture Statistics Service indicates that in San Bernardino County there are an estimated 2,246 people hired as farmworkers in the year 2017. Of these, an estimated 546 were migrant workers.

Pursuant to Health and Safety Code 17021.5 and 17021.6, farmworker housing for fewer than six individuals should be treated as a single-family home and not require a discretionary approval. Agricultural employee housing with no more than 36 beds in a group quarters or 12 units designed for the use of a single household is permitted by right in agricultural land-use designations. Grand Terrace’s code does not currently allow farmworker housing within its agricultural overlay districts. Program 12 Employee Housing is included to amend the code to allow for farmworker housing within all agricultural zones throughout the City in compliance with the Employee Housing Act.

Large Households

State housing law defines large households as those consisting of five or more members. Large households are considered a special needs group because it may be difficult for these households to secure adequately sized, affordable housing. Large households on limited incomes may reside in smaller dwelling units to balance housing costs with other financial responsibilities, which may lead to overcrowding. Trends in new housing construction indicate a movement toward smaller units, which adds to the difficulty of large households finding larger units at affordable prices. This difficulty is heightened for renters because rental units are typically smaller than single-family units.

In 2020, approximately 10 percent (428) of Grand Terrace’s 4,380 households were considered large households. This is a much smaller proportion as seen countywide where 19 percent of households are large. Of those large households in the City, 81 percent (345) lived in owner-occupied units, while 19 percent (83) lived in rental housing. Between 2010 and 2020, the percentage of households in the City that are large households remained unchanged, but the distribution between renters and homeowners of large households shifted such that the share of large households owning their homes increased by 9 percent. In 2010, approximately 10 percent (446) of Grand Terrace’s 4,494 households were considered large households. Of those large households, 72 percent (321) lived in owner-occupied units, while 28 percent (125) rented.

In Grand Terrace, there is a higher proportion of large households owning their own home than compared to San Bernardino County as a whole, where 58 percent of large households own their home and 42 percent rent. In the City, the tenure split among large households mirrors that of all households regardless of household size: 62 percent of all households are owner occupied and 38 percent are renter occupied (see Table 8.22).

Table 8.22 Large Households by Tenure, 2020

	Owner-Occupied Households		Renter- Occupied Households		Total Households	
Grand Terrace						
Five-person Household	106	85%	18	15%	124	3%
Six-person Household	142	72%	56	28%	198	5%
Seven-or-more-person Household	97	92%	9	8%	106	2%
Total Large Households	345	81%	83	19%	428	10%
Total of All Households	2,735	62%	1,645	38%	4,380	100%
San Bernardino County						
Five-person Household	38,137	57%	28,413	43%	66,550	10%
Six-person Household	19,426	59%	13,528	41%	32,954	5%
Seven-or-more-person Household	14,870	61%	9,576	39%	24,446	4%
Total Large Households	72,433	58%	51,517	42%	123,950	19%
Total of All Households	384,774	60%	255,316	40%	640,090	100%

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25009.

Large households tend to have more difficulty purchasing housing due to the financial constraints of supporting a larger household and because there is limited housing stock of adequate size. Additionally, rental units with three or more bedrooms are not common, and large affordable rental units are even less common. This can lead to overcrowded housing conditions.

Table 8.23 provides a summary of housing problems experienced by large households and large families in Grand Terrace by tenure. Large families are a subset of large households in which all household members are related. This distinction is noted because the CHAS cost burden data is available for large families but not large households. CHAS 2014–2018 data indicates that 51 percent of large households experience at least one of the housing problems. Analyzing by tenure, 86 percent of large renter households and 44 percent of large owner households have at least one form of housing problem.

About 34 percent of large families experience a cost burden and 5 percent experience a severe cost burden. Large families that own their own home have a higher rate of overpayment (35 percent) compared to large-family renters (29 percent). This may indicate a need for more affordable home-ownership options for 5-member households. It also suggests a need to encourage newly developed rental units to include three-bedroom floorplans.

Table 8.23 Large Households by Housing Problems and Tenure, Grand Terrace, 2018

	Renters		Owners		Total	
	Large Households (70)	Large Families (35)	Large Households (375)	Large Families (344)	Large Households (445)	Large Families (379)
Large Households with Any Housing Problem ¹	86%	60	44%	165	51%	225
Large Families with Cost Burden (> 30%) ²	29%	10	35%	120	34%	130
Large Families with Severe Cost Burden (> 50%) ²	0%	0	6%	20	5%	20

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018 data, Table 4 and Table 7.

Notes: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Large households are defined as any household with 5 or more people. Large families are a subset of large households in which all household members are related.

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

2. Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

As of 2020, 65 percent of the City's housing stock has three or more bedrooms (see Table 8.6). This equates to 2,808 housing units to serve the estimated 445 large households that require at least three bedrooms to avoid over-crowded conditions. Most units with three or more bedrooms are owner occupied; only 418 are renter-occupied units. These figures do not consider whether it is actually large households who occupy these housing units.

Female-Headed Households

Female-headed households who do not have a spouse present are a special needs group because they tend to experience comparatively low rates of homeownership, lower incomes, and high poverty rates. Female-headed households are often further characterized by whether they have children in the household. Table 8.24 shows the number of female-headed households by tenure and presence of children. In 2020, 16.5 percent of households in Grand Terrace were female-headed households. This is similar to the County where female-headed households comprise 16.9 percent of all households. Of the 721 female-headed households in Grand Terrace, 265 (37 percent) had children under 18 and 456 (63 percent) had no children present.

In Grand Terrace, 20 percent of female-headed households (142 households) are below the poverty line. The County has an even higher poverty rate for female-headed households at 27 percent. About 41 percent of female-headed households with children under 18 are below the poverty line in the City (37 percent in the County). The overall poverty rate among all household types is 7 percent Citywide and 12 percent Countywide, indicating that female-headed households experience a higher rate of poverty than nonfemale-headed households.⁴

⁴ US Census Bureau, American Community Survey 5-year Data (2016–2020), Table B17010.

Female-headed households in Grand Terrace have a lower rate of homeownership than the Citywide homeownership rate (52 percent and 62 percent respectively). However, the City's female-headed household homeownership rate is higher than the County's 42 percent. Interestingly, despite their higher poverty rates, Grand Terrace's female-headed households with children have a higher homeownership rate than is seen Citywide (69 percent compared to 62 percent.) Only 26 percent of female-headed households with children own their home Countywide. While homeownership is generally viewed as desirable and a wealth-building opportunity, this may indicate a need for more affordable, family-friendly rental housing in the City.

Table 8.24 Female-Headed Households by Tenure in Grand Terrace, 2020

Household Type	Owner-Occupied Households (2,735)		Renter-Occupied Households (1,645)		Total	% of Total Households (4,380)
Female householder, no spouse present, <i>with</i> children under 18	183	6.7%	82	5.0%	265	6.1%
Female householder, no spouse present, <i>without</i> children	188	6.9%	268	16.3%	456	10.4%
Total Female-Headed Households	371	13.6%	350	21.3%	721	16.5%

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25115.

Single-family detached rentals and multifamily housing with child-oriented amenities, such as playgrounds and onsite childcare, would help meet the housing needs of Grand Terrace's single parent households. Affordable attached housing, such as condominiums, can also help meet the needs of female-headed and single-parent households. ADUs are another option that could serve this special needs group. ADUs can provide an additional source of rental income. They can facilitate multigenerational living on the same property, making it easier to live near family members that can offer familial support and help with childcare needs. The ADUs are generally a smaller, more affordable rental option than single-family dwellings but still provide ease of access to outdoor space that is desirable for children's play and development.

Affordable childcare is a key service that can assist families and single parents to work and afford safe housing. According to kidsdata.org, the annual cost for fulltime licensed childcare centers is \$15,247 for an infant and \$10,140 for a preschooler in San Bernardino County. For a household earning a median income of \$63,200, the cost is 16 to 24 percent of the median family income, but 39 to 26 percent of the income of very low income household (\$39,500). The County implements three programs: center-based, family childcare, and home-based care. However, there is a significant shortage of infant/toddler care for children under age 3.

The following are a few resources and programs for Grand Terrace families, female-headed households, and single parent households to utilize.

- **After-School Programs.** Colton Joint Unified School District before- and after-school care to enhance academic, social, emotional, physical development. Includes a snack, homework time, and academic/recreational/enrichment.

- **Boys and Girls Club.** The Boys and Girls Club offers recreational and educational programs for K-6 at many affordable-housing projects in the neighboring City of San Bernardino.
- **San Bernardino County Library System.** The Grand Terrace Branch has a variety of literacy and learning based programs for children from ages 0-5 (Library Beginners) and 6 - 11 (Kids Zone).

Farmworkers

Traditionally, agricultural workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Recent Census estimates reported a total of 9 persons in Grand Terrace employed in agriculture, forestry, fishing and hunting (Table 8.25). Because the number of existing employees in Grand Terrace are identified as being farm workers is so small, it is anticipated that that their housing needs will be met through programs designed for lower-income households.

Table 8.25 Agricultural Employment – Grand Terrace vs. SCAG Region

Farmworkers by Occupation:

Grand Terrace	Percent of total Grand Terrace workers:	SCAG Total	
9	0.15%	57,741	Total jobs: Farming, fishing, and forestry occupations
9	0.21%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Grand Terrace	Percent of total Grand Terrace workers:	SCAG Total	
9	0.15%	73,778	Total in agriculture, forestry, fishing, and hunting
9	0.21%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

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

The US Department of Agriculture conducts a Census of Agriculture every five years. Table 8.26 shows the 2017 estimates of farmworkers for San Bernardino County. As indicated, there were an estimated 2,246 farmworkers in the County working on 409 farms. The 2012 Census of Agriculture counted 4,052 farmworkers in the County. This yields a 45 percent decrease of farmworkers in the County from 2012 to 2017.⁵

⁵ 2012 Census of Agriculture, Table 7, San Bernardino County.
https://www.nass.usda.gov/Quick_Stats/CDQT/chapter/2/table/7/state/CA/county/071/year/2012

Table 8.26 Number of Farmworkers and Farms, San Bernardino County, 2017

Farm/Worker Type	Farmworkers	Farms
Farm Size		
Farms with less than 10 employees	990	349
Farms with 10 or more employees	1,256	60
Total	2,246	409
Length of Employment of Workers		
Workers working 150 days or more	1,579	-
Workers working less than 150 days	667	-

Source: 2017 Census of Agriculture, Table 7, San Bernardino County, https://www.nass.usda.gov/Quick_Stats/CDOT/chapter/2/table/7/state/CA/county/071/year/2017.

Housing programs targeting lower-income households will benefit Grand Terrace's farmworkers as well as farmworkers who contribute to the County agricultural economy, but who do not currently reside in the City. Because approximately 30 percent of farmworkers are seasonal, they may have a higher need for affordable rental housing that offers shorter-term tenure options. Diversifying the housing stock to include more multifamily housing would also serve the housing needs of this group because construction cost efficiencies with multifamily housing generally make it more affordably than single-family dwellings.

Extremely-Low-Income Households

According to the 2018 SCAG Existing Housing Needs Data Report, there were 148 households in poverty in Grand Terrace, or about 3.4 percent of all 4,392 households, as defined by the poverty thresholds of the U.S. Census Bureau's American Community Survey. The U.S. Census Bureau utilizes 48 thresholds to determine the federal poverty level.

By contrast, HUD measures income levels through the area's median income. HUD provides detailed data on this income group, which also tends to experience housing problems at a high rate. As shown in Table 8.27, the HUD data shows that there are 320 extremely low-income households in the City, which represents about 7.3 percent of all households in the City. This is over twice the level reported in the SCAG data. Table 8.27 also shows that 54.7 percent (175 of the 320 extremely low-income households) rented their dwelling units.

Table 8.27 Extremely Low-Income Households with Housing Problems, 2018

	Owner-Occupied	Renter-Occupied	Total Households
Households with Income <30% of Median	145	175	320
with any problems	145	165	310
paying >30% of income	145	165	310
paying >50% of income	130	165	295

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2014-2018, Table 3.

Note: Housing problems include overpayment (payment of more than 30% of gross household income on housing), overcrowding

(occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets, and hallways), lack of kitchen, lack of telephone service, and lack of plumbing. Extremely low-income figures are calculated from the HUD Area Median Family Income (HAMFI).

As Table 8.27 shows, HUD data reveal that 96.9 percent of Grand Terrace’s extremely low-income households experienced housing problems of any kind, with owners higher at 100 percent and renters at 94.3 percent. All of the extremely low-income households who were experiencing a housing problem were paying more than 30 percent of their total income, for their dwelling units. All extremely low-income homeowners and 96.9 percent of renters are overpaying. There was also a high rate of households suffering from a severe cost burden or paying more than 50 percent of their incomes on housing. This was the case for about 95.2 percent of all extremely low-income households (89.7 percent for extremely low-income owners and 94.3 percent of extremely low-income renters). All these characteristics occurred at a much higher rate among extremely low-income households than in the City as a whole. Approximately 37 percent of all households in Grand Terrace experienced at least one housing problem and at least 34 percent were overpaying.

Housing problems for extremely low-income households are more prevalent in Grand Terrace than they are countywide. Extremely low-income households in the County experience one or more housing problems at a rate of 80.7 percent (96.9 percent citywide), a cost burden at a rate of 78.6 percent (96.9 percent citywide), and an extreme cost burden at a rate of 70.2 percent (95.2 percent citywide).

Overpayment and other housing problems like overcrowding often coincide. Grand Terrace’s extremely low-income households have an overcrowding problem, though it is not as widespread as the overpayment problem. Overcrowding is defined as more than 1.0 occupant per room (excluding kitchens, bathrooms and garages). As Table 8.12 shows, 194 of all households in Grand Terrace (regardless of income level) were living in overcrowded conditions, which represents about 4.4 percent of the total 4,392 households in the City. Examining only extremely low-income households, 10.9 percent (35 households) experience overcrowding according to 2014-2018 HUD estimates. Of these 35 overcrowded, extremely low-income households, 71.4 percent (25 households) were renters and 28.6 percent (10 households) were homeowners, which is consistent with the citywide trend that renters are more likely than homeowners to experience overcrowded living conditions. None of these households experienced severe overcrowding (more than 1.5 persons per room) nor did they lack complete plumbing or kitchen facilities. All of the overcrowded, extremely low-income households were classified as families with no subfamilies.⁶

Table 8.28 shows a comparison of extremely low-income households in San Bernardino County and Grand Terrace and their recent trends according to HUD CHAS Data. The 2018 CHAS data is the most current data available, and it is compared against the 2016 data because Grand Terrace’s previous Housing Element was adopted in 2016. Grand Terrace has a smaller share of extremely low-income households compared to the County (7.3 percent for the City and 11.9 percent for the County in 2018.) The gap has been narrowing since 2016 as the number of extremely low-income households in the County decreased by 13.0 percent and increased in the City by 16.4 percent.

⁶ HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2014-2018, Table 3 and Table 10.

Table 8.28 Extremely Low-Income Housing Problem Trends

	2016		2018		2016-2018	
	Household s	% of Total 4,385 Household s	Household s	% of Total 4,390 Household s	Change in Household s	% Change
Grand Terrace						
Households with Income <30% of Median	275	6.3%	320	7.3%	45	16.4%
with any problems (%)	250	5.7%	310	7.1%	60	24.0%
paying >30% of income (%)	250	5.7%	310	7.1%	60	24.0%
paying >50% of income (%)	190	4.3%	295	6.7%	105	55.2%
San Bernardino County						
	Household s	% of Total 618,920 Household s	Household s	% of Total 630,635 Household s	Change in Household s	% Change
Households with Income <30% of Median	86,325	13.9%	75,095	11.9%	(11,230)	(13.0%)
with any problems (%)	68,795	11.1%	60,615	9.6%	(8,180)	(11.9%)
paying >30% of income (%)	66,720	10.8%	59,045	9.4%	(7,675)	(11.5%)
paying >50% of income (%)	59,070	9.5%	52,745	8.4%	(6,325)	(10.7%)

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2012-2016 and 2014-2018, Summary Level Data.

Table 8.29 shows extremely low-income households by household type to help identify the housing types and services that would serve this segment of Grand Terrace's population. Most of the extremely low-income households (38.1 percent) are elderly nonfamily. Small families make up 27.0 percent of extremely low-income households. Twenty percent of households at this income level are comprised of "other" types of households, which are nonelderly and nonfamily. A small share (6.3 percent) are large families who likely need at least three bedrooms to avoid overcrowded living conditions. The number of bedrooms needed will depend on how many other rooms are available in the dwelling unit and the ages and relationships in the family structure.

Table 8.29 Extremely Low-Income Households by Household Type

	Households	% of ELI Households
Elderly Family (2 people, either or both age 62+)	15	4.8%
Elderly Nonfamily	120	38.1%
Large Family (5 or more people)	20	6.3%
Small Family (2 people, neither over 62, or 3 or 4 people)	85	27.0%
Other (nonelderly and nonfamily)	75	20.6%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2014-2018, Table 7.



Notes: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Grand Terrace households with income less than 30 percent of the area median are significantly more affected by housing problems than other income groups. Nearly all experience a cost burden regardless of tenure. Extremely low-income households are about 2.5 times more likely to experience overcrowding compared to other households, and renters are disproportionately affected. Households with elderly persons make up the largest share of extremely low-income households. The City will act to alleviate these problems in a variety of ways, including preserving Housing Choice Voucher units, and making density bonuses an option for multifamily developers in accordance with State law.

The Housing Authority of the County of San Bernardino (HACSB), the public housing authority (PHA) for the county, issues rental vouchers to bridge the gap between income, affordability, and market rate housing. The Housing Authority provides a number of housing assistance resource to support extremely low-income households including providing the following housing vouchers.

- **Tenant-Based Vouchers.** Families with a tenant-based voucher choose and lease privately owned rental housing. A PHA pays the tenant a voucher equal to the difference between 30 percent of family income and a payment standard determined by the local PHA or the gross rent for the rental housing unit, whichever is lower.
- **Project-Based Vouchers.** Project based vouchers (PBVs) are a component of a PHA's Housing Choice Voucher (HCV) program. The PHA uses tenant-based voucher funding to allocate units to a project, typically selected through a competitive process managed by the PHA. A PHA can use up to 20 percent of its authorized voucher units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of the units in an existing development.

Additionally, there are several other state and federal housing assistance resources that support extremely low-income households including the Low Income Housing Tax Credit Program, Home Investment Partnership Program, and Multifamily Mortgage Revenue Bonds, which are all detailed in the **Financial Resources** section.

Inventory of Units at Risk of Losing Use Restrictions

As required by Government Code §65583, the City must analyze the extent to which low-income, multi-family rental units are at risk of converting to market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. Assisted housing is considered to be at risk if it is eligible to convert to non-low income housing during the next 10 years due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment or 3) the expiration of affordability restrictions.

Based on the information provided by the California Housing Partnership Corporation, there is one low-income project, Blue Mountain Senior Villas, with 107 affordable units in Grand Terrace. Affordability restrictions on this project extend to 2063; therefore, this project is not at-risk of conversion.

Findings and Resources

The above analysis provides insight on the special needs households in the City of Grand Terrace. Based on the analysis, senior households, persons experiencing homelessness, and extremely-low income households are in the greatest need of assistance.

There are many existing local and regional resources for special needs households in the City. The table below summarizes the existing resources including the program, details, and type of special needs household the programs serve.

Table 8.30 Inventory of Services for Special Needs Populations

Services/Programs	Special Needs Population	Details
Senior Center	Elderly	Provides social, educational, recreational, health, nutritional, and consumer services and activities. Serves as a cooling center in extreme temperatures. Membership sponsorship program available for eligible seniors in need of financial assistance.
Blue Mountain	Elderly	Offers 70 affordable, one- and two-bedroom senior apartments with senior-targeted amenities.
Silver Liner Transportation (Senior Transportation Program)	Elderly	Offers transportation to local establishments and selective bank <u>establishments</u> .
Housing Authority of the County of San Bernardino (HACSB)	Extremely Low-Income	Administers Tenant-Based Vouchers. Families with a tenant-based voucher choose and lease privately owned rental housing. A PHA pays the tenant a voucher equal to the difference between 30 percent of family income and a payment standard determined by the local PHA or the gross rent for the rental housing unit, whichever is lower. Administers Project-Based Vouchers. Project based vouchers (PBVs) are a component of a PHA's Housing Choice Voucher (HCV) program. The PHA uses tenant-based voucher funding to allocate units to a project, typically selected through a competitive process managed by the PHA. A PHA can use up to 20 percent of its authorized voucher units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set aside a portion of the units in an existing development.
Joint Unified School District	Female-Headed Households	Provides before- and after-school care to enhance academic, social, emotional, physical development. Includes a snack, homework time, and academic/recreational/enrichment.
Boys and Girls Club.	Female Headed-Households	Offers recreational and educational programs for K-6 at many affordable-housing projects in the neighboring City of San Bernardino.
San Bernardino County Library System.	Female-Headed Households	The Grand Terrace Branch has a variety of literacy and learning based programs for children from ages 0-5 (Library Beginners) and 6 -11 (Kids Zone).



Services/Programs	Special Needs Population	Details
The Inland Empire United Way	Homeless, Extremely Low income	Runs a hotline for San Bernardino and Riverside Counties. Those who are in danger of homelessness or already homeless can call 2-1-1 if they are in need of food, shelter, or assistance paying their rent and utilities. The 2-1-1 service also makes referrals for animal care, disaster resources, help for elderly veterans, clothing, disability programs, low-cost child and medical care, job training, and governmental programs.
Homeless Outreach and Proactive Enforcement (H.O.P.E.) program	Homeless	Proactively reduces calls for service and other resources currently required to deal with the homeless population. A community policing philosophy will be used to link the homeless population with resources and service providers throughout the county.
Southern California Resource Services for Independent Living.	Disability	A cross-disability, nonresidential, disability rights agency empowering people with any disability to live full and independent lives. Services include housing assistance; assistive technology; and educational, vocational, and job assistance.
The Arc.	Disability	Maintains an advocacy network of self-advocates, family members, service providers, and community members dedicated to promoting and protecting the civil rights of people with intellectual and developmental disabilities.
Inland Regional Center (IRC).	Disability	Supports people with intellectual disabilities, autism, cerebral palsy, and epilepsy and provides case management. The IRC contracts with community-based service providers to help clients live the most independent and empowered lives possible.
Aging and Disability Resource Connection (ADRC).	Elderly, Disability	Serves older adults, people with disabilities, and caregivers with information and access to available long-term services and support. ADRC partners with organizations to provide transition services, interim and short services, and options counseling.
OPARC.	Disability	Offers flexible development programs designed to teach life, social, and employment skills. Each person is matched with a team of support staff who help them identify goals and objectives.

Source: City of Grand Terrace.

While there are a number of resources available for special needs households, there are still gaps between the existing resources and needs of the community. .Notably, there is a lack of existing high density zoning in the City available for the development of multi-family housing and a variety of housing types (see the AFFH Chapter for a thorough analysis of these fair housing issues). To address this gap in appropriately zoned land, the City is rezoning 97.3 total acres to allow for housing at a density of 20 – 40 du/acre. This is a significant rezoning beyond the RHNA to allow for the development of higher density and special needs housing types (see the Sites Inventory Chapter and Program 1) .



Additionally, the City is including a number of programs to provide technical assistance, outreach, and support to developers and regional programs to serve special needs households. This includes

- Program 3 includes a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households.
- Program 5 includes outreach and technical assistance regarding the County's Section 8 rental assistance
- Program 6 includes outreach and technical assistance in the regional Homebuyers Fund program.
- Program 18 includes outreach, coordination, and technical assistance with regional non-profits that assist residents in making minor home repairs and operates a grant program for low-income senior homeowners and homeowners with disabilities.
- Program 21 includes coordination with the San Bernardino County Homelessness Partnership

8.4 CONSTRAINTS

As is the case in many communities, a variety of constraints affect the ability of the private and public sectors to provide adequate housing in the City of Grand Terrace. Housing constraints consist of both non-governmental or market constraints, including but not limited to environmental factors, land costs, availability of financing, and construction costs; as well as governmental constraints, including but not limited to land use controls, development standards and building codes, and permitting processes. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households. For ease of discussion, these factors have been divided into two categories within the Housing Element: governmental constraints and non-governmental constraints.

Non-Governmental Constraints

Non-governmental constraints largely affect the cost of housing in the City of Grand Terrace and can produce barriers to housing production and affordability. These constraints include environmental factors, the availability and cost of land for residential development, the demand for housing, financing, lending, and construction costs, and the availability of labor, which can increase costs for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in the City of Grand Terrace.

Requests to Develop Below the Anticipated Density

In some regions, market factors such as the demand for single-family housing or large high-end condominiums can lead to properties being developed below the maximum allowable density. Requests to develop housing at densities below those anticipated in the Housing Element act as a potential constraint to housing development. The City has not received any requests to develop 5th Cycle sites below the density anticipated in the 5th Cycle Housing Element.



Land Costs and Construction Costs

High land costs are one potential constraint to the development of affordable and middle-income housing in the City of Grand Terrace. Land cost represents a significant cost component in residential development. Further, there can be very pronounced fluctuations in costs per square foot of land depending on location. The cost of land in the City of Grand Terrace is not a constraint to the development of housing. Grand Terrace is fortunate in that the cost of land for residential development is relatively affordable as compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on location, the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. As real estate values have increased in recent years, land costs have also escalated.

The cost of construction is another major factor in the price of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by State and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing in the San Bernardino region was approximately \$118.57 for multi-family housing and \$131.24 for single-family homes. Construction costs for custom homes and units with extra amenities run even higher.



Construction costs are a significant portion of the overall development cost, and while they are somewhat consistent throughout the region, they can be considered a constraint to development. Residential construction cost has increased significantly in recent years is currently estimated to be \$150 per square foot or more.

Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, interest rates and fees charged, laws and regulations governing financial institutions, and equal access to loans.

Housing affordability is strongly affected by interest rates. First-time homebuyers are most impacted by financing requirements. Current mortgage interest rates for new home purchases are at historically low levels of under 4% for a 30-year fixed-rate mortgage, which increases housing affordability for purchasers with good credit. Although rates are currently low, they can change significantly and impact housing affordability.



Environmental Constraints

Physical constraints to the development of affordable housing within the City of Grand Terrace focus upon the physical characteristics of the majority of the remaining undeveloped land within the City limits. The identified sites within the Hillside Residential (RH) and R1-20 zone districts are primarily located on the steep slopes of Blue Mountain. Physical constraints include the potential for land and rock slides, high fire hazards and flooding. Although it is possible to mitigate the physical constraints, the development constraints associated with developing on steep slopes and the provision of streets and utilities to hillside areas along with the environmental issues of landslides, high fire hazards and drainage issues substantially increases development costs and therefore make these areas unsuitable for affordable housing.



The sites identified in the R1-10 are generally located along the foot of Blue Mountain and have milder slopes and fewer constraints than in the RH and R1-20 zone districts. The identified sites located in the R1-7.2 zone district are within areas with gradual slopes, if any. There are no known environmental constraints in these areas that could impede development.

The City's growth is anticipated to consist of infill development on the flatter portions of the City, so these physical constraints will not act as a significant barrier to achieving the development of new housing on RHNA sites.

Identified sites within the multiple-family zone districts are located on the relatively flatter portions of the City. The identified sites located at the northwest portion of the City are located in proximity to Interstate 215 and an industrial line of the Union Pacific Railroad. The Interstate and railroad line are potential environmental areas of concern relating to noise. Noise impacts can generally be mitigated through enhanced construction measures such as sound attenuation walls and would not be considered a significant environmental impact. There are no other known environmental constraints that could impede development on identified sites located in the multiple-family zone districts.

The Barton Road Specific Plan area and the proposed Gateway Specific Plan area are relatively free of significant topographical and environmental constraints that would preclude development.

Infrastructure Constraints

Another possible constraint to the construction of new housing is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; street lighting, etc.) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. As demonstrated by recent projects in the City, the expansion and extension of infrastructure is a standard component of housing development and apart from construction cost,



is not otherwise a significant constraint to housing development. Because the cost of these facilities is generally absorbed by developers, it increases the cost of new construction, with much of that increased cost often “passed through” to the buyer or renter in as part of home rental or sales prices. All of the selected RHNA sites have utility access and are expected to utilize existing adjacent or nearby infrastructure and capacity after redevelopment. The City has adequate infrastructure capacity to accommodate the projected new units. The City prioritized identifying sites in areas served by existing infrastructure. The sites either already have infrastructure service or are located close to other properties with existing services. Some infrastructure expansion may be necessary. In these instances, infrastructure such as water, sewer, and dry utilities run along major roadways adjacent to potential sites and are available to support new residential development. Recent projects across the City have demonstrated that minor infrastructure expansion is not a constraint to development, and the sites included in the inventory are appropriate for residential use. The only expansion necessary would be the extension of laterals to connect to the water and sewer mains, a standard and inexpensive component of nearly all housing construction. Due to the high quality and extensive coverage of the City’s infrastructure, infrastructure is not expected to constrain housing development on any of the RHNA sites.

Dry Utilities

Dry utilities include the installation of the electric, telephone, TV, internet, and gas in a community. The City must ensure that new housing is provided the necessary resources, such as electric and gas. When new development is proposed the applicant coordinates with utility companies to arrange for the extension of service. There are no known service limitations that would restrict planned development during the planning period or represent a significant constraint to the development of new housing.

Electricity

Southern California Edison (SCE) provides electricity to the City. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in the City.

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to the City and is the nation’s largest natural gas utility provider with more than to 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC). Most of California’s natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in the City.

Water Supply and Wastewater Capacity

Water

Riverside Highland Water Company (RHWC) is privately owned water utility and provides domestic and irrigation water services to the City of Grand Terrace, portions of the City of Colton, and portions of the unincorporated areas of the Counties of San Bernardino and Riverside. The



water service is to single and multi-family residential, commercial, industrial and agricultural users. As stated in the Open Space and Conservation Element, the service area of the Riverside Highland Water Company (RHWC) is nearing about 85% built-out with the developments currently under construction or approved by the planning departments of the governing agencies. The major service area of the RHWC is the City of Grand Terrace. The most recent Urban Water Management Plan prepared for the Company indicates that there is sufficient water supply to accommodate projected development within the City within the planning period. See Program 10 – Priority water and wastewater service for affordable housing developments.

Wastewater

Sanitary sewer service is provided by the City of Grand Terrace, and the City maintains all collections lines within its city limits. The City contracts with the City of Colton for wastewater treatment. Adequate sewer capacity is expected to be available to serve projected development during the 2021-2029 planning period. See Program 10 – Priority water and wastewater service for affordable housing developments.

Government Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of housing production. Regulations related to building codes, planning processes, and development timelines may have impacts on housing costs and availability.

However, while the City of Grand Terrace has no control over State and Federal laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, administrative procedures, and other factors can constrain the maintenance, development and improvement of housing and/or create barriers to housing.

Land Use Controls

General Plan

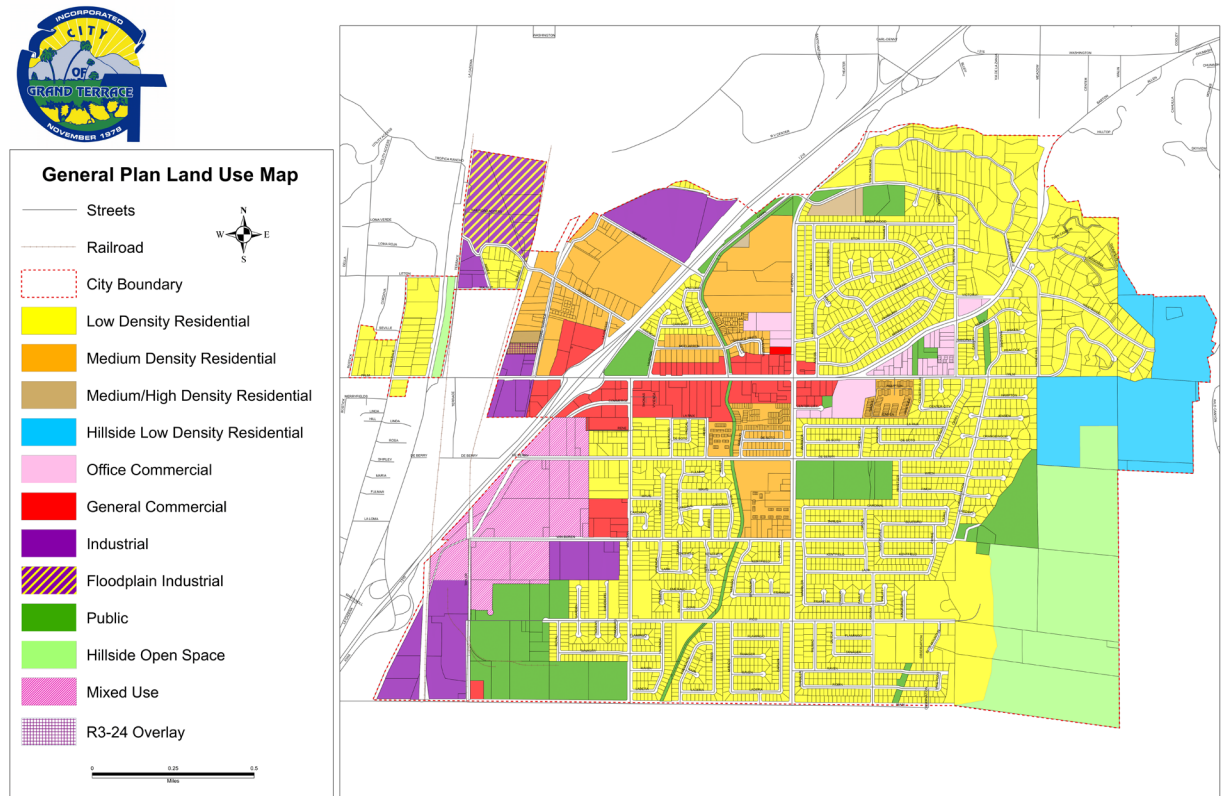
The Grand Terrace General Plan sets forth the City's policies for guiding local development. The Land Use Element provides overall guidance to all properties within the City through the distribution of land uses, by type, including residential, commercial, industrial, institutional, and open space. The Land Use Element identifies each land use designation's location and intensity, and its interrelationship with other land uses. The Land Use Element translates the City's long-range vision for development in the City and provides a Land Use Plan, goals, policies, and implementation programs to achieve that vision. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for various uses throughout the City. Residential development in the City of Grand Terrace is permitted under the land use categories shown in Table 8.31 in accordance with the Land Use Element of the General Plan.

The City's General Plan allows for a range of densities and housing types to meet the needs of all income levels. Assembly Bill (AB) 2348 established "default" density standards. If a local government has adopted density standards consistent with the established population criteria, sites

with those density standards are accepted as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households. Pursuant to AB 2348 and the 2020 decennial census, Grand Terrace is considered a “jurisdiction within a metropolitan county” with a “default” density for affordable units of 20 du/ac. Densities of at least 20 du/ac are allowed in the R3-24 High-Density Residential District.

Grand Terrace’s General Plan is not a governmental constraint to the development of housing. Residential development is encouraged through both the stated goals and policies of the Land Use Element as well as the City’s land use designations and associated development intensities.

Figure 8-1
Grand Terrace Land Use Map



City of Grand Terrace
2010 General Plan
Adopted April 27, 2010, Resolution No. 2010-10; Amended September, 27, 2016, Resolution No. 2016-37
Amended July, 26, 2011 Resolution No. 2011-23; Amended May, 22, 2012, Resolution No. 2012-22

General Plan Land Use Map
Exhibit 2-2



**Table 8.31
General Plan Residential Designations**

Land Use Category		Allowable Zones	Gross Allowable Density
Hillside Residential	The hillside areas of Blue Mountain located at the far eastern edge of the City are considered a natural resource that requires special consideration to protect the scenic views and environmental resources of the mountain. Any development proposed within the Hillside designation will require special evaluation of all environmental issues and must include provisions for the protection of all natural resources within the area. Properties within the designated areas must demonstrate that building pads and streets can be graded with minimal impact to the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, fire protection can be provided. Proposed developments within this area shall be required to prepare a Specific Plan. Clustered development that protects sensitive slopes and natural resources shall be strongly encouraged.	R-1 (20)	0 – 1 Du/Net Acre
Low Density Residential	The Low-Density Residential designation limits land uses to single family detached residential units and mobile homes subject to the applicable General Plan policies and Zoning Code provisions. This designation encompasses the majority of property within the City and is largely associated with existing housing developments throughout the City.	R-1 (7.2), R-1 (10), R-1 (20)	1 – 5 Du/Net Acre
Medium Density Residential	The Medium Density Residential designation include both single family detached, and multiple family attached developments. Permitted uses within these areas may include small lot single family developments or attached multi-family developments including townhomes, condominiums, and apartments. Mobile home developments are also permitted. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application up to a 20% density bonus may be granted.	R-2, R-3	1 – 12 Du/Net Acre
Medium High Density Residential	The Medium High Density Residential designation is reserved for multiple family development, with an emphasis on affordable housing projects. This designation may also be applied as an overlay to another land use designation to allow multi-family development at a density of 20 to 24 units/acre as an optional alternative to the base land use designation. A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application for up to a 20% density bonus.	R3S, R3-20, R3-24	12 – 24 Du/Net Acre

Source: Grand Terrace Community Development Department, 2021



Zoning and Development Standards

General Plan land use policies are implemented by the Zoning Ordinance (Title 18 of the Grand Terrace Municipal Code). The Zoning Code contains detailed regulations relating to permitted and conditional uses allowed within each zone, site development standards, and performance criteria that serve to implement the goals and policies of the General Plan. The Zoning Code is made up of two components: a zoning map and zoning text (links to both components are provided on the City website)⁷. The zoning map identifies the geographic location of the zones. The zoning text describes the development standards that apply to the zones, as well as other provisions.

Table 8.31 displays the existing residential standards as outlined in the City's Zoning Ordinance. Note that there are instances where state law may supersede the current standards in the Zoning Ordinance. If there is a conflict, state law supersedes the Zoning Ordinance.

In the R2 and R3 zone, three bedroom units are currently not permitted for Duplex, Triplex, Fourplex and Multiple Family residential which could pose a potential constraint to multifamily development projects. Program 11 Zoning Ordinance Amendments for housing for Persons with Special Needs removes this constraint to multifamily development standards Program 11 also includes zoning amendments to decrease the minimum living area to 675 square feet for one bedroom units, 850 square feet for two bedroom units, and 1,025 square feet for three bedroom units, with an 175 square feet required for each additional bedroom beyond three.

Table 8.32 Development Standards

Development Issue	RH	R1-20	R1-10	R1-7.2	R2	R3	R3-S	R3-20	R3-24
Area (Minimum square feet)	_a	20,000	10,000	7,200	10,000	12,000	_g	12,000	12,000
Width (Minimum linear feet)									
* Interior Lot	_a	100	60	60	60	60	_g	60	60
* Corner Lot	_a	100	70	70	70	70		70	70
Lot Depth (Minimum linear feet)	_a	150	100	100	100	100	_g	100	100
Street Frontage (Minimum linear feet)	_a	50	40	40	40	40	_g	40	40
Setbacks (Minimum linear feet)									
•Front Yard	_a	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b		25 ^b	25 ^b
•Rear Yard	_a	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b		20 ^b	20 ^b
•Side Yard									
- Interior Lot							_g		
With Garage	_a	10 ^b	10 ^b	10 ^b	10 ^b	10 ^b		10 ^b	10 ^b
Without Garage	_a	5 ^b	5 ^b	5 ^b	5 ^b	10 ^b		10 ^b	10 ^b
- Corner Lot									

⁷ Grand Terrace Development Services Website. https://www.grandterrace-ca.gov/departments/planning_development_services/planning



Development Issue	RH	R1-20	R1-10	R1-7.2	R2	R3	R3-S	R3-20	R3-24
Street side	_a	15 ^b	15 ^b	15 ^b	15 ^b	15 ^b		15 ^b	15 ^b
No Street side	_a	5	5	5	5	10		10	10
Density (Allowable dwelling units per acre)	_a	1-2	1-4	1-5	1-9	1-12 ^c	Max. 20	13-20 ^c	20-24 ^c
Living Area (Minimum square feet)									
* Single Family	_a	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d			
* Duplex, Triplex, Four-plex and Multiple Family							^g	^g	^g
- One (1) Bedroom	-	-	-	-	800 ^d	800 ^d			
- Two (2) Bedroom	-	-	-	-	1,000 ^d	1,000 ^d			
Height (Maximum linear feet)	_a	35 ^e	35 ^e	35 ^e	35 ^e	35 ^e	^g	35 ^e	35 ^e
Lot Coverage (Maximum percent)	_a	40	50	50	60 ^f	60	^g	60	60
Distance Between Buildings (Minimum linear feet)	_a	5	5	5	20	20	^g	20	20

a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints.

The specific plan shall not create a density greater than one dwelling unit per gross acre and shall be consistent with the city's general plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.

b. The following exceptions apply to front, rear and side yard requirements as noted:

1. The minimum side and rear yard setback for a patio cover shall be five feet.
2. The minimum rear yard setback for an accessory structure shall be ten feet.
3. Slopes exceeding five percent shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five foot rear yard setback may include ten feet of slope that is greater than five percent.
4. In the case of a parcel or tract map, the twenty-five foot front yard setback requirement may range from twenty-two feet to twenty-eight feet, with an average of twenty-five feet for all proposed lots.
5. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five feet from any property line.

c. A density bonus shall be permitted in accordance with the California Government Code and this Title.

d. For the purposes of this chapter, the following terms shall be defined as follows:

"Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.

"Multiple-family" means one- or two-bedroom units only.

e. Accessory structures shall not exceed twenty feet in height, with exceptions as listed in Section 18.73.090 of this title.

f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred square feet of open space per dwelling unit.

g. Senior citizen housing's development standards will be established through the specific plan process. All senior citizens housing projects in the R3-S zone will require specific plan process; however, in no circumstance shall the density exceed twenty unit/acre.

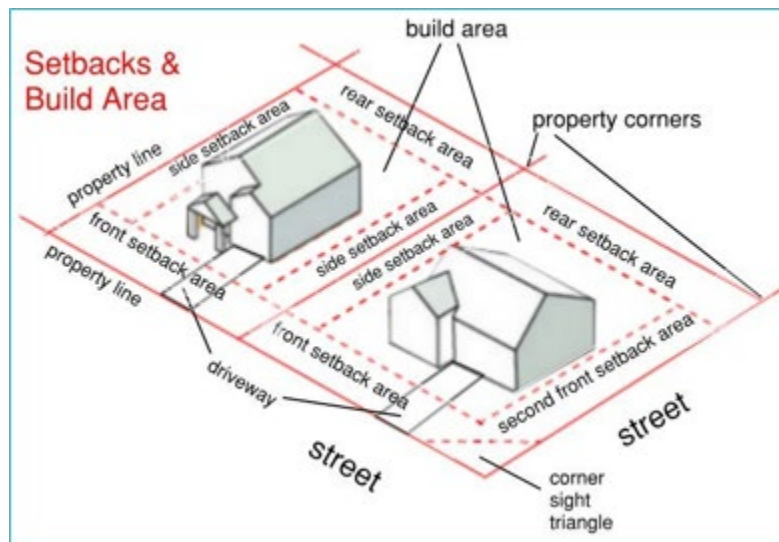
Height Limits

The City has instituted a maximum building height of 35 feet across all residential zones to maintain a consistent low profile within the City, however the City does not impose a maximum number of stories. ADUs are allowed to be up to two stories, unless built on top of a one-story structure. The height limits do not constrain development from reaching their prescribed General Plan densities (12-24 du/ac for medium high density) but may likely constrain densities greater than 24 dwelling units per acre. The City is rezoning to allow densities up to 40 du/acre as discussed in the Sites Inventory (Section 8.8). As a part of the rezoning efforts, new standards will be adopted in the high density zone appropriate for allowing developments to reach these higher densities (See Program 1 Adequate Sites to Accommodate Regional Housing Needs).

Setbacks

All residential zones have setbacks, which are the minimum distances between a structure and a lot line, as shown in Figure 2. Setbacks in Grand Terrace are largely uniform between the residential zones, with 25-foot front setbacks, 5- to 10-foot interior side setbacks, 15-foot street side setbacks, and 35-foot rear setbacks. Since all setbacks reduce the amount of land that is developable on a site, unnecessarily large setbacks have the potential to act as a constraint to housing; however, the setbacks as shown in the table above do not constrain projects from reaching the maximum housing density in current, lower density zones. The City will ensure that the new multi-family zone will not have setbacks that inhibit reaching the maximum density allowed by the zoning and general plan.

Figure 2: Setbacks and Building Area



Source: LCETED Institute for Civil Engineers, "What are Setbacks in Construction". Accessed May 8, 2024. <https://www.lceted.com/2021/05/what-are-setbacks-in-construction.html>

Zoning districts and the types of housing permitted in each district are shown in Table 8.33. Development standards for each district are shown in Table 8.34.

Table 8.33
Housing Types Permitted by Zoning District

Residential Use	RH	R1-20	R1-10	R-7.2	R-2	R-3	R-3-S	R-3-20/ R-3-24
SF-Detached	P	P	P	P	P	P	--	--
SF-Attached 2-4 DU	--	-	--	--	P	P	--	P
Multiple-Family Units	--	--	--	--	P	P	--	P
Residential Care <6	P	P	P	P	P	P	P	P
Residential Care >6	--	--	--	--	C	C	--	--
*Emergency Shelter	--	--	--	--	--	--	--	--
Single Room Occupancy	--	--	--	--	C	C	--	--
Manufactured /Mobile Home	P	P	P	P	P	P	--	--
ADUs	P	P	P	P	P	P	P	P

P=Permitted; C=Conditional Use; --=Not a listed use

*Permitted in M2 zone

Source: Grand Terrace Zoning Code

The City's development standards are consistent with the parameters and policies established in the General Plan and reflect an attempt to balance housing needs with infrastructure capacities and environmental considerations. Standards regulating development within the City are similar to those being used by other surrounding communities.

Multi-family housing is permitted in the R-2, R-3, R-3-20 and R-3-24 zoning districts at densities up to 24 units per acre, excluding density bonus, which is considered appropriate for lower-income housing in small cities such as Grand Terrace pursuant to State law.

Table 8.34
Minimum Development Standards for Residential Zones

Standard	R1-7.2	R1-10	R1-20	RH ^a	R2	R3	R3-S	R3-20/24
Units per acre (max.)	5	4	2	1	9	12 ^c	g	20/24
Lot area (sq. ft.)	7,200	10,000	20,000	-	10,000	12,000	g	12,000
Lot width (ft.)	60	60	100	-	60	60	g	60
Lot depth (ft.)	100	100	150	-	100	100	g	100
Street frontage (min. lineal feet)	40	40	50	-	40	40	g	40
Setbacks front yard (min. lineal feet)	25 ^b	25 ^b	25 ^b	-	25 ^b	25 ^b	g	25 ^b
Setbacks rear yard (min. lineal feet)	20 ^b	35 ^b	35 ^b	-	20 ^b	20 ^b	g	20 ^b
Interior lot (with garage)	10 ^b	10 ^b	10 ^b	-	10 ^b	10 ^b	g	10 ^b
Interior lot (without garage)	5 ^b	5 ^b	5 ^b	-	5 ^b	10 ^b	g	10 ^b
Corner lot (street side)	15 ^b	15 ^b	15 ^b	-	15 ^b	15 ^b	g	15 ^b
Corner lot (no street side)	5	5	5	-	5	10	g	10
Living area single-family (minimum)	1,350 ^d	1,350 ^d	1,350 ^d	-	1,350 ^d	1,350 ^d	g	-
Living area multi-family (one-bedroom)					800 ^d	800 ^d	g	g
Living area multi-family (two-bedroom)					1,000 ^d	1,000 ^d	g	g
Building lot coverage (%)	50	50	40	-	60 ^f	60 ^f	g	60
Building height (ft.)	35 ^e	35 ^e	35 ^e	-	35 ^e	35 ^e	g	35 ^e

Source: Grand Terrace Zoning Code, 2021

Footnotes: Refer to Zoning Code for footnote definitions.



Specific Plans

In addition to the zoning districts described above, housing development may occur in “specific plan” zoning districts pursuant to Municipal Code Chapter 18.20. Three specific plans have been established allowing residential uses – Barton Road Specific Plan, Forest City Dillon Specific Plan, and Kruse Specific Plan. The Forest City and Kruse Specific Plans are fully developed, and only the Barton Road Specific Plan is expected to have opportunities for housing development in the foreseeable future.

Barton Road Specific Plan

Multiple-family infill development in the Barton Road Specific Plan (BRSP) is allowed in the AP District (Planning Area 3) and is subject to R3. For mixed-use projects, residential components are not allowed on the first floor. Mixed-use development is subject to the standards of the underlying zone district, including lot coverage, height, parking and setbacks. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan.

Gateway Specific Plan

The proposed Gateway Specific Plan area is comprised of vacant and non-vacant land, some currently owned by the Successor Agency to the City of Grand Terrace and includes the aggregation of multiple parcels and redevelopment of lands. The Plan encompasses 131 acres located north of Grand Terrace High School along the eastern side of I-215. This project is expected to include a mixed-use component with opportunities for multiple-family residential units. Because a specific plan is being proposed for the project it has the added benefit of creating customized development standards that would apply to the residential component. The Gateway Specific Plan was submitted to the City of Grand Terrace in December 2017 and is currently under review. Mixed uses including both commercial and residential projects, combined with recreational open space are envisioned to provide new housing opportunities in Grand Terrace.

One of the key benefits of the Gateway Specific Plan is that it addresses many of the current infrastructure deficiencies by bringing new roads and utilities to the area. The focal point of the Gateway planning area will be the creation of a new major arterial connecting Commerce Way with Taylor Street. Projected to be an alternative to Michigan Avenue, this new 4-lane divided road alignment will serve to lessen traffic, noise and congestion on existing city streets.

The Gateway Specific Plan is expected to provide a significant component of new housing development during the 2021-2029 planning period, as further discussed in the Sites and Resources chapter.

As detailed in Chapter 18.10 of the City’s Zoning Code, senior citizen housing development standards are currently established through the specific plan process which could pose a potential constraint to senior multifamily housing development projects. Program 11 Zoning Ordinance Amendments for housing for Persons with Special Needs removes the specific plan requirement for senior housing.



Zoning for a Variety of Housing Types

- **Senate Bill 9:** Effective January 1, 2022, Senate Bill (SB) 9 requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home.
- **Accessory Dwelling Units:** Municipal Code Chapter 18.69 establishes regulations to encourage production of accessory dwelling units (ADUs). In recent years the State Legislature has adopted several amendments to State law to encourage ADU production. Program 9 Incentivize Accessory Dwelling Units is included in the Housing Plan to update City ADU regulations consistent with current State law.
- **Manufactured Homes:** The Zoning Code allows manufactured homes in all residential zone districts, subject to the same development standards and review process as conventional construction. The scope of review of single-family residences, including manufactured housing, is generally limited to the architecture of the residences, including design, materials, and landscaping. The process from submittal to issuance of building permits is approximately 6 weeks.
- **Residential care facilities:** Residential care facilities refer to a residential facility providing supervision and care of persons, such as a group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, assistance, guidance, protection or training for daily living. Residential care facilities serving 6 or fewer persons are permitted by right in all residential zones. Facilities serving 7 or more persons are conditionally permitted in all residential zone districts. Residential care facilities include homes for persons with disabilities.
- **Transitional and supportive housing:** Transitional housing typically provides shelter for up to two years and may require residents to participate in a structured program to work toward established goals so that they can move on to permanent housing. Supportive housing may have no time limit and residents are typically provided with an array of supportive services to assist them in their daily lives. Pursuant to State law, the City allows transitional and supportive housing as a residential use subject only to the same requirements for other residential uses of the same type in the same zone. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The City's current regulations comply with this law. Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs is included in the Housing Plan to update City regulations for supportive housing consistent with current law.
- **Single-room-occupancy (SRO)** units provide another form of affordable housing for low-income persons. The City's Zoning Code allows SROs subject to a conditional use permit in the R2 and R3 zone districts.
- **Emergency shelters:** Emergency shelters are facilities that provide a safe alternative to the streets. State law requires jurisdictions to evaluate their need for emergency shelters



compared to available facilities to address the need. If existing emergency shelter facilities are not sufficient to address needs, jurisdictions must designate at least one location where a year-round shelter can be accommodated. The City Zoning Code has recently been updated to allow the development of emergency shelters by right in the M2-Industrial zone. The M2 Zoning District covers approximately 178 Acres within the City. All of these parcels are within .25, .5, and 1 miles within transit services. Approximately one-third of the land is currently vacant. There is sufficient acreage in these parcels to meet the needs of the most recent PITC (one individual). The City's Zoning Code allows emergency shelters by-right in the M2 zone subject to the following standards.

- An emergency shelter shall be located at least 300 feet from any other emergency shelter.
- Each emergency shelter may have a maximum of 25 beds, with at least 35 square feet of sleeping area per bed.
- Each emergency shelter shall provide a client waiting and intake area of at least ten square feet per bed but at least 200 square feet in total floor area. The intake waiting area shall be in a location not visible from the adjacent right-of-way. If located at the exterior of a building, the area shall be visually separated from public view by a six-foot high decorative masonry wall and shall be covered for shade and rain considerations.
- Living, dining, and kitchen areas shall be physically separated from sleeping areas.
- Each emergency shelter shall provide facilities for personal care (i.e., bathroom and shower facilities).
- The shelter shall provide landline telephone services separate from the office phone in order to provide privacy. Any payphones provided shall allow call-out service only.
- One parking space for each 500 square feet of gross floor area shall be provided, unless it is demonstrated that a different parking ratio is appropriate based upon the submittal and approval of a parking study prepared by a qualified traffic engineer to justify the provision of a lesser number of spaces than that required by this Section, based on shared use of spaces, the nature of the use, or other factors. 1. The design of off street parking facilities shall comply with Chapter 18.60 (Off-Street Parking). 2. Non-operational and unregistered vehicles shall not be kept on site and towing shall be the responsibility of the shelter operator.
- Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.
- The facility and/or the premises shall be accessed by one entrance.
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, shielded, and directed away from adjacent properties and public rights-of-way, and of an intensity that is compatible with the neighborhood.
- Trash enclosures and refuse areas shall be provided.

AB 139 (2019) revised State law regarding parking standards for emergency shelters. Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs is included in the Housing Plan to update City regulations consistent with current law. Additionally, Program 11 Zoning Ordinance Amendments for Housing for Persons with



Special Housing Needs will include revising the definition of emergency shelter in Section 18.06.287 to include other interim interventions, including navigation centers, bridge housing, and respite or recuperative care pursuant to Government Code section 65583, subdivision (a)(4).

- **Low Barrier Navigation Centers:** In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:
 - (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
 - (2) Accommodation of residents’ pets
 - (3) The storage of possessions
 - (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Current City regulations comply with this requirement.

Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs is included in the Housing Plan to update City regulations consistent with current law.

Housing for Persons with Disabilities

City regulations related to housing for persons with disabilities are summarized below.

Definition of Family

The Zoning Ordinance defines *family* as “an individual or two or more persons living together as a single housekeeping unit.” This definition is consistent with current law.

Residential Care Facilities

Municipal Code Section 18.06.635 defines *Residential care facility* as “any facility, place or building that is maintained and operated to provide non-medical residential care as defined by State law, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, abused or neglected children and the elderly. The term "residential care facility" is limited to those facilities, places or buildings that are both subject to regulation and actually licensed by the State of California. No facility, place or building that may otherwise be regulated by the State of California, but which is not actually licensed by the State of California, shall be deemed a "residential care facility" for purposes of this Title. Whether or not unrelated persons are living together, a residential, community or group care facility licensed by the State of California that serves six or fewer persons shall be considered a residential use of property for the



purposes of this Title. (A residential care facility that is not licensed by the State of California shall be deemed a rooming or boarding house.)”

Residential care facilities for six or fewer persons are permitted as a residential use in all districts, while residential care facilities for more than six residents are permitted in the R-2 and R-3 districts by an administrative use permit. The administrative use permit is approved by the Planning and Development Services director, typically within 4 – 6 weeks. The AUP and limiting residential care facilities with more than six residents to two zones could pose as a potential constraint. Program 11 Zoning Ordinance Amendments for housing for Persons with Special Needs, expands the zones where residential care facilities are permitted and removes the AUP requirement for residential care facilities for seven or more persons .

There are no separation requirements for the siting or separation requirements for special needs housing.

Reasonable Accommodation

The Reasonable Accommodations Ordinance (Municipal Code Chapter 18.68) establishes procedures for reviewing and approving requests for modifications to City zoning or building codes to ensure equal access to housing and facilitate the development of housing for individuals with disabilities.

Application procedures. Notice of the availability of reasonable accommodation is prominently displayed at public information counters in the Community and Economic Development Department, advising the public of the availability of the procedure for eligible individuals. Upon submittal of a request for reasonable accommodation, the application is forwarded to any applicable reviewing agencies, and notice of the application is mailed to all adjacent property owners including the specific zoning code, law, regulation, procedure or policy from which relief is being requested, the nature of the accommodation requested, and informing surrounding property owners that they may contact the City to request written notice of any decisions made, or hearings scheduled, regarding the application.

The Planning and Development Services Director shall have the authority to consider and act on any application for a reasonable accommodation, and may deny, approve or conditionally approve the request in accordance with the required findings set forth in Section 18.68.090, and shall issue a written determination within 30 days of the date of receipt of a completed application. The Planning and Development Services Director may also refer the request for reasonable accommodation, in his or her sole discretion, to the Planning Commission. Such referrals, if made, shall occur within 15 days after the Planning and Development Services Director's receipt of a complete application. In which case, the Planning Commission shall render a decision on the application in the same manner as it considers an appeal. The written determination shall be made in accordance with the required findings set forth in Section 18.68.090.

A request for reasonable accommodation submitted for concurrent review with another discretionary application shall be reviewed by the authority reviewing the discretionary land use application. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the applicable reviewing authority in compliance with the

applicable review procedure for the discretionary review. A reasonable accommodation does not require the approval of any variance as the reasonable accommodation.

Findings for approval. Approval shall be based upon the following findings, which shall be made by the by the approval authority in approving or denying the application:

1. The person who will use the subject property is protected under the fair housing laws;
2. The requested exception to the zoning code, law, regulation, procedure or policy is necessary to make specific housing available to persons occupying the subject property;
3. The requested accommodation will not impose an undue financial or administrative burden on the City;
4. The requested accommodation will not require a fundamental alteration of the City's zoning laws, policies and/or procedures;
5. That alternative reasonable accommodations which may provide an equivalent level of benefit have been considered, and are not feasible.

These procedures are consistent with applicable law and do not pose an unreasonable constraint on persons with disabilities. To date, only one resident has requested and received a reasonable accommodation to expand a residence.

Off-Street Parking Standards

Parking standards are currently similar to those used in other cities: a two-car garage required for each single-family dwelling. Multi-family developments require one parking space for studio units and two spaces for larger units, of which one space must be in a carport or garage. Guest spaces are required in a ratio of one guest parking space per four multi-family dwelling units. Parking standards for the new high density zone will be such that they do not pose a constraint to meeting the maximum density.

Design Review Standards

In March 2023, the City of Grand Terrace adopted objective design standards for multifamily residential and mixed-use developments with a residential component. The standards were created to ensure such projects are attractively designed, maintain positive aesthetic characteristics, and provides property owners and developers with predictable design approval standards. The objective design standards establish the provisions and procedures for processing streamlined housing projects consistent with Government Code Section 65913.4. Consistent with state law, the standards are objective and do not pose an unreasonable constraint on the development of multifamily or mixed-use housing.

Single- and multi-family units are reviewed on a case-by-case basis for high quality construction and compatibility with existing surrounding architecture. The basic philosophy of the City's design review process is to arrive at a product that meets the City's goals and is financially feasible for the developer.



The responsibility of the Planning Commission / Site and Architectural Review Board is to provide comprehensive site plan and architectural review of projects. The scope of the Planning Commission / Site and Architectural Review Board's site and architecture review is to consider the site plan in relation to the property and development standards (such as setbacks, lot coverage, building height, and parking), placement of structures, vehicle and pedestrian access, landscaping, police and fire services, grading and drainage, traffic, relationship to existing and planned uses of adjoining and surrounding properties, and relationship to nearby properties and structures and surrounding natural topography. It is also to consider the proposed architecture of buildings in terms of style and design, materials and colors, and size and bulk in relation to the surrounding properties. Chapter 18.63 of the Zoning Code specifies the review authority of the Planning Commission / Site and Architectural Review Board with regard to site and building design.

Projects such as individual single-family units require Planning Commission approval, through Site and Architectural Review. A public hearing is not required for small projects, such as room additions and accessory structures.

Building Codes and Compliance

In addition to land use controls, local building codes also affect the cost of housing. As part of Municipal Code Title 19, Grand Terrace has adopted the current 2022 California Building Codes that establishes minimum construction standards. The codes establish uniform standards, and no major modifications to standard building codes have been established.

Code compliance activities within the City are intended to promote the safety and character of the City. The City encompasses approximately three square miles and there is one code compliance officer responsible for code enforcement activities in the City. Therefore, code enforcement activities are primarily reactive. In the residentially designated properties, code enforcement housing efforts generally focus on property maintenance, including the rental inspection program.

Development Fees

A summary of development fees is provided in Table 8.35. The fees that are charged by the City are a reflection of the time and effort required by City staff in order to review development plans.

Development impact fees are charged on a per-unit basis to provide funds to offset the cost of providing public services to serve new development. Development impact fees are limited to the cost of providing the necessary services.

As shown in Table 8.35 the total fees, including building permit and development impact fees for a 2,000-square-foot residential unit are approximately \$33,000, and approximately \$24,000 for a 1,200-square-foot multi-family unit. While the majority of the costs is attributable to development impact fees, the City assesses a lower impact fee for multiple-family development. A significant portion of these impact fees are assessed by entities separate from the City, over which the City has no control.



Table 8.35
Residential Planning, Building Permit and Development Impact Fees

	2,000 Square Foot Detached Residential Unit	1,200 Square Foot Attached Residential Unit
Planning Fees		
Site and Architectural Review	\$2,200 Deposit & Actual Cost per project	
Administrative Site and Architectural Review	\$310 minimum fee per project up to \$3,100 based on size	
Land Use Review	\$97 fee per project	
Administrative Conditional Use Permit	\$620	
Conditional Use Permit	\$2,400 deposit	
CEQA review	Dependent on CEQA requirements	
Notice of Exception	\$233	
Notice of Determination	\$233	
Initial Study (Negative Declaration)	\$930 OR Actual Cost, plus 15% Admin Fee	
Building Construction Permit Fees	(per unit)	(per unit)
Building Permit fee	\$1,872.95	\$1,223.35
Plan Check fee	\$1,217.42	\$795.18
Energy fee	\$75.00	\$75.00
Sewer connection	\$300.00	\$300.00
NPDES compliance verification	\$75.00	\$75.00
Electrical fee	\$373.92	\$144.96
Ventilation fee (\$10/each)	\$60.00	\$20.00
Lawn sprinkler system	\$15.00	\$15.00
Water heater or vent	\$15.00	\$15.00
Private water distribution system (\$4/each)	\$8.00	\$6.00
Air handling unit	\$15.00	\$15.00
Forced air/gravity type burner	\$20.00	\$20.00
Gas piping system	\$4.00	\$4.00
Drainage/vent pipe repair (\$15/each)	\$210.00	\$120.00
Fixture Trap fee (\$10/each)	\$140.00	\$80.00
Approximate Total Building Fee	\$4,386.00	\$2,908.00
Development Impact Fees		
Arterial Improvement Fees	\$ 4,063.36	\$ 2,479.85
Storm Drainage Fees	\$2,234.00	\$429.00
General Facilities Fund	\$1,102.00	\$1,102.00
Public Use Facilities Fund	\$ 674.00	\$ 422.00
Parkland/Open Space Fund	\$7,241.00	\$4,534.00
Traffic Signal Improvement Fee	\$ 238.53	\$ 145.57
Sewer Connection Fee	\$2,700.00	\$2,700.00
Riverside Highland Water Connection Fee	\$7,765.00	\$7,765.00
School Fees (Colton Joint Unified School District) (\$4.79/sq. ft)	\$9,580.00	\$5,748.00
Approximate Total Development Impact Fees	\$35,597.89	\$25,325.42
Estimated Total Fees	\$39,983.89	\$28,233.42

Source: Grand Terrace Community Development Department

Permit Processing

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays add



to the cost of construction by increasing land holding costs, interest payments and inflation. Although these review processes may take a substantial amount of time, they are necessary to ensure public health and safety and integrate a new development into the local urban environment.

In Grand Terrace, the average processing time for most development entitlement applications is two to three months with very small projects taking less than 30 days. Approval times can vary depending on the applicant, the city has a 30-day review period during which comments are prepared for the applicant who has 30-days to resubmit. However, most applicants take about 60-90 days to resubmit the project for review. In addition to this, the average plan check review time for Building and Safety is about 10-14 days. The resubmittal review is five days for applicant whom on average take longer than that to resubmit plans. Therefore, an assumed project approval should be around three months but a review of approved projects shows a range of 6-12 months approval time for applicants.

All development services functions are consolidated under the Community Development Department. The divisions which include Planning, Building and Safety, Code Enforcement, Engineering and Public Works. This administrative organization helps to ensure that development and permit issues are resolved efficiently.

Moreover, the City has established a Site and Architectural Review Board that also serves as the Planning Commission. This Board is scheduled to meet twice per month to review all new construction proposals. Based on periodic surveys conducted by the City, local processing times are shorter than those experienced in surrounding communities.

The following summarizes application procedures that are utilized by the City for residential projects and their typical processing times:

Land Use Application: This application is used for small ground floor room additions that are less than 500 square feet in size. The average processing time is 2 to 4 weeks from filing to issuance of building permit.

Administrative Site and Architectural Review: The Administrative Site and Architectural Review application is used for two-story additions, larger room additions that are 500 square feet in size or larger but less than 65% of the floor area of the existing house. This application does not require a public hearing and can be approved by the Community Development Director or their designee. The average processing time is typically 6 weeks from filing to issuance of building permit. The Administrative Site and Architectural Review process is also used for the review and approval of second dwelling units, which greatly expedites the processing of these second units and is in conformance with State law.

Site and Architectural Review: This application requires a public hearing before the Planning Commission and notification of property owners within 300 feet of the subject site. The Site and Architectural review process is required for new single-family residences and for multiple-family developments. The average processing time for a single-family residence is 6-8 weeks from filing to issuance of a building permit, and about 12 to 16 weeks from filing to issuance of building permit for multiple-family developments. If an environmental initial study is required to be prepared, the processing time would be extended by at least three months. To expedite the review process, the City offers concurrent review of the



construction drawings prior to the Planning Commission's public hearing, subject to a hold harmless agreement should the Commission impose major changes in the project at the public hearing. This procedure highlights the City's efforts to expedite the review process to facilitate new housing development.

Conditional Use Permit: Applications for a Conditional Use Permit shall be submitted to the planning department and is heard concurrently with the Site and Architectural Review application, which results in processing time the same as for the Site and Architectural Review application. The planning director shall review each application and determine its completeness. Upon determination that an application is complete, the application shall be scheduled for a public hearing consideration by the planning commission.

Tentative Parcel Map: This application is used to divide a site into four or fewer new parcels. This would allow for the infilling of larger parcels or an intensification of existing sites. The application is heard by both the Planning Commission and the City Council, as required by State law and the City's Subdivision Ordinance. The processing time from tentative parcel map filing to City Council approval is approximately 3 to 4 months.

Tentative Tract Map: This application is used to divide or subdivide a site into more than four lots. This allows for the infilling of large parcels or an intensification of larger existing sites in the City. Tentative Tract Maps are heard by both the Planning Commission and the City Council. The processing time from the tentative map filing to the recording of the final map is 4 to 6 months. If an environmental initial study is required to be prepared than the processing time would be extended by at least three months.

The City reviewed its recently permitted single family homes and ADUs to understand the length of time between approval of the project and submittal of applications for building permits, including one recent ADU and one recent single family home. The ADU was approved on June 17, 2024 and applied for building permits on the same day (June 17, 2024) and the single family home was approved on August 9, 2019 and applied for a building permit on November 13, 2019, about three months (96 days) after approval.

The City does not have any current (in the last five years) examples of multifamily development projects to establish a typical length of time between the submittal of applications for building permits and approval. Any former application timelines of multifamily housing from further than five years ago would not be reflective or indicative of the City's current review processes. The City is receiving increase interest in development since the adoption of the Objective Design Standards (2023) and with the proposed rezoning as documented in this Housing Element. At the time of publication, the City recently received two multifamily applications utilizing the newly adopted Objective Design Standards, one of which is currently in plan review. The City is motivated and committed to streamline and update prior processes as well as amend the zoning ordinance to facilitate the development of multifamily and affordable housing through several Housing Element Programs including Program 1, Program 3, and Program 11.



SB 35 Approval Procedure

SB 35 (2017) requires a Streamlined Ministerial Approval Process for developments in jurisdictions that have not made sufficient progress towards their Regional Housing Needs Allocation.

As of December 2023, the City of Grand Terrace has not received an SB 35 application. If the City were to receive an SB 35 application, it would follow state law procedure. The following permitting procedure that the City will follow is from the Streamlined Ministerial Approval Process guidelines outlined by HCD.

After receiving a notice of intent from the applicant intending to submit an application for a Streamlined Ministerial Approval Process, the following steps must occur:

1. The City will complete the tribal consultation process outlined in Government Code Section 65913.4(b) prior to accepting an application for a Streamlined Ministerial Approval process.
2. Once the tribal consultation process is complete, the City will begin processing the submitted application for a Streamlined Ministerial Approval process.
3. The City will perform a determination of consistency with regard to objective zoning, subdivision, and design review standards.
4. The City will perform a determination of consistency with density requirements.
5. The City will complete the design review within the following timeline, following acceptance of the application in item #2 above:
 - Within 60 calendar days of submittal of the application to the City if the development contains 150 or fewer housing units.
 - Within 90 calendar days of submittal of the application to the City if the development contains more than 150 housing units
6. The City will determine whether the application for Streamlined Ministerial Approval complies with all applicable requirements, and will approve or deny the application, within the following timeline:
 - Within 90 calendar days of submittal of the application to the City if the development contains 150 or fewer housing units
 - Within 180 calendar days of submittal of the application to the City if the development contains more than 150 housing units.

Improvement Standards

Projects including new residential construction are normally required to install necessary on- and off-site improvements, including a half-width of the adjacent street, concrete curbs, sidewalks, water connections and sewer connections. Roadway standards for local or neighborhood streets that allow parking on both sides of the street have paved widths of 36 to 44 feet. Infrastructure improvements are in place in most locations within the City limits.



Local Ordinances

At present, the City does not have a short-term rental ordinance in place. A review of the VRBO website in November 2022 showed no short-term rental properties currently present within the City limits, while a review of the Airbnb website showed 14 available rentals. Thus, while these types of ordinances have the potential to pose a governmental constraint on housing in cities, particularly cities with large tourist economies, current data indicates the effects of short-term rentals to be negligible when compared to the total housing stock of the City. Thus, it is not a constraint on development.

At present, the City also does not have an inclusionary housing ordinance. Thus, this is not a constraint on development.



Land Resources

Section 65583(a)(3) of the California Government Code requires Housing Elements to include an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B, which shows that the City’s land inventory, including projects approved and the potential development of vacant and underutilized parcels, is sufficient to accommodate the RHNA for this planning period in all income categories.

A discussion of public facilities and infrastructure needed to serve future development is contained in “Non-Governmental Constraints” in Section 8.4. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

8.5 HOUSING RESOURCES

Financial Resources

In 2012 the state abolished all redevelopment agencies in California; therefore, this tool for community revitalization and affordable housing assistance is no longer available. Nevertheless, there are a variety of potential funding sources available to support affordable housing in the City of Grand Terrace, as summarized below. The City of Grand Terrace does not administer these programs, and these financial resources are managed by other governmental or nonprofit partners.

California Housing Finance Agency (CHFA): Operated by the California Housing Finance Authority it is designed to provide up to 100% of home loan financing to prospective eligible first-time homebuyers. Generally, the loan consists of a standard 97% FHA - CHFA fixed-rate 30-year mortgage and a 3% CHFA down payment assistance second mortgage, which is also called a “sleeping” or “silent” second. The second mortgage is offered for 30 years at 3% simple interest. All payments are deferred on this second mortgage until one of the following happens: the CHAFA first mortgage becomes due and payable; the first mortgage is paid in full or refinanced; or the property is sold.

Community Development Block Grant Program (CDBG): Through the federal CDBG program, HUD provides funds to local governments for funding a range of community development activities. CDBG grants are awarded to the City on a formula basis for housing activities, including acquisition, rehabilitation, homebuyer assistance, economic development, homeless services and public services. CDBG funds are subject to certain restrictions and cannot be used for new construction of housing. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the County Median Family Income. In the past the City has used CDBG funds to support rental, utility and transitional housing assistance through Lighthouse.

Low Income Housing Tax Credit (LIHTC) Program: This program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing.



Home Investment Partnership (HOME) Program: HOME is a federal program, created as a result of the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula, which takes into account tightness of the local housing market, inadequate housing, poverty and housing production costs. Localities must match HOME funds with 25% of funds from non-federal sources. The San Bernardino County Economic Development Agency, Community Development Division administers the HOME Program locally for County residents. The HOME Program serves individuals and households earning 80% or less of the area median income established by HUD, who reside within the County of San Bernardino HOME Consortium area. City residents are eligible to participate in this program.

HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing.

Multifamily Mortgage Revenue Bonds: This funding source provides below-market interest rate loans for development, acquisition, or rehabilitation of existing multifamily rental units within San Bernardino County and its cooperating cities.

Section 8 Rental Assistance Payments/Housing Certificates: The federal Section 8 voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. Eligible households pay 30% of their income toward rent with the balance paid by HUD. The San Bernardino County Housing Development Department, in cooperation with the Housing Authority, administers the Tenant Based (Rental) Assistance Program that includes Section 8 rental assistance.

Energy Conservation

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, homeowners have become increasingly aware of energy conserving measures primarily as a means to offset and control the rising costs of fuel.

California Subdivision Map Act: State law requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes. These standards have been incorporated by reference into the City's Subdivision Ordinance.

Building Code: The City enforces the State Energy Conservation Standards (California Code of Regulations Title 24). These standards incorporated into the City's Building Code provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" with various performance standards. These requirements apply to all new residential and commercial construction and to remodeling and rehabilitation construction only where square footage is added. The City is



also requiring 100% waste recycling on construction projects, and a commissioning plan certified by a mechanical engineer on energy systems.

Zoning Code: Section 18.10.090 of the Zoning Code allows a multiple-family developer to apply for a density bonus when energy efficiency is incorporated into the project design.

Community Action Partnership of San Bernardino County (CAPSBC):

- **Weatherization Program:** Assists eligible low-income customers by installing energy conservation measures that will reduce utility costs and conserve energy. Residents eligible for the Weatherization Program include single-family homes, condominiums, and multi-family homes, such as apartment complexes. This program is available to homeowners and renters. Examples of energy conservation measures include low flow shower heads, attic insulation, caulking, set back thermostat, and minor repairs, such as replacement of door (s), broken glass, patching of holes, door stops, and frames.
- **Home Energy Assistance Program (HEAP):** The HEAP program provides, to eligible households, emergency and non-emergency utility assistance in the form of a credit on gas, electric, wood or propane bills. Emergency assistance is when the utility has already been turned off, whereas non-emergency is when a disconnection notice is received.

California Alternative Rates for Energy (CARE): Southern California Edison and The Gas Company participate in the CARE program providing lower energy rates to eligible households. To inform residents about this program, the utility companies mail all customers brochures regarding the program.

Conservation Garden at Grand Terrace Fitness Park: The landscaping at Grand Terrace Fitness Park was designed to be a water conservation demonstration garden. Most of the plant material within the park uses less water than a traditional landscape or park and much of it would survive on just the limited rainfall that falls in Grand Terrace. The local water purveyor, Riverside Highland Water Company, partnered with the City to provide plant identification signs so that park visitors can identify water conserving plants that they would like to use in their gardens and yards, and educational signs that speak to water efficiency through the use of water conserving plants and smart irrigation.

Energy Efficiency Audits: The Southern California Edison Company provides energy audits to local residents on request. The Southern California Gas Company also provides self-guided surveys for its customers on its website. Energy audits are extremely valuable in pinpointing specific areas in residences, which are responsible for energy losses. The inspections also result in specific recommendations to remedy energy inefficiency. In addition, these utility companies provide rebate programs for energy efficient improvements or purchase of energy efficient appliances.



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8.6 HOUSING PLAN

This Housing Plan provides direction for City decision makers to achieve the long-term housing goals set forth in the Grand Terrace Housing Element. The Plan is established to guide the development, revitalization and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. It is the overall goal of the City to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income.

In preparing the 2021-2029 Housing Plan, the City re-examined the goals, policies and programs of the previous planning period, in light of the dissolution of redevelopment agencies, shrinking County programs, and limited funding resources. The Housing Plan is responsive to State housing goals and reflects the desires and aspirations of the community within the constraints of the City's available resources.

The Housing Plan addresses the following areas: 1) providing adequate housing sites to accommodate future needs; 2) assisting the development and/or availability of affordable housing; 3) removing governmental constraints; 4) conserving and improving existing affordable housing; and 5) promoting equal housing opportunity.

Goals and Policies

Goal 8.1 Provide adequate sites, with appropriate zoning and development standards and services to accommodate the City's RHNA allocation.

- Policy 8.1.1: Promote and encourage development of housing, which varies by type, design, form of ownership and size.
- Policy 8.1.2: Maximize use of remaining residentially zoned vacant land suitable for residential development.
- Policy 8.1.3: Provide for a zoning category to permit a density of at least 20 units/acre, and allow for density bonuses pursuant to State housing law, which would qualify for very-low-income housing.
- Policy 8.1.4: Promote and encourage accessory dwelling units in accordance with State law.

Goal 8.2: Assist in the availability and/or development of adequate housing to meet the needs of affordable housing.

- Policy 8.2.1: Promote and encourage infill housing development and use of underutilized land for residential construction.
- Policy 8.2.2: Promote mixed-use and infill residential development in the Barton Road Specific Plan areas.
- Policy 8.2.3: Facilitate access to housing assistance programs
- Policy 8.2.4: Emphasize and promote the role of the private sector in the construction and financing of affordable income housing.



Policy 8.2.5: Continue to encourage the development of attached or detached accessory dwelling units, in accordance with the Zoning Code.

Goal 8.3: Address and, where appropriate, remove governmental constraints to the maintenance, improvement and development of housing.

Policy 8.3.1: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.

Policy 8.3.2: Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.

Policy 8.3.3: Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.

Goal 8.4 Conserve and improve the condition of existing affordable housing stock.

Policy 8.4.1: Encourage the rehabilitation of deteriorating housing.

Policy 8.4.2: Encourage the use of assistance programs to make residences more energy efficient.

Policy 8.4.3: Continue to enforce building, land use, and property maintenance codes.

Policy 8.4.4: Encourage the maintenance of sound owner-occupied and rental housing.

Policy 8.4.5: Encourage the incorporation of energy conservation features in the design of all new housing developments and the addition of energy conservation devices/practices in existing residential developments.

Policy 8.4.6: Support the rehabilitation, maintenance, and improvement of mobile homes and mobile home parks throughout the City.

Goal 8.5: Promote fair housing opportunities for the residents of Grand Terrace.

Policy 8.5.1: Provide reasonable accommodation for housing for persons with disabilities.

Policy 8.5.2: Promote fair housing opportunities for residents of Grand Terrace.



Housing Programs

This section describes the City’s housing programs for the 2021-2029 planning period, including the responsible agency, timeframe, funding source and objectives. It should be noted that where funding sources list “General Fund”, these may consist of in-kind staff services, expedited permit processing, and/or reduced permitting fees.

Programs to Provide Adequate Sites for Housing

Program 1 Adequate Sites to Accommodate Regional Housing Needs

To accommodate for a shortfall of sites and provide for adequate sites, the City is rezoning 97.3 total acres to allow for housing at a density of 20 – 40 du/acre. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA.

The City has identified 20 parcels (24.2 acres) from this rezone to meet the RHNA. Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Rezoned sites needed to meet the RHNA shall comply with the following:

- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre;
- Or, at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.

Additionally, the six RHNA sites with existing, single-family residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3).

Pursuant to the statutory requirements of Government Code Sections 65583.2(c), amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. There are four sites in the housing element that are subject to this provision, APNs 116720103, 027521109, 027641102, and 027641127.

Responsible Agency: Community Development

Objective: Rezone the identified 20 parcels (24.2 acres) with sufficient area and development standards to accommodate the City’s RHNA allocation



throughout the planning period. Update Zoning and Land Use maps accordingly. Monitor progress through Annual Progress Reports.

Timing: Amendments by October 2024; Ongoing implementation through the planning period. Rezones as soon as possible following adoption.

Funding sources: General Fund, Filing fees

AFFH Themes: New Opportunities in High Resource Areas, Housing Mobility

Program 2 No Net Loss and Adequate Sites Reporting

Pursuant to Senate Bill (SB) 166 (No Net Loss), the City must always maintain adequate sites to accommodate the remaining RHNA requirement. The City will monitor the entitlement and production of housing sites to ensure the remaining unmet RHNA by each income category is maintained at all times. Findings have to be made to reduce density/downzone a potential housing site to show that there are still adequate sites available to meet RHNA in a specific income category or a rezone has to occur within 180 days to accommodate the net loss of RHNA in said income category.

The City will develop a procedure by October 2024, to track:

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

The City will conduct a mid-cycle review of units built and capacity to meet the RHNA in 2026. If the entitled projects are not anticipated to be completed during the 6th Cycle at this time, the City will identify additional sites from the larger rezone efforts described above in Program 1 Programs to Provide Adequate Sites for Housing and/or programs to adequately meet the RHNA.

Responsible Agency: Community Development

Objective: Ensure compliance with SB 166

Timing: Procedures developed by October 2024; Ongoing implementation through planning period

Funding sources: Filing fees, General Fund

Programs to Assist the Development and/or Availability of Affordable Housing

Program 3 Facilitate Development of Affordable and Special Needs Housing

The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. Special needs households covers all types of special needs households including persons with disabilities, persons experiencing

homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed.

Specifically, the City will:

- Allow and assist developers in using Planned Residential Development standards, which allows for density bonuses when energy efficient construction is incorporated into projects.
- Provide density bonus and other incentives consistent with state law
- Provide expedited processing for projects that provide housing for lower-income and/or special needs households, including senior, extremely-low income households, housing for those with disabilities, or any other identified special needs household
- Assistance in preparing applications for lower-income households and households with special needs, including seniors, those with disabilities, or any other identified special needs household
- As funding allows, reduce development fees for extremely-low income housing projects. Seek funding sources to assist with extremely-low income housing development.
- Seek funding to support the health and quality of the mobile homes in the northwestern area of the City through funding opportunities including but not limited to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) and Manufactured Housing Opportunity and Revitalization Program (MORE).

Additionally, the City will annually contact developers of all special needs and lower income housing to assist in development where feasible by:

- Assisting and supporting new applications.
- Providing priority processing,
- Evaluate fee deferrals or subsidies and design modifications.
- Facilitating site acquisition.
- Hosting an annual workshop, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.

Responsible Agency:	Community Development
Objective:	Support affordable and special needs housing production
Timing:	Ongoing through planning period; annual outreach event for developers, seek funding opportunities annually with at least one mobile home funding application by Q3 2026, establish internal expedited permit process by Q1 2026.
Funding sources:	Filing fees, General Fund
AFFH Themes:	New Opportunities in High Resource Areas, Housing Mobility



Program 4 Density Bonus Consistent with State Law

Consistent with state law, the City must offer density bonus incentives for senior housing projects and projects that reserve a portion of the units as housing affordable to very low-, low-, and moderate-income households. In conjunction with the density bonus, the City must also offer incentives or regulatory concessions to facilitate affordable housing development. Incentives and concessions considered by the City include planned development standards and assistance with infrastructure requirements, such as water or sewer extensions when energy efficient construction is incorporated into projects. The City will revise the Planned Residential Development section of the zoning code (18.10.090) to include the density bonus incentives and concessions.

To qualify for a density bonus and concessions or other incentives, the developer of a proposed housing project (at least five units) must provide housing units affordable to very low-, low-, or moderate-income households, and/or housing for seniors.

The City will revise the zoning code to be consistent with state density bonus law by Q1 2026.

Responsible Agency:	Housing Authority, Community Development
Objective:	Facilitate lower-income housing production, special needs housing
Timing:	Amend the Zoning Code by Q1 2026.
Funding sources:	General Fund

Program 5 Section 8 Rental Assistance

The City will facilitate access to Section 8 Rental Assistance for lower-income households through the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City's website. Additionally, whenever the waiting list is open, the City will provide technical assistance and support to residents to add their information to the waiting list.

Responsible Agency:	Community Development/Planning
Objective:	Support housing availability. Provide information to 25 households annually, when waiting list is open. Provide technical assistance to 15 households when waiting list is open.
Timing:	Ongoing as notified by the San Bernardino County Housing Authority
Funding sources:	General Fund
AFFH Themes:	Fair Housing Enforcement and Outreach, Housing Mobility

Program 6 First-Time Homebuyer Assistance

The San Bernardino County CDH Department participates in the CRHMFA Homebuyers Fund (CHF) program that provides down payment, payment, and closing costs assistance to County residents. The Mortgage Credit Certificate Program provides a federal income tax credit for first-time homebuyers, which may be claimed as long as the homebuyer occupies the home and pays interest on the mortgage.



Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper.

San Bernardino County residents meeting income eligibility requirements may be eligible to participate in the CalHOME funding program that provides down payment assistance for first-time homebuyers. The CalHOME is administered by various organizations; locally Neighborhood Housing Services of the Inland Empire (NHSIE) and Neighborhood Partnership Housing Services, Inc. (NPHS) administer CalHOME programs. Prospective homeowners could qualify for down payment assistance to be paid back through a "silent second" mortgage.

Information on this Program will be provided on the City's website, including links to the NHSIE and NPHA websites, and posted biennially in the local newspaper. The City will provide technical assistance and support to residents for application to both programs.

Responsible Agency: Community Development/Planning and San Bernardino County CDH
 Objective: Production of affordable housing. Provide information to 20 households annually. Provide technical assistance to 10 households throughout the planning period.
 Timing: Throughout the planning period
 Funding sources: Federal and state grants

Program 7 Multifamily Housing Bonds

The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided.

Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper. The City will provide technical assistance to applicants who are looking to participate in this program in Grand Terrace.

Responsible Agency: Community Development and San Bernardino County CDH
 Objective: Produce, acquire, and/or rehabilitate at least 10 units of affordable multifamily housing throughout the planning period. Technical assistance to two projects in the planning period.
 Timing: Continuously throughout the planning period
 Funding sources: Federal and state grants
 AFFH Theme: New Opportunities in High Resource Areas, Housing Mobility

Programs to Mitigate Governmental Constraints

Program 8 Reasonable Accommodation for Persons with Disabilities

Chapter 18.68 (Reasonable Accommodations) of the Municipal Code provides a streamlined process for persons with disabilities to request deviations from the City's code requirements to accommodate their disability. Over the planning period the City will continue to implement this

program. The City will review the reasonable accommodations procedure once during the planning period to ensure that it continues to provide a streamlined and clear process for any reasonable accommodations requests. When requests are received, the City will apply its reasonable accommodations process.

Responsible Agency: Community and Economic Development Department
 Objective: Support fair housing for persons with disabilities
 Timing: Throughout the planning period when requests for reasonable accommodations are received. Review reasonable accommodations procedure by Q1 2027.
 Funding sources: Filing fees

Program 9 Incentivize Accessory Dwelling Units

The City will process a Code amendment in 2024 to update ADU regulations to be consistent with current law.

The City will create a dedicated webpage on the City website for ADU information. The page will include necessary information for the construction of ADUs and will include a set of FAQs, a flow chart of the development process, and links to resources for the development of affordable ADUs, and other ADU resources.

The City will also make a variety of pre-approved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs by 2025. The City will ensure that example plans provide choices and diversity in size to accommodate a variety of household sizes and types. The program may be modeled after successful programs implemented in other cities and utilize SBCTA and/or other regional plans.

The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets (an average of 1.5 ADUs annually) the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints; Increase ADU trends from 1.5 to 3 ADUS per year.
 Timing: Annual review, ADU code amendment in 2024. Create ADU webpage by Q4 2025. Additional actions within six months of any identified shortfall.
 Funding sources: General Fund, Filing fees
 AFFH Theme: New Opportunities in High Resource Areas



Program 10 Priority Water and Wastewater Service for Affordable Housing Developments.

Pursuant to Government Code 65589.7, work with public service providers to establish written procedures for the prioritization of water and sewer services to housing developments serving lower-income households.

Ensure that water and sewer service providers receive a copy of the housing element upon adoption.

Responsible Agency: Community Development and Planning Services / Municipal Utilities and Engineering Department
 Objective: Mitigate governmental constraints
 Timing: October 2023
 Funding sources: General Fund, Filing fees

Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs

A Zoning Ordinance amendment will be processed in 2024 to update City regulations for emergency shelters, transitional and supportive housing, residential care facilities, and low barrier navigation centers consistent with current state law. The follow amendments will be made:

- The Zoning Ordinance allows emergency shelters by-right in the M2 – Industrial zone district in compliance with state law. AB 139 (2019) amended parking standards that may be required for emergency shelters.
- State law requires that transitional and supportive housing be allowed as a residential use subject to the same standards as other residential uses of the same type in the same zone. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.
- AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.
- Amend the Zoning Ordinance to permit residential care facilities for seven or more persons in the R-3-S, R-3-20, R-3-24.
- Remove the AUP requirement for residential care facilities for seven or more persons
- Revise the definition of emergency shelters pursuant to AB 2339.
- Remove the Specific Plan requirement for senior housing in Section 18.10.020.
- Remove the bedroom limit for Duplex, Triplex, Four-plex and Multiple Family residential in the R-2 and R-3 districts in Section 18.10.040 (scheduled for 2024 updates)



- Revise site development standards to decrease the minimum living area to 675 square feet for one bedroom units, 850 square feet for two bedroom units, and 1,025 square feet for three bedroom units, with an 175 square feet required for each additional bedroom beyond three (scheduled for 2024 updates).

Responsible Agency: Community Development/Planning
 Objective: Amend the Development Code by October, 2025 unless otherwise noted for specific code amendment items. Then, annually monitor the effectiveness of the amended Development Code in addressing the following:
Emergency Shelters, Transitional Housing, and Supportive Housing
Single-Room Occupancy
Low Barrier Navigation Centers
 Timing: Code amendment in 2025
 Funding sources: General Fund

Program 12 Employee Housing

Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.

Pursuant to Health and Safety Code section 17021.6, employee housing for six or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Revise zoning to allow employee.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2024
 Funding sources: General Fund

Program 13 Objective Standards

Pursuant to SB 330, adopt objective design standards to ensure development standards, design guidelines, and findings are objective, promote certainty in the planning and approval process.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: This amendment was completed by Ordinance 348 in 2023.
 Funding sources: General Fund



Program 14 Parcel Level Transparency

Pursuant to Assembly Bill 1483, the City will compile specific financial information, development standards, zoning information for each parcel to an easily accessible online location on the City's website. The City will update its zoning and general plan maps to provide a high quality, parcel-specific reference.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2024
 Funding sources: General Fund

Program 15 Permit Streamlining (SB 35 Compliance)

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

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2022
 Funding sources: General Fund

Program 16 Ministerial Processing of Single Family Homes

The City will revise the processing procedures for single family homes to shorten the approval process. The typical family home is currently subject to a discretionary approval and public hearing requirement.

The City will revise the zoning code so that single family homes that do not require a variance and are compliant with zoning and general plan designations are processed ministerially and are no longer subject to a public hearing requirement.

- Responsible Agency: Community Development/Planning
- Objective: Shortened review time of single family homes.
- Timing: By the end of 2025.
- Funding sources: General Fund

Programs to Conserve and Improve Existing Housing Stock

Program 17 Code Enforcement

The City will continue code enforcement efforts to maintain the value and safety of structures. The program addresses substandard structures, accumulation of trash and debris, inoperable vehicles,

graffiti, and land use violations. Programs include, but are not limited to non-owner occupied inspection program, and exploring new methods for eliminating deteriorated or unsightly property conditions in residential areas. The City's Code Enforcement Department operates on a reactive basis and investigates approximately 700 code cases annually. Based on code enforcement trends, the City estimates that approximately 20 cases annually will be inspected for a variety of safety issues. Code enforcement will investigate and provide information on housing assistance programs in such cases.

Additionally, the City's Code Enforcement operates the City's Non-Owner Occupied/Rental Property Program, which consists of an annual exterior inspection to ensure the property is maintained and to check if violations exist and are a habitual condition of the property. If violations are discovered during the exterior inspection, the property owner is notified and given ample time to make corrections. The inspections help to ensure the quality of the rental housing stock in the City. The City will continue to operate this program and will provide property owners with violations information on housing assistance and funding opportunities to improve their units (see Program 18 below).

To evaluate the current housing conditions provide a better understanding of the amount of substandard housing, the City will conduct a ground survey of a sample of units geographically spread throughout the City. At least 30 units across the City will be included, and the survey will be conducted by Q2 2026. A sample of this windshield survey is included in APPENDIX D:.

Responsible Agency:	Community Development/Code Enforcement
Objective:	Maintenance and conservation; provide information on housing assistance to 30 households annually.
Geographic Targeting	Northwestern area of the City
Timing:	Ongoing throughout the planning period
Funding sources:	Self-funding inspection fees CDBG for enhanced services in CDBG census tracts

Program 18 Home Improvement

Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N' Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home's major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc.

Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities.

Information on these programs will be provided on the City's website, including web links to the NHSIE and NPHS websites, and posted biennially in the local newspaper. The City will reach out to NHSIE and NPHS during the planning period to explore partnership options for expanding

programs in Grand Terrace and opportunities for the City to provide technical assistance to homeowners participating in these programs.

Responsible Agency:	Community Development/Planning
Objective:	Maintenance and conservation of at least 20 homes
Timing:	Schedule one workshop per year throughout the planning period; post information about these organizations biennially in the local newspaper. Coordination with NHSIE and NPHS annually.
Geographic Targeting:	15% of assistance to households in the northwest area.
Funding sources:	Private funding
AFFH Theme:	Fair Housing Enforcement and Outreach, Place-based Improvements, Displacement Prevention

Program 19 Place-Based Improvements

The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Specific efforts include:

- Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road)
- Upzoning to allow increased housing choice and opportunities private investment.
- Geographic targeting of assistance programs in northwestern areas of the City.

Responsible Agency:	Community Development/Planning
Objective:	Improve lower resource areas of the City through CIP projects, with 20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
Geographic Targeting	Northwestern area of the City
Timing:	As planned in CIP schedule
Funding sources:	CDBG, General Fund
AFFH Theme:	Fair Housing Enforcement and Outreach, Housing Mobility, Place-based Improvements, Displacement Prevention



Programs to Promote Equal Housing Opportunities

Program 20 Fair Housing Outreach and Resources

The City will advertise the services of and collaborate with the County's contracted fair housing provider, currently the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the Blue Mountain Outlook. The City will provide information on fair housing on the City's website.

To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. These materials will include information on fair housing testing, arbitration, reporting health risks and discrimination, best rental practices, and more. The services will include fair housing presentations, mass media communications, and multilingual literature distribution. This will include a workshop at least twice in the planning period. The programs will use alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Staff will distribute fair housing pamphlets provided by fair housing organizations at the public information counter at City Hall, at the Senior Center, on the City's website, and at in person community events as appropriate.

Staff will continue to refer all fair housing complaints to the fair housing service provider.

The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.

Responsible Agency:	Community Development/Planning
Objective:	Provide workshops or information fairs with the County fair housing provider or another qualified fair housing provider at least twice in the planning period. Provide fair housing resources or referrals to 50 households annually.
Timing:	Throughout the planning period
Funding sources:	General Fund
AFFH Theme:	Fair Housing Enforcement and Outreach

Program 21 Homeless Assistance and Coordination

The City will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.

Responsible Agency:	Community Development/Planning
Objective:	Support efforts to reduce homelessness
Timing:	Ongoing throughout the planning period
Funding sources:	General Fund, Filing fees
AFFH Theme:	Place-based Improvements



Quantified Objectives

The City's quantified objectives for the development, rehabilitation and conservation of housing during the 2021-2029 planning period are summarized in Table 8.36. These objectives recognize the significant reductions in City resources in recent years due to the dissolution of redevelopment agencies and cuts to other housing programs at the county level.

Table 8.36
Summary of 2021-2029 Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation
Extremely Low*	95	0	0
Very Low-Income	94	2	5
Low-Income	92	3	5
Moderate-Income	106	0	5
Above Moderate	243	0	5
Totals	630	5	25

*Local jurisdictions are required to establish an objective for extremely-low-income households and may determine that 50% of the very-low-income need is for extremely-low-income households.

8.7 EVALUATION OF THE PRIOR HOUSING ELEMENT

State Housing Element law requires each update to include an evaluation of the City's accomplishments in implementing the previous Housing Element's policies and programs to determine whether removal, revisions, or additions are needed to better achieve goals and objectives.

California Government Code Section 65588(a) requires that each jurisdiction review its housing element as frequently as is appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress in implementation of the housing element.

According to the State HCD, the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous element to what was achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from results of the previous element.

Housing Production

For the 5th cycle housing element 2013-2021 planning period, the City of Grand Terrace was allocated a total RHNA of 118 new housing units as its fair share needed to meet forecasted population growth in the SCAG region. In total, the City reported one very-low income unit, one low-income unit, 17 moderate-income units, and 59 above-moderate income units.

Overall, the City made good progress on housing production, particularly in the above-moderate income category where 120% of this housing type was produced.

Table 8.37 Progress in Meeting the 5th Cycle RHNA

Income Level	RHNA Allocation by Income Level	RHNA Progress
Very Low	28	1
Low	19	1
Moderate	22	17
Above Moderate	49	59
Total RHNA	118	78



Effectiveness at Assisting Special Needs Populations

Due to special needs or circumstances related to income, family or household characteristics, age, and disability, certain groups have historically had greater difficulties finding quality affordable housing. They also often have a higher prevalence of special circumstances leading to housing problems such as lower incomes, higher housing cost burdens, and higher rates of overcrowding. State law therefore requires evaluation of housing needs of these groups, in particular senior households, single-parent households, persons with physical, mental and developmental disabilities, large households, farmworkers, and homeless individuals.

This section reviews the City's progress on assisting populations with special housing needs during the 5th Cycle. The city has received and allocated funding through the Community Development Block Grant (CDBG), FASA Senior Meal Program, former Community Redevelopment Agency, Redevelopment Bond proceeds, and other grants to improve access to needs that improve the quality of life among seniors, the homeless, and extremely low-income households during the 2015 to 2023 planning cycle. In addition, the city is located in San Bernardino County, which offers Homeless Partnership (SBCHP) Programs and San Bernardino County Farmworker Resources available for community members within the County.

ADA Improvements

In the last eight years the city has used the Federally Funded Community Development Block Grant (CDBG) Program. The eligible activities for CDBG must benefit low- and moderate- income persons, eliminate blight in a target area, and meet an urgent need. Allowed activities include acquisition of real property for an eligible use, construction and rehabilitation of public facilities, demolition and clearance of deteriorated buildings, community services for low- and moderate-income persons or households, and removal of barriers that restrict the mobility of elderly and severely disabled adults.

- Historically the city has used CDBG funding for such things as City Hall ADA improvements, enhanced code enforcement, senior center services, and senior center improvements.
- In the 2011-2012 program year, the City first applied for Funds to Enhance the Code Enforcement Program and has received funding each year; except that in 2016-2017 program year it received \$21,114 and in 2017-2018 it received \$11,537, which included \$10,000 in unprogrammed funds. In 2013-2014 the city received \$10,551 to install all accessibility improvements at City Hall. In 2023, the city used CDBG Covid-related funding to install five in-ground exercise equipment pieces in Susan Petta Park. One of these pieces is designated to be accessible to individuals with disabilities. These installations were strategically placed to encourage social distancing while promoting physical activity.
- The city has used funding to improve the existing city hall doors with the installation of automatic door opening systems, to assist people with disabilities and wheelchair access. Continuous construction improvements to the sidewalk ramps to ensure ADA compliance



standards are undertaken by the city. These efforts align with the city's boarder street and sidewalk improvement projects, emphasizing accessibility and inclusivity.

- An ADA swing was installed at the Fitness Park.

Seniors Meal Program

The city is committed to supporting the senior community by providing daily meals through CDBG funds in partnership with the Family Services Association. CDBG Grant funds for the senior population to provide a daily senior nutrition program, offering hot meals five days a week to any senior resident in Grand Terrace.

- In 2017, the city participated in the CDBG for FASA Senior Meal Program and Case Management Services, FSA Senior Center Director, and Code Enforcement.
- In 2018, the city was able to obtain a senior center coordinator to assist in operating the Senior Center and providing classes and activities for seniors to participate.

Senior Transportation Program

The City supports the senior community by offering senior transportation pick up and drop off through the "Silver Liner Transportation" Program.

- Mondays, Wednesdays, and Fridays, transportation is limited from 7:00 am to 11:30 am to local establishments such as CVS Pharmacy, Walgreens Pharmacy, Grocery Outlet, Dollar Tree, and Stater Brothers.
- Tuesdays and Thursdays transportation also includes trips to banks with locations in Grand Terrace and Colton.

Community Redevelopment Agency-Habitat for Humanity

Habit for Humanity is a non-profit housing organization founded on the conviction that everyone should have a decent, safe affordable place to live. Habitat for Humanity builds homes target to provide homeownership opportunities for families at or below 80% AMI (Area Median Income), revitalizing neighborhoods and developing underutilized vacant lots.

- On May 24, 2011, the former Community Redevelopment Agency adopted Resolution No. CRA 2011-07 approving a Purchase and Sale Agreement and Grant Deed and Affordability Covenant between the former CRA and Habitat for Humanity San Bernardino Area, Inc to sell a 0.50-acre parcel to Habitat and requiring the construction of two owner-occupied affordable homes before June 30, 2014.
- On March 25, 2014, the Successor Agency to the former Community Redevelopment Agency extended the construction completion date to June 30, 2017. The affordability covenant runs with the land for forty-five years.



Affordable Housing Zone Changes

In compliance with the Housing Element Programs, the city supported zone changes to three parcels withing the high-density was proposed to facilitate housing options for all economic segments and the community and housing for persons with special needs. The zone change would allow multifamily project to provide -low or-very low income housing as part of the project development.

- The amendment supported the rezoning of Assessor’s Parcel Number 0275-223-12 from R2-Low Medium Density Residential to R3-24 High Density Residential, and the rezoning of Assessor’s Parcel Numbers 0275-223-59 and 0275-223-60 keeping R2 Low-Medium Density Residential but adding R3-24 Overlay District.
- R3-20, Medium High Density Residential District and R3-24, High Density Residential District are intended for higher density multiple family development, which may include affordable housing.
- The R3-24-Overlay allows multifamily housing at a density of 20-24 units per acre as an optional alternative to the base zoning district to facilitate the production of affordable housing provided that “at least five percent of units that are affordable to very-low-income households as defined in Section 50105 of the Health and Safety Code, or at least ten percent of units that are affordable to lower-income households as defined in Section 50079.5 of the Health and Safety Code. Affordable housing units must be comparable with market-rate units in design, appearance, materials, and finish quality. All affordable housing units must be constructed concurrently with and made available for qualified occupants at the same time as, the market-rate housing units within the development, unless the Affordable Housing Agreement provides an alternative schedule for development.”

Main Corridors Sidewalk Walkability Improvements

On April 9, 2019, and April 23, 2019, the City Council committed \$125,650 from former Redevelopment Bond proceeds to retain KTUA to develop both the Barton Road Streetscape Master Plan and the Michigan Street Walkability Plan that can be leveraged towards application for various grant funding sources”.

- COVID-19 delayed performance task under the contract and “as a result, and as of January 26, 2021, only \$36,078.00 in services of the authorized \$60,000 for the agreement with KTUA for services relating to the Barton Road Streetscape Master Plan have been completed with a remaining balance of \$23,922.00, and only \$54,696.79 in services of the authorized \$74,509.00 for the agreement with KTUA for services relating to the Michigan Street Walkability Plan have been completed with a remaining balance of \$19,812.21.”

Large Households and Female-Headed Households

Female-headed households who do not have a spouse present are a special needs group because they tend to experience comparatively low rates of homeownership, lower incomes, and high poverty rates. Female-headed households are often further characterized by whether they have children in the household.



- 20.1% of Grand Terrace’s 4,392 total households are female headed (compared to 14.3% in the SCAG region).
- 7.7% are female headed and with children (compared to 6.6% in the SCAG region)
- 0.2% are female headed and with children under 6 (compared to 1.0% in the SCAG region)

Farmworkers

Traditionally, agricultural workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The 2021 Pre-certified Local Housing Data for the City of Grand Terrace prepared by SCAG in 2021 identified 9 people in the agriculture employment industry, which is approximately 0.15 percent of the population.

Persons Experiencing Homelessness

The U.S. Department of Housing and Urban Development (HUD) to continue to receive continuum of care funding for homeless persons, requires Continuums of Care (CoCs) to conduct “one-day point-in-time” sheltered and unsheltered for homeless persons during the last 10 days of January. San Bernardino County Homeless Partnership (SBCHP) was created to collaborate between county agencies to direct the planning, development, and implementation of the County’s 10-year strategy to end chronic homelessness. The City of Grand Terrace assists though participating in the “Point-in-Time Count (PITC) providing data by surveying the 3.6 square mile city boundaries. Data on homelessness in San Bernardino County identified a total of six (6) unsheltered persons in 2023, from the six persons volunteers were able to administer only 3 surveys: one person was identified between the ages of 25-34 one person was identified between the ages of 45-54, and one person was identified as older than 65. Only one (1) unsheltered person was identified on the Point-in-Time count in 2022.

<https://www.sbcounty.gov/uploads/sbchp/content/SBC-2023-Homeless-Count-Report.pdf>



Review and Evaluation of 5th Cycle Programs

The following Table 8.38 contains a review of the City of Grand Terrace's housing element program performance in the 2013-2021 Planning cycle. It is an evaluation of the City's 5th cycle Policy Program and considers all current and existing programs and projects as well as the most recent data available on the City's progress towards its housing goals.

Table 8.38
Program Evaluation 2013-2021

Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
Program 1: Continue maintain an inventory of vacant and underutilized sites suitable for housing development, and make this information available to developers at City Hall and on the City website.	Support housing production	2014 and annually	An inventory of sites suitable for housing development was made available at City Hall and on the City website, and is frequently used by staff.	On-Going. (Program 1 Programs to Provide Adequate Sites for Housing) The City will continue to maintain the inventory and make the information available to the public and interest developers.
Program 2: A new R3-20 zone district was created to allow multiple-family development at a density of 20 units per acre, and which exclusively allows multiple-family and senior residential uses and permits owner-occupied and rental multi-family residential uses by-right. To ensure the availability of adequate sites to accommodate the City's share of lower-income regional housing need, amendments to the Land Use Element of the General Plan and the Zoning Code will be processed to provide capacity for at least 42 additional lower-income units pursuant to Government Code §§65583.2(h) and (i). Rezoned parcels will be selected from the list of potential candidate sites identified in Table 8.30b and will meet the following requirements:	Land Use Element and Zoning Code amendments; Support low-income affordable housing production	Amendments in 2016; Ongoing implementation through the planning period	Land Use Element and Zoning Code amendments were adopted in 2016 that established an R3-24 (20-24 du/ac) zone district and zoned approximately 2 acres R3-24. An R3-24 Overlay District was also created which was applied on an additional 2 acres.	Completed. The City is undertaking rezoning efforts as outlined in Program 1: Programs to Provide Adequate Sites for Housing to meet the RHNA. This includes the creation of high density, multi-family zone allowing densities up to 40 du/acre.
• Zoning shall permit owner-occupied and rental multifamily residential use by right. "Use by right" shall mean that the City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of CEQA. "Use by right" does not exempt the use from design review. However, that design review shall not	Land Use Element and Zoning Code amendments; Support low-income affordable housing production	Amendments in 2016; Ongoing implementation through the planning period	Land Use Element and Zoning Code amendments were adopted in 2016 that established an R3-24 (20-24 du/ac) zone district and zoned approximately 2 acres R3-24. An R3-24 Overlay District was also created which was applied on an additional 2 acres.	Completed in 6 th Cycle. The City adopted Objective Design Standards in March 2023.



Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
constitute a “project” under CEQA. *Sites shall accommodate at least 16 units • Allowable density shall be 20 to 24 units per acre • At least 50 percent of the very-low- and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that all of the very-low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project The City will continue to facilitate affordable housing development with priority for projects that provide extremely-low-income units.				
Program 3: The City’s CEDD will consider, on a case-by-case basis, to allow developers to use Planned Residential Development standards, where, in addition to density bonuses in accordance with state law, allows for density bonuses where energy efficient construction is incorporated into projects.	Support housing production	Ongoing through planning period	A 17- unit project was approved utilizing the PRD standards in 2016.	Modified and On-Going. (Program 4 Funding sources: Filing fees, General Fund) The City will continue to support housing projects and allow for density bonuses where applicable.
Program 4: A City-owned parcel was acquired by Habitat for Humanity to develop two lower non-senior income affordable housing units. Collaborate with Habitat for Humanity to construct the two units during the planning period.	Support housing production	2017	Building plans were approved in 2016. The project was completed in 2018.	Completed.
Program 5: Facilitate development of the 0.63-acre parcel owned by the Housing Authority for low-income housing units, with priority for ELI units through expedited processing, modified development standards, and reduced development fees when feasible.	Support lower-income housing production	2019	Parcel is available for development, but no activity has occurred.	Removed – the City does not own such a parcel.
Program 6: Ensure access to the Section 8 Rental Assistance program operated by the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City’s website.	Support housing availability	2014, and Ongoing as notified by the San Bernardino County Housing Authority	The City has assisted the County Housing Authority by posting Section 8 information on the City’s website.	On-Going. The City will continue to ensure the availability of information for rental assistance programs through its Section 8 Rental Assistance Program (Program 5 Section 8 Rental Assistance) [ongoing, modify into one comprehensive program for outreach]



Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
Program 7: The San Bernardino County CDH Department participates in the CRHMFA Homebuyers Fund (CHF) program that provides down payment, payment, and closing costs assistance to County residents. The Mortgage Credit Certificate Program provides a federal income tax credit for first-time homebuyers, which may be claimed as long as the homebuyer occupies the home and pays interest on the mortgage. Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper.	Production of affordable housing	2014, and biennially thereafter	Information on this program was posted on the City's website.	On-Going. The City will continue to ensure the availability of information on the CHF program through its First-Time Homebuyer Assistance Program (Program 6 First-Time Homebuyer Assistance).
Program 8: The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided. Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper.	Production of multi-family housing	2014, and biennially thereafter	Information on this program was posted on the City's website	On-Going. The City will continue to make information available regarding the CDH bond program through its Multifamily Housing Bonds Program (Program 7 Multifamily Housing Bonds).
Program 9: San Bernardino County residents meeting certain income eligibility requirements may be eligible to participate in the CalHOME funding program that provides down payment assistance for first-time homebuyers. The CalHOME is administered by various organizations; locally Neighborhood Housing Services of the Inland Empire (NHSIE) and Neighborhood Partnership Housing Services, Inc. (NPHS) administer CalHOME programs. Generally, prospective homeowners could qualify for up to \$28,000 in down payment assistance to be paid back through a silent second with simple interest rates up to 3%. Information on this Program will be provided on the City's website, including links to the NHSIE and NPHA websites, and posted biennially in the local newspaper.	Production of affordable housing	2014, and biennially thereafter	Information on this program was posted on the City's website.	Completed and On-Going. The City will continue to make information on the CalHOME program available to the public and eligible participants.



Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
Program 10: The City adopted Chapter 18.68 (Reasonable Accommodations) providing for a streamlined process for disabled persons to request deviations from the City's code requirements. Over the planning period the City will continue to implement this program.	Support fair housing	Throughout the planning period	No reasonable accommodation requests were received in 2016 or 2017. A Reasonable Accommodations request pursuant to Chapter 18.68 was approved in 2018 and one in 2020.	Completed and On-Going. The City will continue to process Reasonable Accommodations Requests using its streamlined process through the Reasonable Accommodation for Persons with Disabilities Program (Program 8 Reasonable Accommodation for Persons with Disabilities).
Program 11: Continue to expedite the processing of plans for proposed housing projects that are affordable to low- and moderate-income households, with priority processing, modified development standards, and reduced fees, where feasible, for projects that include extremely-low-income units.	Streamline production of affordable housing	Ongoing	No extremely-low-income units have been proposed. [SB9 ordinance adopted and ADU ordinances have been adopted and both contain streamlining]	On-Going. (Program 9 Incentivize Accessory Dwelling Units, Program 11 Zoning Ordinance Amendments for Housing for Persons with Special Housing Needs) The City recognizes the need to support affordable housing projects and will continue to expedite the review and processing of such projects when possible.
Program 12: Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing. Process a Zoning Code amendment to allow required covered parking for multi-family developments to be provided with either carports or garages.	Mitigate governmental constraints	Code amendment in 2016	A Zoning Code amendment to modify parking standards for multi-family developments was adopted in 2016.	Completed and On-Going. The City will continue to periodically assess development standards and regulations to reduce constraints to development through its Reduce Constraints to Housing Development Program (Program 7 Multifamily Housing Bonds).
Program 13: Amend the Zoning Code as it relates to transitional and supportive housing in accordance with state law, so that such housing is subject only to those restrictions that apply to other residential uses of the same type in the same zone. Amend the definition of family in conformance with state law.	Mitigate governmental constraints	Code amendment in 2016	A Zoning Code amendment to modify regulations for transitional and supportive housing consistent with state law was adopted in 2016.	Completed and On-Going. The City will continue to assess the Zoning Code to reduce constraints on new housing development through its Reduce Constraints to Housing Development Program (Program 8 Reasonable Accommodation for Persons with Disabilities)



Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
Program 14: The San Bernardino County PACE loan program provides loans for weatherization and energy efficiency rehabilitation improvements, such as air sealing, weather stripping, attic insulation, re-roofing, attic and house fans, and weatherized doors and windows. The Community Action Partnership of San Bernardino County (CAPSBC) provides weatherization and energy conservation assistance to low income residents. Information on the PACE and CAPSBC Programs will be provided on the City's website, including links to the respective programs and posted biennially in the local newspaper.	Maintenance and improvement	2014 and throughout the planning period	Information on this program was posted on the City's website	Completed and On-Going. The City recognizes the importance of conserving and improving its existing housing stock. The City entered into an MOU with SANDBAG in 2013 for a period of 20 years. SANDBAG was tasked with the administration of the PACE program per the JPA.
Program 15: Continue code enforcement efforts to enforce municipal codes intended to maintain the value and safety of structures. The program addresses substandard structures, accumulation of trash and debris, inoperable vehicles, graffiti, and land use violations. Programs include, but are not limited to non-owner occupied inspection program, and exploring new methods for eliminating deteriorated or unsightly property conditions in residential areas.	Maintenance and conservation	Ongoing throughout the planning period	The City's code enforcement and rental inspection programs continue to be implemented.	On-Going. The City recognizes the needs to protect the value and safety of existing structures and will continue to make those efforts through its Code Enforcement Program (Program 17 Code Enforcement)
Program 16: Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N' Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home's major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc. Information on this Program will be provided on the City's website, including links to the NHSIE website, and posted biennially in the local newspaper.	Maintenance and conservation	2014, biennially thereafter	Information on this program was posted on the City's website.	Completed and On-Going. The City will continue to make information on home improvement resources and funding opportunities available to the public through its Home Improvement Program (Program 18 Home Improvement).
Program 17: Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities.	Conservation and improvement	2014, biennially thereafter	Information on this program was posted on the City's website	Completed and On-Going. The City will continue to make information on home improvement resources and funding opportunities available to the public through its Home Improvement



Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
Information on this Program will be provided on the City's website, including a link to the NPHS website, and posted biennially in the local newspaper.				Program (Program 18 Home Improvement).
Program 18: California's Keep Your Home California Program is a federally funded foreclosure prevention and loan modification program. Keep Your Home California provides the following: Unemployment Assistance to assist homeowners who have experienced involuntary job loss. Eligible homeowners may receive benefits up to \$3,000 per household per month towards their mortgage payment for up to 6 months. Mortgage Reinstatement Assistance to assist homeowners who have defaulted on their mortgage payment. Eligible homeowners may receive benefits up to \$15,000 per household towards their mortgage payment. Principal Reduction Program is intended to assist homeowners attain an affordable monthly payment. If eligible, homeowners may receive benefit assistance up to \$50,000 per household, less monies previously received from other Keep Your Home California programs. Transition Assistance Program is intended to provide transition assistance benefits to homeowners who can no longer afford their home and want to avoid foreclosure. This program helps homeowners make a smooth transition to alternative housing by providing up to \$5,000 per eligible household Information on Keep Your Home California will be posted on the City website and published biennially in the local newspaper.	Provide mortgage assistance to low-income first-time homebuyers	2014, biennially thereafter	Information on this program was posted on the City's website	Completed on On-Going. The City recognizes the need to assist homeowners in finding more information on foreclosure prevention resources and will continue to assist homeowners as possible through Program 17 Code Enforcement, Program 20 Fair Housing Outreach and Resources, and Program 18 Home Improvement.
Program 19: Continue to provide technical drawing for simple improvements such as patio covers, retaining and block walls, and similar small projects; a home construction pamphlet, and information on hiring contractors.	Maintain and improve housing stock	Ongoing throughout the planning period	The City has a repository for standardized drawings for simple improvements that is available to the public, and provided technical assistance to applicants for minor improvements.	Completed and On-Going. The City will continue this program under its Home Improvement Technical Assistance Program (Program 18 Home Improvement)
Program 20: Provide information on fair housing on the City's website. Provide a link to the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the Blue Mountain Outlook.	Support fair housing	2014 and every year thereafter	Information on this program was posted on the City's website	Completed and On-Going. The City will continue to make information available through Program 20 Fair Housing Outreach and Resources.



Program	Objective	Timeline	Accomplishments	Program Status for 6 th Cycle
Program 21: Continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.	Support fair housing	2014 and ongoing throughout the planning period	The City continued to support County homeless programs and the Point in Time Survey conducted in January of each year	On-Going. The City will continue to facilitate and support homeless surveys and various homeless support programs through its Homeless Assistance Program (Program 21 Homeless Assistance and Coordination).
Program 22: An Ordinance No. 326 was approved by the City Council on May 28, 2019, Amending Section 18.10.040 of Chapter 18.10 (Residential Zones) eliminating the Specific Plan requirement in the Hillside Residential zone district for existing parcels that are on acre or less in size , are readily served by existing infrastructure, have public access, and fire services can be readily provided.	Support single family housing on parcels that are one acre or less in the Hillside zone	Amendments in 2019; Ongoing implementation through the planning period	Residential zoning amendment updating Section 18.10.040 was adopted in 2019.	Completed.

8.8 SITES INVENTORY TO ACCOMMODATE THE RHNA

California General Plan law requires that a community plan for an adequate number of sites to allow for and facilitate production of its share of the regional housing need. Each jurisdiction must identify “adequate sites” to determine whether that jurisdiction has sufficient land to accommodate its share of regional housing needs for each income level. As defined under California Government Code Section 655839(c)(1), adequate sites are those with appropriate zoning and development standards, and with services and facilities to encourage and provide for the development of a variety of housing for all income levels. As shown in Table 8.39, the RHNA allocation for Grand Terrace is 630 total units.

No Net Loss Buffer

Recent changes to state law require jurisdictions to continually maintain adequate capacity in their site inventories. In the event that a site is developed below the anticipated density or at a different income level than projected in the Housing Element, the City must still have adequate sites available to accommodate the remaining balance of the RHNA. Alternatively, the City may identify new sites or rezone sites to continue to accommodate the remaining need. A buffer is not calculated for current planning projects and projected ADUs. For this reason, the City is including a buffer of at least 20 percent above the unmet RHNA in each income category. The unmet RHNA is the RHNA requirement minus the current projects and ADUs. Thus, with the buffer, the City will provide capacity for at least 729 total units, as shown in Table 8.39.

A map of the RHNA sites is provided as Appendix A.

Table 8.39
Residential Sites Summary

Site Category	Income Category				
	VL	Low	Mod	Above Mod	Total
RHNA Requirement	189	92	106	243	630
Current Projects	-	-	-	133	133
ADUs	3	3	3	3	12
Unmet RHNA	186	89	103	107	485
Target Buffer (20% of unmet RHNA)	38	18	21	22	99
Total Need (RHNA + Buffer)	227	110	127	265	729
Source: City of Grand Terrace, 2021					

Realistic Capacity

State law requires that a jurisdiction project realistic estimates for housing capacity on its RHNA sites. The realistic capacity of sites may be calculated using recent project history, a minimum density, or other methods. As a majority of growth in Grand Terrace is expected to take the form of multifamily housing, recently constructed multifamily projects and applications received were reviewed to understand and establish historical trends for multifamily housing development in the City.

Table 8.40 displays multifamily projects that have been constructed or recently proposed, their zoning and land use, density, maximum density allowed in the zone, and a yield percentage. The yield percentage is the percent of the maximum density; a project at the maximum density of the zone would have a 100 percent yield. Analyzing the yield percentages shows if recent projects are being built at the maximum density of the existing zoning in the City. There are five projects that have an average yield of 78 percent. Three of these projects are in specific plan zones. The two projects that are in residential only zones have yields of 79 and 82 percent, for an average of 80.5 percent between the two projects.

The City is rezoning 73.8 total acres throughout the City to a new, high density residential zone, ranging from 20 – 40 dwelling units per acre. By introducing a high density residential zone, the City is creating significant capacity in the City for new housing of all types. Only 24 acres are being used to meet the RHNA. The new zone will be residential only, and will not allow for non-residential uses. The City is using a conservative yield of 70 percent of the maximum density in these zones, to align with recent multifamily trends in the jurisdiction. This estimate is slightly lower than the trend of 78 percent and provides a reasonable projection for the capacity of each parcel.

Table 8.40 Recent Multifamily Projects in Grand Terrace

Project	Land Use	Zoning	Project Density (du/ac)	Number of Units	Max Density	Yield Percentage (project density/max density)
CUP 21-03 (0.32-acres) Multi-family duplex	Office Commercial	Barton Road Specific Plan, Office Professional	6.25	2	12 dwelling units per gross acre	52%
SA 05-19-A1 (3.7_acres) 35 detached condominium units TTM No. 17766	Medium Density Residential	R-3-Medium Density Residential	9.45	35	12 dwelling units per acre	79%
SA 12-04 (0.78-acres) 12 attached townhome units TTM No. 11450	Office Commercial	Barton Road Specific Plan-Office Professional	9.36	12	12 dwelling units per acre (R-3 standards)	78%
Projects in Review –Formal Submittals Pending PC						
CUP 20-01, SPA 20-02 (4.80-acres)	General Commercial	Barton Road Specific Plan –	24.3	117	SPA 20-02 proposing a density consistent	100%

Project	Land Use	Zoning	Project Density (du/ac)	Number of Units	Max Density	Yield Percentage (project density/max density)
Mixed-Use Greens Group		General Commercial			with R3-24 High Density Residential Zoning, 20-24 units per acre	
SA 22-12 (.27-acres) Duplex with an ADU	Low Density Residential	R2-Low Density Residential	7.4	2 + 1 ADU	9 dwelling units per acre	82%
Gateway Specific Plan 17-01		Medium Density Residential	4-20 dwelling units per acre	695		

To understand high density residential demand in the region, in addition to multifamily housing in Grand Terrace, recent multifamily developments in the neighboring jurisdiction of Colton were also reviewed. The City of Colton has higher density residential zones that will yield similar results as the new, high density zone. Note that these projects in Colton are in zones that allow mixed-uses, unlike the residential zone in Grand Terrace. The average yield of projects in Colton in zones that allow at least 20 units an acre is 79 percent. This is similar to the trend in Grand Terrace and slightly higher than the assumed yield of 70 percent.

Table 8.41 Recent High Density Projects in Colton

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

Assumed Affordability

Density

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by state law (at least 20 dwelling units per acre (du/ac) for Grand Terrace), HCD is obligated to accept sites with those density standards (20 du/ac or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. The City of Grand Terrace is rezoning parcels to allow for increased density. The new zone will allow densities from 20 – 40 du/acre. All sites included in the inventory are in the new, high density zone. The sites in the inventory are assumed at a mix of income levels.

Size

Pursuant to state law, sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The City identified sites that meet the size criteria for the lower-income units; all sites with projected lower-income units are between 0.5 and 10 acres. There are no sites larger than 10 acres in the inventory. There are no sites with lower-income units smaller than 0.5 acres.

Environmental and Infrastructure Constraints

The site inventory analysis takes into consideration any environmental constraints such as habitat, flood, fire, known easements, contamination, and access to infrastructure. Two vacant parcels have an existing California Department of Water Resources (DWR) easement on a portion of the parcels. Properties having the DWR easement require compliance with the California Code, Section 66455.1 The 100-foot DWR easement traverses the city and existing housing has been and continues to be developed along the easement from Palm Avenue to Vista Grande Way. A recent housing project in 2018 received approval from the DWR. DWR review can be done concurrently with City review so that it does not add significant time constraints to the project. To account for this easement, the developable acreage of the two parcels were reduced and the assumed RHNA was reduced from 70 percent to approximately 50 percent. Projects on these parcels will be required to comply with California Government Code Section 66455.1, which requires review and filing with the DWR. The easements are not expected to impede development of housing on the sites.

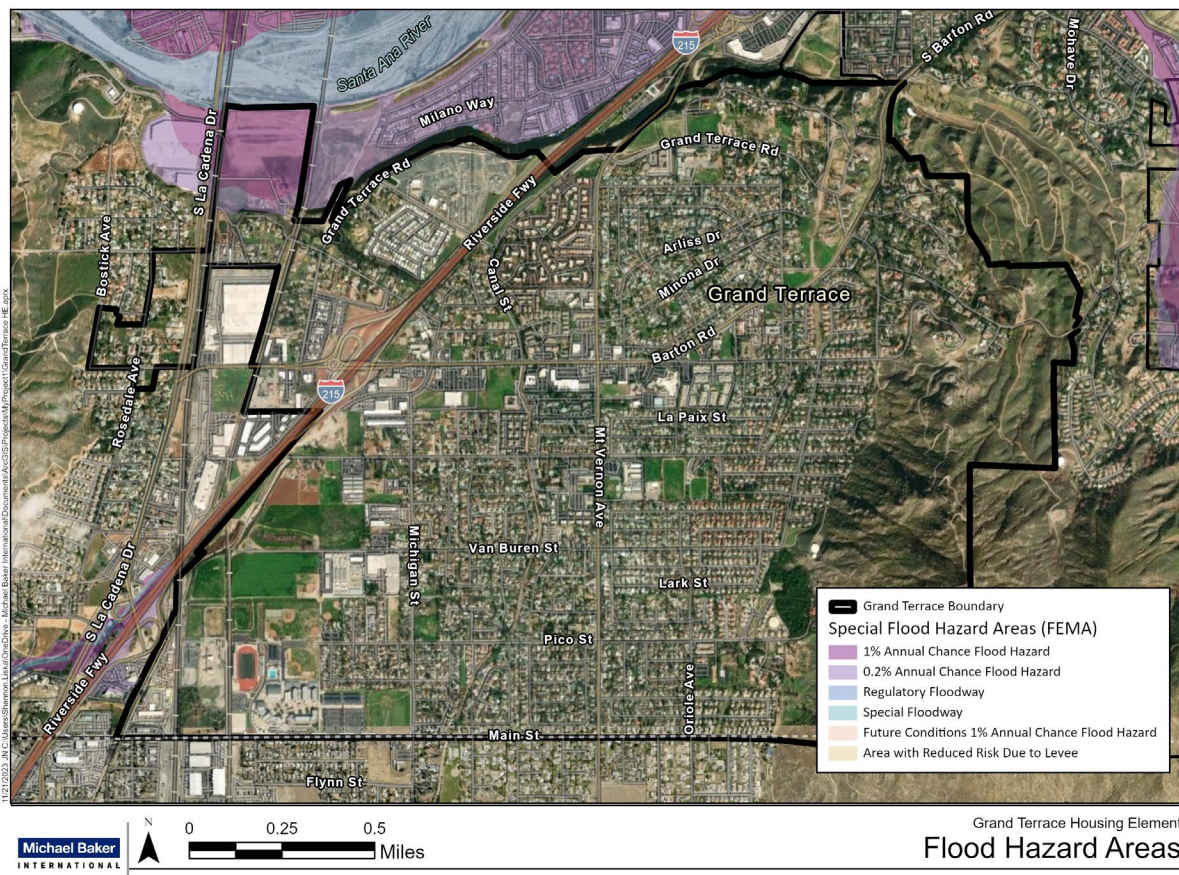
Any environmental constraints that would lower the potential yield have already been accounted for in the site/unit capacity analysis through a reduction of the yield of the site. The sites are all appropriate and regular in shape. There are no environmental cleanup sites on any of the RHNA sites per the California Department of Toxic Substances Control's EnviroStor database. In general,

the deductions in the yield from the maximum will cover and accommodate any reductions in site capacity due to constraints.

Flooding

None of the RHNA sites are located in any Special Flood Hazard Areas. Per the Special Flood Hazard area map, shown below, there are no flood hazard areas in the City of Grand Terrace.

Figure 8.16 Flood Hazard Areas

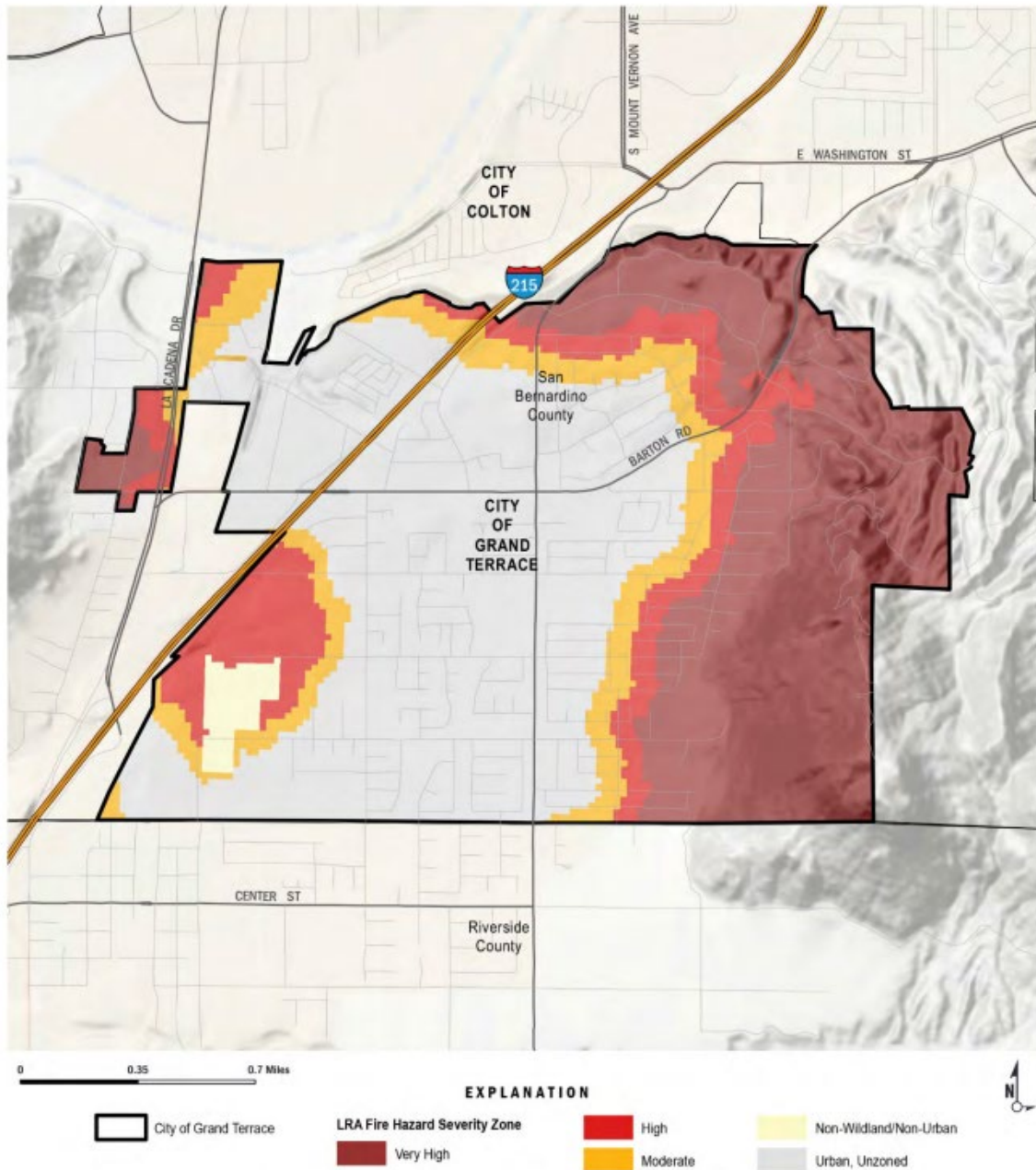


Fire

Per the City of Grand Terrace's Local Hazard Mitigation Plan, there are areas of very high fire hazard along the eastern edge of the City. The uses in the very high fire hazard severity area include open space and residential. Two RHNA sites have portions of the parcel in the very high fire hazard area. Development in the very high fire hazard area are required to meet the standards of Chapter 7A of the California Building Code relating to fire resistant construction. There is existing

development and housing in the very high fire hazard severity zone in the City. This will not impede the ability for development of the sites.

Figure 8.17 Fire Hazard Areas



Source: City of Grand Terrace Local Hazard Mitigation Plan.

Infrastructure

All RHNA sites have adequate access to wet and dry infrastructure, including water and sewer. The sites were reviewed for their ability to access existing sewer mains and all sites have access to them.

Entitled and Pending Projects

A total of 133 above moderate units are included in current projects to meet the RHNA. There are no current projects with lower income units. Table 8.42 summarizes the current projects. There are eleven total projects. Eight of the projects are single units, either single family homes or ADUs. One project is the development of a triplex, and one is a five-lot subdivision. The largest project is a multi-family project, the Greens Group, which consists of development of a 113 unit multi-family residential project. All entitled projects are anticipated to be completed in the 6th Cycle. There are no known barriers to the completion of any of these projects within the 6th Cycle.

Should the projects not be completed, the City will identify addition RHNA sites from the rezone area that are not currently included in the sites inventory to ensure there is adequate sites to meet the RHNA.

Table 8.42 Current Projects

Address	APN	Total Units	Status	Notes
22345 Franklin Street	116736122	1	Entitled	Approved on September 6, 2022
22743 Miriam Way	27622310	1	Entitled	Administrative Site and Architectural Review Approved on September 6, 2022
23253 Glendora Drive	2763011	1	Entitled	Administrative Site and Architectural Review 22-09 – Proposing an ADU, approved on August 3, 2022
12559 Michigan Street	116727110	1	Entitled	Approved on October 13, 2022
11899 Rosedale Avenue	27508303	5	Entitled	Approved by the PC on October 6, 2022, for the construction of five one-story single family homes.
	27642127	1	Pending	One-story single family residence
11958 Vivienda Court	27521213	1	Pending	ADU
Vista Grande Way	27643122	1	Pending	One-story single family residence
Vista Grande Way	27643121	1	Pending	One-story single family residence
Grand Terrace Rd	27521136	3	Pending	Development of a triplex
Barton Rd	116731101	117	Pending	Proposing a 117-unit multi-family residential development; density for 117 is what is higher than is currently zoned; rezone for mixed-use; 38-40 du/acre. The City has received an application and met with the applicant most recently on April 29, 2024, to discuss project design and next steps.

Potential Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing within the fabric of existing neighborhoods, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and the City has seen an increase in ADU development applications recently. During 2018-2020 no ADU applications were received, but in 2021 there have been 5 ADUs approved showing that the recent amendments to City ADU regulations have had a substantial effect on encouraging ADU production.

The City is conservatively projecting 12 total ADUs in the planning period, approximately 1.5 per year. The City is not relying heavily on ADUs to meet its RHNA (approximately 1.9 percent of the RHNA). Additionally, the 12 ADUs are within the 20 percent buffer that the City is including in its inventory used to meet the RHNA.

In December 2020, SCAG published a study of ADU affordability in Southern California⁸ and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. The City is using the results of this survey to help project the affordability of ADUs throughout the 6th Cycle. SCAG determined that the following affordability assumptions are appropriate for San Bernardino County:

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

Source: SCAG 2020

Based on this trend and SCAG’s analysis, it is assumed that an average of 1.5ADUs per year (12 total) will be produced during the 2021-2029 planning period in the following income categories as shown below. Additionally, the City will continue to encourage and facilitate ADU production through Program 9 Incentivize Accessory Dwelling Units.

Table 8.43 ADU Projections by Affordability Level

Very Low	Low	Moderate	Above Moderate
3	3	3	3

Ability to Meet the RHNA

The City does not have appropriate, existing zoning to meet its RHNA. To ensure the City has adequate residentially zoned land for development to meet the RHNA, the City is undergoing significant upzoning. The City is rezoning 97.3 total acres with a total maximum capacity of 3,883 units. The new maximum capacity of 3,883 units is 616 percent of the RHNA. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA.

California Government Code Section 65583.2 (h) states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. The City of Grand of Grand Terrace is rezoning to meet the lower-income RHNA. Rezone sites identified for meet the RHNA will be subject to this provision (see

⁸ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Program 1 Adequate Sites to Accommodate Regional Housing Needs and Appendix B for applicable parcels)

California Government Code Section 65583.2 (c) states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on vacant sites that were included in the previous cycle and non-vacant sites included in the previous two cycles. The sites inventory includes three sites that were used in the 4th and/or 5th cycles that are identified for lower-income units. Reused sites identified for meet the RHNA will be subject to this provision (see Program 1 Adequate Sites to Accommodate Regional Housing Needs)

The City is identifying capacity for 619 units within the rezone area to meet the RHNA. The development considered in this table takes development constraints into consideration when evaluating each site's development potential, such as environmental constraints, parcel shape and size, and infrastructure constraints.

Table 8.44
Residential Sites Summary

Site Category	Income Category				
	VL	Low	Mod	Above Mod	Total
RHNA Requirement	189	92	106	243	630
Total Need (RHNA + Buffer)	227	110	127	265	729
Current Projects	-	-	-	133	133
ADUs	3	3	3	3	12
Vacant Site Capacity	149	101	54	0	304
Non-Vacant Site Capacity	82	16	86	131	315
Total Identified Capacity	234	119	135	280	768
Additional Capacity in Excess of 20% buffer	7	10	16	2	35
Source: City of Grand Terrace, 2021					

Lower Income Capacity

Government Code Section 65583.2 (g) (2) states that housing elements relying on non-vacant sites for greater than 50 percent of its lower-income households need to demonstrate that the existing use does not constitute an impediment to additional residential development. This section does not apply to Grand Terrace, as the City exceeds the 50 percent threshold through vacant sites and ADUs, as shown in Table 8.44.

The total lower-income household need is 281. The RHNA sites inventory identifies 149 very low and 101 low income units on vacant sites for 250 total capacity. Additionally, 6 lower income ADUs are identified, for a total of 254 units.

The City has low-income capacity through ADUs and vacant sites. Fifty percent of the lower-income RHNA is 141 units. The RHNA site inventory provides 254 units on vacant sites and

ADUs, for a total of 90% of its lower income need. Thus, the sites inventory has an excess capacity of 113 units beyond the 50 percent that is needed per Government Code Section 65583.2 (g) (2).

Site Details

The site selection process examined potential capacity, existing uses, vacancy, and recent development trends to determine which parcels to include to meet the RHNA. Both vacant and non-vacant sites are included in the RHNA.

As noted above, the City is rezoning 97.3 total acres with a total maximum capacity of 3,883 units. The new maximum capacity of 3,883 units is 616 percent of the RHNA. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA.

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

Vacant Sites

A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements [...] or structures on a property that are permanent and add significantly to the value of the property."⁹

The sites inventory includes 12 parcels that are currently vacant. The parcels are within the identified rezone area to be rezoned to a residential use with densities from 20 – 40 units per acre. They are spread throughout the City. The parcels have a total capacity of 304 units, including 149 very low, 101 low, and 54 moderate income units.

Non-Vacant Sites

There are eight non-vacant sites included in the inventory. Each parcel will be upzoned to allow high density residential from 20 – 40 units per acre. The non-vacant sites selected were reviewed for their potential for redevelopment. The non-vacant sites selection process consisted of selecting the sites from the larger rezone area that are most likely for short-term development. Note that the City is rezoning for significant capacity beyond the RHNA and is only including a small percentage of sites that are more likely to develop. The City is rezoning primarily along Michigan Avenue and Grand Terrace Avenue, which generally consists of aging, single family housing stock. The creation of significant capacity in these areas will help encourage multifamily development in these areas.

Three of the eight sites consist of a single family home on a large lot. The fourth is a church building on a large lot. The other four sites are a contiguous cluster of single family and commercial uses. All of the sites are described in detail below. Four criteria were used to evaluate the sites. Each of the identified criteria are strong indicators of potential for redevelopment on their own. Not all characteristics are necessary for a site to be developed. All sites meet at least three of

⁹ HCD. Housing Element Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

the four criteria. Factors included in the analysis of non-vacant sites include land-improvement ratio (LIR), building age, owner interest, and similarity to trends in the region.

- A. **Land-Improvement Ratio:** A LIR > 0.5. The comparison of assessed values for land and improvements (land-improvement ratios) is a reliable indicator of whether and to what extent sites are utilized. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land.
- B. **Building Age:** A building age greater than 40 years.
- C. **Owner Interest:** If the owner of the site has contacted the City regarding interest to develop the site with residential uses.
- D. **Regional Trends:** If the site had similar characteristics and uses are redeveloped non-vacant sites in Grand Terrace and neighboring Colton, described below.

The non-vacant sites selection process considered trends of redevelopment on non-vacant sites in Grand Terrace. The recent Gateway Specific Plan consists of developing a mix of uses, including 748 units on 114 developable acres. The current existing uses will be demolished, included six existing single family units and a storage facility.

Since Grand Terrace is a smaller jurisdiction with limited examples, trends in the larger, neighboring jurisdiction of Colton were also reviewed. Colton was selected for comparison due to the large shared border and similar allowed density between Colton's high density zone and the proposed new high density. The comparison provides insight into regional, multi-family, high-density trends and what could be reasonably assumed on the rezoned sites. The rezoning will introduce higher densities into the City than are currently allowed so the trend sites from Colton serve as a regional example and comparison of the development of high density housing that does not exist under current City zoning.

There are six recently completed, approved, and pending sites or sites with developer and owner interest that have existing, non-vacant uses in the City of Colton. These sites vary in criteria, but have some similar characteristics that demonstrate trends of development in the larger region. These trends were also used to evaluate the non-vacant sites selection. Trends identified include:

- A building age over 40 years old.
- A LIR greater than 0.25.
- The development of multiple parcels.
- Similar non-vacant uses among projects. Most of the trend sites included similar commercial, residential, dilapidated or vacant structures, and industrial uses. This includes industrial, single-story commercial, and vacant commercial uses.

Table 8.45 Non-Vacant Redevelopment Examples, Colton

ID	Project/APN	Project Type	LIR	Building Age	Non-Vacant Use
1	The Villas	Completed	N/A	10-20*	Multi-family, senior housing demolished and replaced
2	APNs: 0163-081-10, 09, 08, 07	Developer/Owner Interest	0.68	75	Light industrial (bakery)/vacant
3	APN: 0163-074-01	Developer/Owner Interest	0.45	55	Vacant commercial, Single family home
4	2941 S. La Cadena Drive	Developer/Owner Interest	30.7	75	Vacant building
5	Senior Living Facility APN: 0163-182-13	Pre-Application	0.66	67	Single Family Home
6	Congregate care – 128 E G street;	Application	0.27	85+	Hospital

Single Family Homes

There are three parcels (APNs 116724101, 116716131, and 027521109) with existing single family units that are included in the inventory. These three parcels consist of a single family home with a large amount of excess and underutilized land on the property. The sites could be entirely redeveloped or, due to the excess land, redeveloped to retain the existing single-family home. All three sites meet three of the four evaluation criteria as they have a building age greater than 60 years, a LIR greater than 0.5, and have a similar use as recently developed, proposed, or approved sites in the region. The existing uses are not anticipated to impeded development of the sites.

12201 Michigan Street (116724101) consists of a single-family unit on a 1.08-acre parcel. The site has a LIR of 0.8. The surrounding uses are currently single family residential, but will all be upzoned to allow up to 40 du/acre. The existing structure was built in the 1940s. The site is adjacent to a Stater Brothers grocery store and is approximately 0.4 miles from a bus stop on Barton Road, providing easy access to transit and food. The use is similar to the single family homes in the Gateway Specific Plan redevelopment as well as sites numbers 3 and 5 in neighboring Colton. The realistic capacity for this site is 15 moderate and 15 above moderate units for a total of 30 units.





22000 De Berry Street (116716131) consists of a single-family unit on a 0.64-acre parcel. The site has a LIR of 1.8. The surrounding block on Michigan and De Berry Street is all being rezoned to allow up to 40 du/acre. It is currently surrounded by vacant and residential uses. The use is similar to the single family homes in the Gateway Specific Plan redevelopment as well as sites numbers 3 and 5 in neighboring Colton. The existing structure was built prior to 1938. The realistic capacity for this site is 10 moderate and 7 above moderate units for 17 total units.

22051 Grand Terrace Avenue (027521109) consists of a single-family unit on 3.93 acres. The realistic capacity for the site is 58 lower and 44 moderate units, and 9 above moderate units, for a total of 111 units. This site has a LIR of 0.5. The use is similar to the single family homes in the Gateway Specific Plan redevelopment as well as sites numbers 3 and 5 in neighboring Colton. The site is being rezoned to allow densities of up to 40 du/acre. The structure was built between 1948 and 1959.



Church Building



12667 Michigan Street (116728101) is a 4.54 acre parcel with a small church and parking lot. The majority of the parcel is vacant and grassy. This site meets three of the four evaluation criteria of LIR, age, and owner interest. The site has a LIR of 7.5, indicating considerable underutilization of the land, and a building age of 56 years. The City has received interest from the owner of the parcel to develop market rate housing on the site, with projections that the site could yield up to 120 units, depending on the zoning and typology allowed. The site will be upzoned to allow up to 40 du/acre to allow high density housing on the site. The site is assumed for 100 above moderate units based property owner interest. The City is currently coordinating with the property owner regarding development on the site. The existing use is not anticipated to impeded development of the sites.

Van Buren Street/Michigan Street Cluster

The Van Buren/Michigan Street cluster consists of four contiguous parcels (APNs 116718108, 116718109, 116718110, and 16718111) on the northeast corner of Van Buren Street and Michigan Street. The parcels total two acres. The City has received owner interest in developing residential uses on all four parcels. The cluster meets all four of the criteria used for evaluation of sites (owner interest, building age, LIR, similarity to recent non-vacant redevelopment in the region). The total capacity for all four parcels is 57 units of a mix of income levels. The existing uses are not anticipated to impeded development of the sites.



12458 Michigan Street (116718108) consists of single-family residential uses on 0.69 acres. The LIR for the parcel is 0.52 and structures were built between 1959 and 1966 for an age of at least 57 years. The use is similar to the single family homes in the Gateway Specific Plan redevelopment as well as sites numbers 3 and 5 in neighboring Colton. The projected realistic capacity on this parcel is 19 lower income units.

12466 Michigan Street (116718109) consists of a single-family residential use on 0.76 acres. The LIR for the parcel is 0.74. The use is similar to the single family homes in the Gateway Specific Plan redevelopment as well as sites numbers 3 and 5 in neighboring Colton. The projected realistic capacity on this parcel is 21 lower income units.

22040 Van Buren Street (116718110) consists of single family residential uses on 0.23 acres. The projected realistic capacity on this parcel is 6 moderate income units. It has a LIR of 0.65. Various structures were built between 1959 and 1984. The use is similar to the single family homes in the Gateway Specific Plan redevelopment as well as sites numbers 3 and 5 in neighboring Colton.

12490 Michigan Street (16718111) consists of commercial uses included a small market and jerky and sausage wholesaler. The use is similar to sites numbers 2 and 3 in neighboring Colton. The LIR for the parcel is 1.3. Structures on this parcel were built from 1959 to 1980. The projected realistic capacity on this parcel is 11 moderate income units.

8.9 AFFIRMATIVELY FURTHERING FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires a jurisdiction's Housing Element to provide an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions and how the identified Regional Housing Needs Allocation (RHNA) sites affirmatively further fair housing. AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population. In addition, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities,
- An assessment of contributing factors, and
- An identification of fair housing goals and actions.

Public Outreach

Public participation is a vital component to the proper formation and implementation of the Housing Element. Public engagement creates opportunities for community members and stakeholders to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensure that a variety of stakeholders and community members are offered a platform to engage in the City's planning process. As part of this Housing Element process, the City made a diligent effort to encourage public participation in its development. Outreach for the Housing Element included the following actions:

- **Creation of a City-operated webpage** where meeting notices, draft documents and other housing references were posted.
- **Preparation of a “Frequently Asked Questions” link** and webpage on the City’s website.
- **A public workshop** on June 17, 2021, to provide residents, the Planning Commission and key stakeholders an overview of the purpose and statutory requirements governing Housing Elements with an opportunity to provide input.
- **Public meetings** to review and make available the draft Housing Element to the public prior to submission to the California Department of Housing and Community Development.
- **Public hearings** held before the Planning Commission October 21, 2021 and City Council on October 26, 2021 to consider HCD comments and the revised draft Housing Element.
- **Stakeholder interviews** held on March 26, and April 16, 2024 to gather information regarding housing issues, housing priorities, recommendations, and experience working or operating in Grand Terrace.
- **Community workshop** on April 15, 2024, to present the Housing Element update changes to the public, gather input, and answer any questions.

Appendix 8-C, Public Participation Summary, contains a summary of public comments regarding the Housing Element received by the City during the process., in addition to supporting documentation and details on the above-described efforts.

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

Outreach Activities

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

- FAQ sheet
- Webpage on City website
- Planning Commission study session
- Public Hearing
- Community Workshop

Organizations Consulted

- Corporation for Better Housing
- HDSI Management
- Jamboree Housing Corporation

- Affirmed Housing Group
- The Olson Company
- So. Calif. Housing Development
- RC Hobbs Company
- LINC Housing Corporation
- Palm Desert Development Co
- Riverside Housing Development Corp
- Inland Fair Housing and Mediation Board
- National CORE
- San Bernardino County Community Development & Housing Dept
- County of San Bernardino Land Use Services
- City of Rialto
- City of Riverside
- City of San Bernardino
- City of Loma Linda
- City of Colton
- Time for Change Foundation
- San Bernardino County LAFCO
- San Bernardino County Housing Authority

FAQ

The City created a Frequently Asked Questions document that was sent out with public meeting notices to provide context and information regarding the Housing Element planning process, what the RHNA is, and defines affordable housing.

Housing Element Update – City Website

The City also created a dedicated web page for the Housing Element update and provided opportunities for interested persons to participate in public meetings and review documents related to the Housing Element.

Planning Commission Study Session

The City held one virtual workshop on June 17, 2021, to present information on the Housing Element update and to gather public input. Members of the community participated in the workshops and provided feedback through a question and answer session in the Housing Element update process.

Public Hearings

The City held two virtual public meetings one Planning Commission meeting held on October 21, 2021, and one City Council meeting on October 26, 2021. Staff presented the draft Housing Element with the updates made from the previous meeting in June and received comments from the public. The purpose of these meetings was to give the public and the City's decision makers another opportunity to provide comments and suggestions prior to sending the draft to HCD for its review.

Stakeholder Interviews The City reached out to 24 individuals and organizations who represent a diverse range of agencies and interest groups to participate in focus groups regarding housing needs and issues in Grand Terrace. Two stakeholder interviews were held on the following dates:

- March 26, 2024, at 9:00 AM
- April 16, 2024, at 3:00 PM

Multiple attempts at a variety of dates were made to schedule interviews to ensure equity and flexibility for any community members who wanted to participate.

Interviewees discussed a variety of housing topics; the following key themes and topics were identified:

- Lack of affordable housing for seniors and lack of knowledge for housing resources.
- Rigorous development timelines for cities in San Bernardino County.
- Difficult finding developers and funding sources to build affordable housing.
- San Bernardino County is a large region and hard to connect people to services, jobs, and housing.
- Public perception of affordable housing needs to change so projects don't get denied. Change terminology in zoning code and educate public.

Community Workshops

The City held a virtual public workshop on Monday, April 15, 2024 from 6:00 PM to 7:30 PM to present the Housing Element update changes to the public and gather input. The workshop had simultaneous Spanish translation. Nine members of the community participated in the workshop and provided feedback through live polling and question and answer sessions. The public provided feedback on the most prevalent housing issues and the preferred housing programs in Grand Terrace. Materials and video recordings of the presentations in both English and Spanish were made

available on the Grand Terrace Planning and Development Services webpage¹⁰ for individuals who want to review the materials and meetings.

Findings

Most outreach participants support the provision of more housing assistance, financial or policy based, for the low-income population in finding housing. In summary, the community engagement and input yielded the following themes and feedback:

- **Education and Outreach:** Participants expressed the challenges and barriers for community engagement and education as it related to affordable housing, available housing services and programs, housing policy, and other City events. Program 20 implement outreach and education strategies to increase community awareness to housing resources and fair housing support.
- **ADU Incentives:** Participants expressed the difficulties and barriers to ADU development in Grand Terrace. Through Program 9 the City will provide information online including FAQs, a flow charts, links to resources, and other ADU resources such as pre-approved plans.
- **Prioritizing Affordable Housing for a Variety of Groups:** Participants addressed the need for prioritizing development for population groups like seniors and large families. Program 3 and Program 19 are included to provide resources and facilitate and support affordable housing.

Assessment of Fair Housing

City Overview

Grand Terrace is in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area. The City is located along the southern border of San Bernardino County adjacent to Riverside County in a region known as the “East Valley” area of the County. It is bounded to the north, east, and west by the City of Colton and to the south by the unincorporated community of Highgrove in Riverside County. The City encompasses approximately 3.6 square miles and has no external sphere of influence.

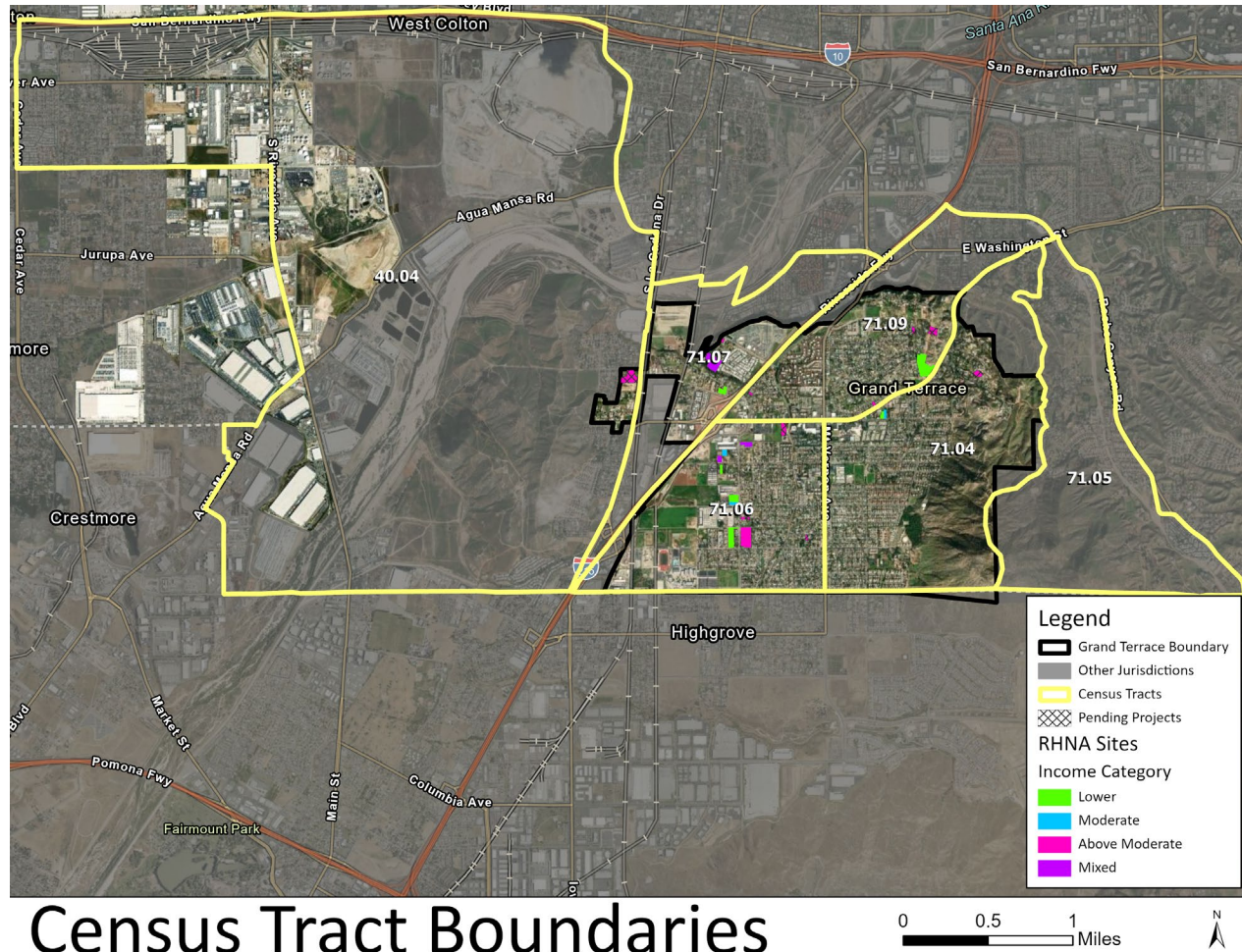
Much of the fair housing analysis is based upon census data provided at the census tract level. Grand Terrace has a total of 7 census tracts. The table below displays the census tracts in the City and the RHNA sites within those census tracts; however, several of the census tracts are not solely in Grand Terrace and have portions in neighboring jurisdictions. As a result, demographic information for these census tracts reflects neighboring communities, as well as Grand Terrace.

Most of the census tracts in Grand Terrace contain housing, with the majority of the City being zoned for single-family neighborhoods.

¹⁰ https://www.grandterrace-ca.gov/departments/planning_development_services/planning

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

Figure 8.18 Census Tracts and RHNA Sites



4 of the 7 census tracts that intersect Grand Terrace have the majority of their area located inside City limits. Of the 4 tracts mostly in the City, these tracts vary in demographic makeup, with tracts on average having lower incomes and more predominant non-White populations in northern Grand Terrace, and tracts in southern Grand Terrace have higher incomes and a more predominant White population. While there is much variation in the tracts surrounding the City, the majority of the surrounding areas follow the opportunity trends in Grand Terrace. There is moderate variation in resource categories within the City, with the majority of the City being moderate resource, and some low resource areas in the northwestern areas of the City. This is a relative ranking based on composites of environmental, economic, and education scores.

The City is currently pursuing, or has recently pursued several improvements in the lower opportunity areas in the northern areas of the City. This includes the following place-based improvements:

HSIP-Highway Safety Improvement funding for Mt. Vernon in the amount of \$435,700

- The Highway Safety Improvement Program (HSIP), codified as Section 148 of Title 23, United States Code (23 U.S.C. §148) is one of the core federal-aid programs in the new federal surface transportation act, Fixing America's Surface Transportation Act (FAST), which was signed into law on December 4, 2015. The purpose of the HSIP program is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned public roads and roads on tribal land.
- Project included: 1. Installation of Radar Feedback Signs. 2. Improvements to roadways and crosswalk pavement markings and striping. 3. Installation of new streetlights at locations where visibility needs to be enhanced. 4. Installation of flashing STOP signs and beacons.

Capital Improvement Program FY 2017-18: Slurry Seal 24 streets and grind an overlay of 8 streets. Estimated Cost of \$758,200.00.

- Jurisdictions receiving Measure I revenue from the San Bernardino County Transportation Authority (formerly SANBAG) Local Street Program must annually adopt, by action of their governing body, a Five-Year Capital Improvement Plan (CIP) that outlines the specific projects upon which Measure I pass-through funds will be expended.
- For Fiscal Year 2017/18 of the Capital Improvement Plan included 8 streets scheduled for 2.5-inch grind and overlay as the streets are too far deteriorated for slurry seal treatment. In addition, 24 streets were proposed for slurry seal.
- The proposed 5-Year Capital Improvement Plan (CIP) projects for years 2017-2022 also included a tree-trimming program, constructing ADA curb ramps, sidewalk repairs, storm drain improvements, and other improvement projects as needed.

Emergency Management Performance Grant (EMPG) FY16-17 – in the amount of \$11,632 with an in-kind match of \$11,632, totaling \$23,264 to update the city's Local Hazard Mitigation Plan

- The Emergency Management Preparedness Grant (EMPG) Emergency Management Performance Grant (EMPG) is to support comprehensive emergency management at the local level and to encourage the improvement of mitigation, preparedness, response, and recovery capabilities for all hazards. Funds provided under the EMPG program must be used to support local emergency management program activities that contribute to the San Bernardino County Operational Area's capability to prevent, prepare for, mitigate against, respond to, and recover from emergencies and disasters, whether natural or man-made. An all-hazards approach to emergency response, including the development of a comprehensive program of planning, training, and exercises, provides the foundation for an effective and consistent response to any threatened or actual disaster or emergency, regardless of the cause.

- The grant will be used to update the City's Local Hazard Mitigation Plan. The LHMP is required to be updated every five years. To adhere to the Federal Emergency Management Agency (FEMA) and State guidelines, all projects must be completed on or before May 31, 2017.

Rubber Playground Safety Surfacing at Richard Rollins Park-Cal Recycle -Rubberized Pavement Grant

- On November 14, 2017, the City Council approved the installation of poured in place rubber playground safety surfacing at Richard Rollins Park in the amount of \$109,000 and a 5% contingency (\$5,450). In compliance with Goal #2 "Maintain Public Safety" by investing in critical improvements to infrastructure by updating the existing conditions at Richard Rollins Park with a safer and acceptable playground surface.
- On August 22, 2017, the City Council approved a revised project funding list from the City Manager for Redevelopment Bond Proceeds that included \$99,000 for the installation of Poured-In-Place Rubber Safety Surfacing at the playgrounds of Richard Rollins Park.

Blue Mountain Trail Grant awarded in 2017 from the State of California Wildlife Protection Act of 1990-Habitat Conservation Fund Grant

- Construction of the Blue Mountain Nature Trail head. The city was to complete the grant within a 5-year period ending construction in 2020; however, the project has been delayed due to COVID-19 and other factors. The trail head is proposed to be constructed at Observation Drive and Van Buren Street on 25-acres of city land in the Blue Mountain hillside area.
- This project requires land acquisition from multiple private property owners to outline the trail head for public use. Completion of this project will support Goal 4.5 of the open Space and Conservation Element.

Public Works Capital Improvement Projects (CIP) 2017/18-2021/22: The City's Public Works Engineering Division managed the City's Capital Improvement Program (CIP) to plan, programmed, designed, constructed, and managed capital projects throughout the city.

- Barton Bridge Replacement Project (Federal, State, City funded, \$3,500,000)
- Commerce Way extension (State and City funded \$3,500,000)
- CIP Year 2 Street Slurry/Resurfacing (State, Recycle Grant, and City funded \$760,000)
- Dog Park (Park Fees, State, and City funded, \$350,000)

CDBG for FSA Senior Meal Program and Case Management Services, FSA Senior Center Director, and Code Enforcement: Historically the city has used CDBG funding for such things as City Hall ADA improvements, enhanced code enforcement, senior center services, and senior center improvements.

- In the 2011-2012 program year, the City first applied for Funds to Enhanced the Code Enforcement Program and has received funding each year; except that in 2016-2017 program

SECTION 8.0

Assessment of Fair Housing

year it received \$21,114 and in 2017-2018 it received \$11,537, which included \$10,000 in unprogrammed funds.

- In 2013-2014 the city received \$10,551 to install all accessibility improvements at City Hall.

Comparison of Fair Housing with Respect to Location

Census Tract	Low	Mod.	Above Mod,	RHNA Units		Total HH	Total Pop.	TCAC Composite Category	Median Income	% with Disability	% of Children in FHH	CES Percentile	% Non-White	R/ECAP Present
Census Tracts Mostly Inside of Grand Terrace														
71.04	15	14	1	30	4.0%	1,378	992	Moderate Resource	\$106,818	6.1%	5.8%	26.5	47.2%	No
71.06	131	77	241	449	59.5%	1,420	1,142	Moderate Resource	\$74,824	12.1%	26.6%	69.9	52.5%	No
71.07	89	50	12	151	20.0%	1,161	1,176	Low Resource	\$53,258	16.4%	45.8%	83.4	65.7%	Yes
71.09	115	0	5	120	15.9%	1,274	2,451	Moderate Resource	\$67,615	10.3%	5.4%	69.0	61.0%	No
Census Tracts Mostly Outside of Grand Terrace														
423.00	0	0	0	0	0%	2,733	5,246	Low Resource	\$77,148	8.8%	19.4%	93.8	63.8%	No
40.04	0	0	5	5	0.7%	1,704	2,845	Low Resource	\$82,340	10.4%	10.3%	96.0	67.6%	No
71.05	0	0	0	0	0%	1,184	3,259	Moderate Resource	\$83,056	10.5%	0%	47.4	61.5%	No

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Federal Fair Housing Laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California's Fair Housing Laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate income people.

A review of relevant City policies and shows that the City is in compliance with all State and Federal civil rights and fair housing laws. This includes compliance with the following:

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2);
- California Government Code sections 8899.50, 65008, and 11135;
- Civil Code section 51 (the Unruh Civil Rights Act); and
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271
- Density Bonus Law (Gov. Code, § 65915.)
- Housing Accountability Act (Gov. Code, § 65589.5.)
- No-Net-Loss Law (Gov. Code, § 65863)Density Bonus Law
- Least Cost Zoning Law (Gov. Code, § 65913.1)
- Excessive subdivision standards (Gov. Code, § 65913.2.)
- Limits on growth controls (Gov. Code, § 65302.8.)
- Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

Any legal matters and litigation in the City since the beginning of the 5th Cycle have not been related to fair housing.

The Inland Fair Housing Mediation Board (IFHMB) provides fair housing services to Grand Terrace. This organization is a private non-profit organization that provides services to areas in San Bernardino County, and portions of Riverside and Imperial counties. IFHMB provides education, resource recommendations and mediation services for a variety of housing issues including housing discrimination, rental complaints, court disputes, and homeownership sustainability. Additionally, The Legal Aid Society of San Bernardino offers legal resources for

those needing assistance with problematic landlords, unjust evictions, and other legal services for tenants.

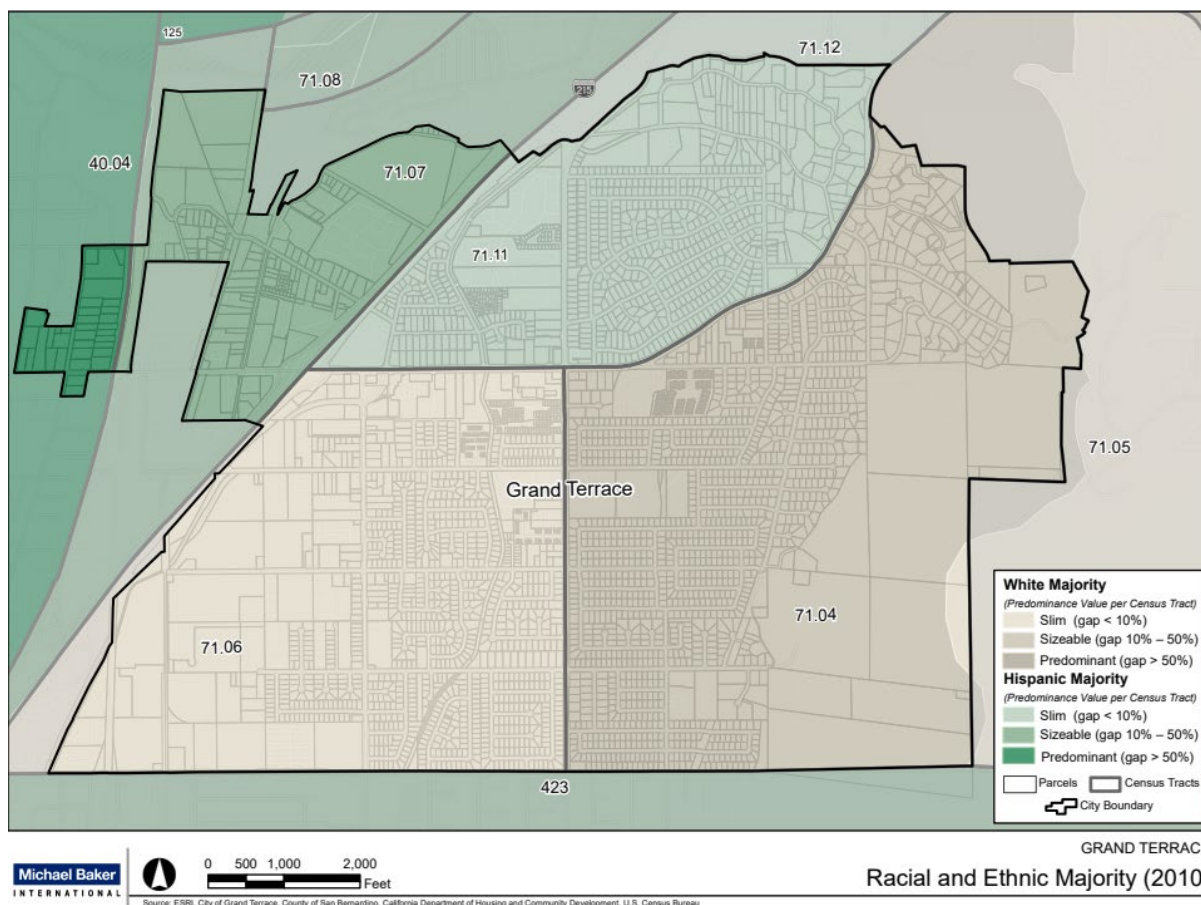
Integration and Segregation Patterns

Race and Ethnicity

The figure below shows the racial and ethnic majority by census tract in the City of Grand Terrace. As illustrated, the northern areas of the City have a slim (<10%) to predominant (>50%) Hispanic majority, while the majority of the City has a slim (<10%) to sizeable (10-50%) White majority. These trends extend beyond the City boundaries. The tracts with Hispanic majorities have a larger low- to moderate- income population and less positive TCAC scores than the majority White tracts.

These trends continue beyond the City limits. Grand Terrace has comparable racial trends to the County as a whole. Regionally, there is a common correlation between wealth and race, which may help explain the racial/income concentrations in the City. The City has a smaller Hispanic population (48.6 percent) in comparison to the County (54.6 percent). Grand Terrace also has a smaller Asian/Asian Pacific Islander (API) population (5.8 percent) to the County (7.6 percent), and a significantly larger non-Hispanic White population (39.1 percent) compared to the County (26.6 percent).

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

Figure 8.19 Racial and Ethnic Majority (2010)

Source: HCD AFFH Data Viewer

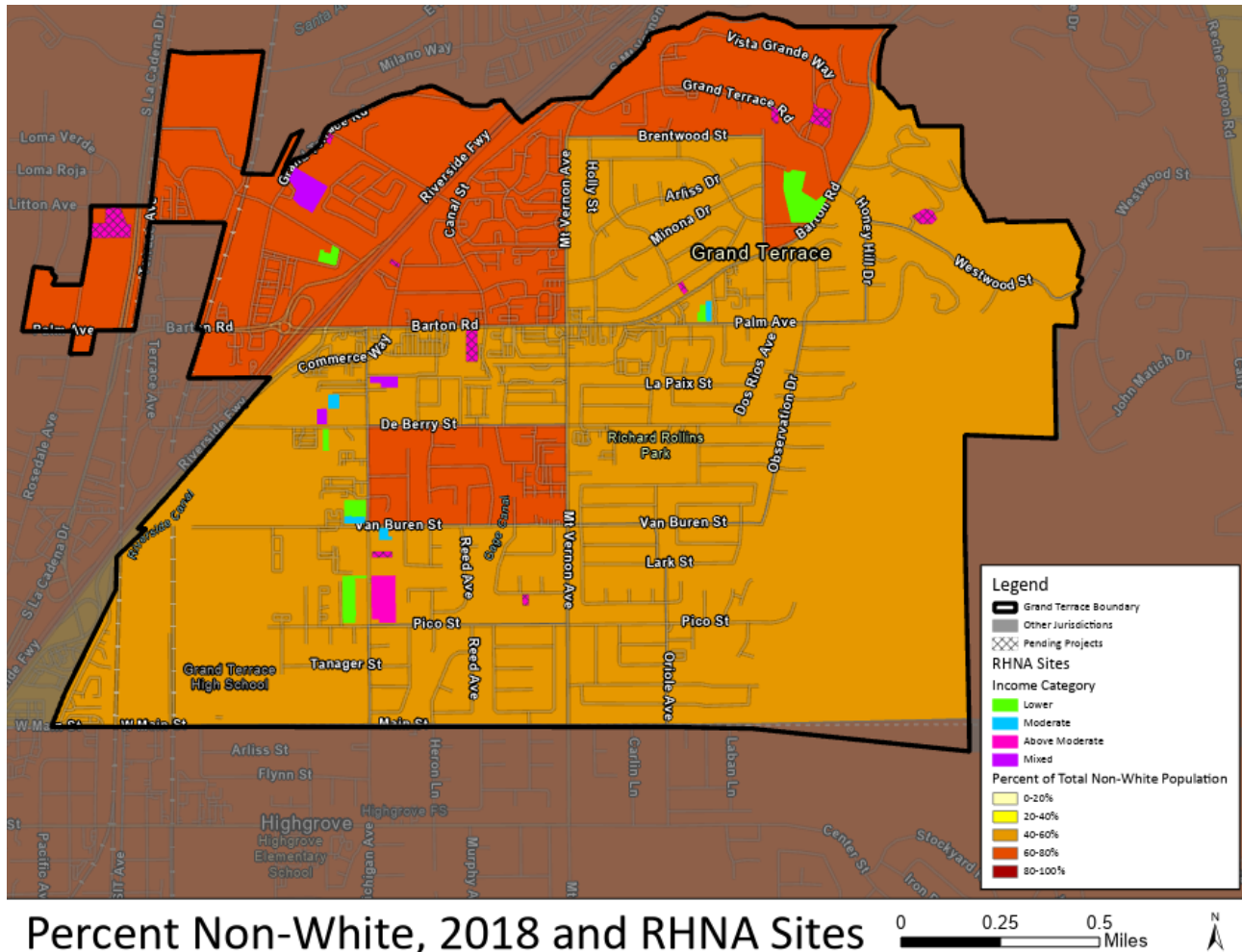
As shown in the figure below, there is significant variation in the levels of concentration of the non-White population throughout the City. The northwestern areas of the City have a higher concentration of the non-White population. The tracts with a larger non-White population also generally have a larger low- to moderate- income population and less positive TCAC scores than the more central areas of the City. This northwestern Grand Terrace area has the highest concentration of the non-White population and also includes a R/ECAP.

As of 2021, 60.9 percent of the City was non-White, while 73.4 percent of the County was non-White, indicating that the overall distribution of the non-White population is lower in the City than in the region as a whole.

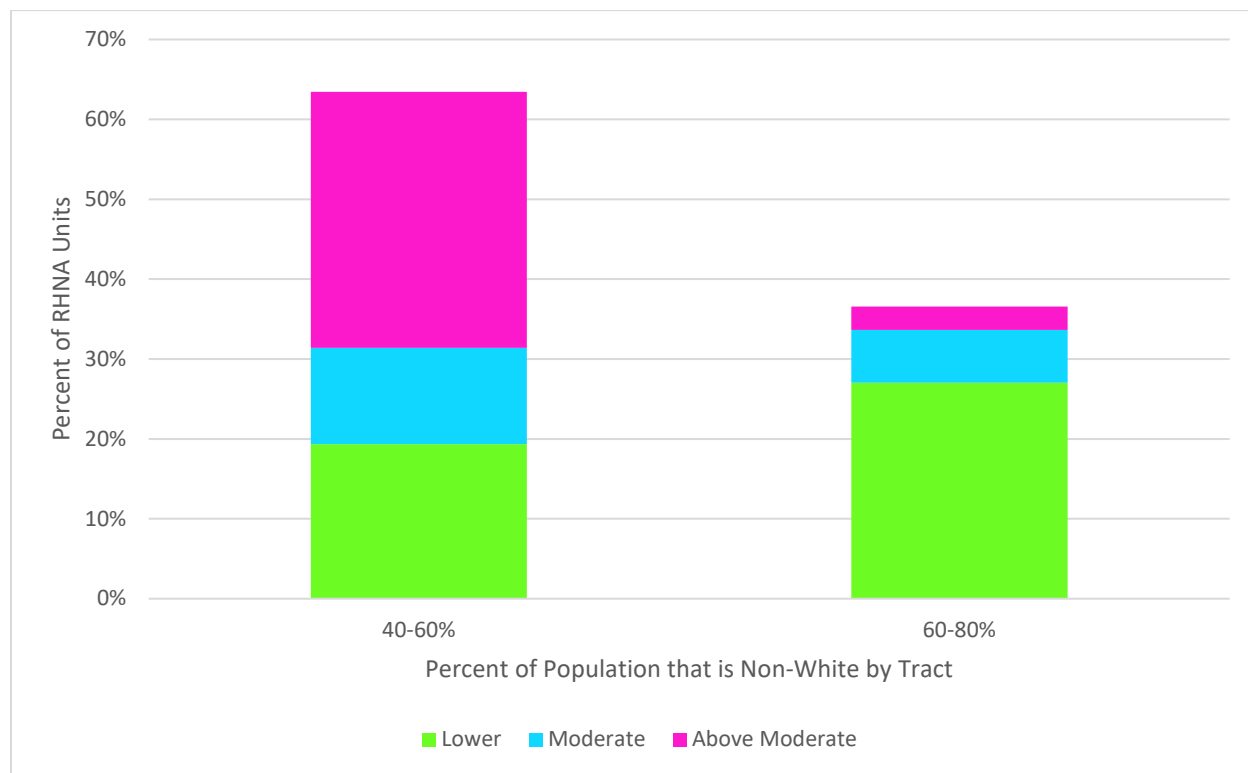
The figure below compares the RHNA units with the percentage of the population that is non-White. About 60 percent of the RHNA units are located in areas of the City where 40 to 60 percent of the population is non-White. There are very few sites in areas with relatively very high or relatively very low concentrations of the non-White population. This is a reflection of the trends within the City as a whole, as most of Grand Terrace's block groups are 20 to 60 percent non-White.

The City's RHNA strategy reflects the overall composition of Grand Terrace, and is not expected to negatively exacerbate segregation conditions related to race or ethnicity. The RHNA site distribution is consistent with the current composition of the City, indicating there will be no exacerbation of segregation of the non-White population due to the RHNA site selection.

Figure 8.20 Percentage of the Population that is Non-White, 2018



Source: HCD AFFH Data Viewer

Figure 8.21 Percent Non-White Comparison of RHNA Units

Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area.¹⁸ Segregation can be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. The formula for this calculation is provided by the HCD AFFH Guidance Document.

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

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

Ethnic and racial composition of an area is useful in analyzing housing demand and related fair housing concerns, as these factors illustrate the relationship with other characteristics such as household size, locational preferences, and mobility.

The table below provides the dissimilarity index values in Grand Terrace, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian/Pacific Islander. In 2019, there was low segregation between the Non-White and White, Black and White, and Asian and White populations, and moderate segregation between the Hispanic and White populations. A low dissimilarity index of 21.76 in the figure below means that 21.76 percent of Grand Terrace's Non-White or White residents would need to move to a different census block to create balanced integration between Non-White and White residents. Levels of segregation have remained relatively consistent since 2013.

The County has moderate levels of segregation across all racial and ethnic comparisons, indicating that segregation is more prevalent regionally than in the City of Grand Terrace.

Figure 8.22 Racial/Ethnic Dissimilarity Index (2013-2019)

	City		County	
	2013	2019	2013	2019
Non-White/White	28.83	21.76	42.80	40.93
Black/White	29.20	25.08	46.70	44.90
Hispanic/White	44.85	53.88	52.75	53.52
Asian/White	28.19	25.95	54.69	52.96

Source: HUD AFFH Database, 2020

Income

Identifying low to moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a Census tract or block group where over 51 percent of the households are LMI (based on HUD income definition of up to 80 percent of the area median income (AMI)).

The below figures show the distribution of RHNA units by low to moderate income population. As shown, the area with the largest low to moderate income population is also the area with a Hispanic majority, and the overall largest non-White population. This area is also where the R/ECAP is located. Compared to the region, Grand Terrace has slightly higher median income.

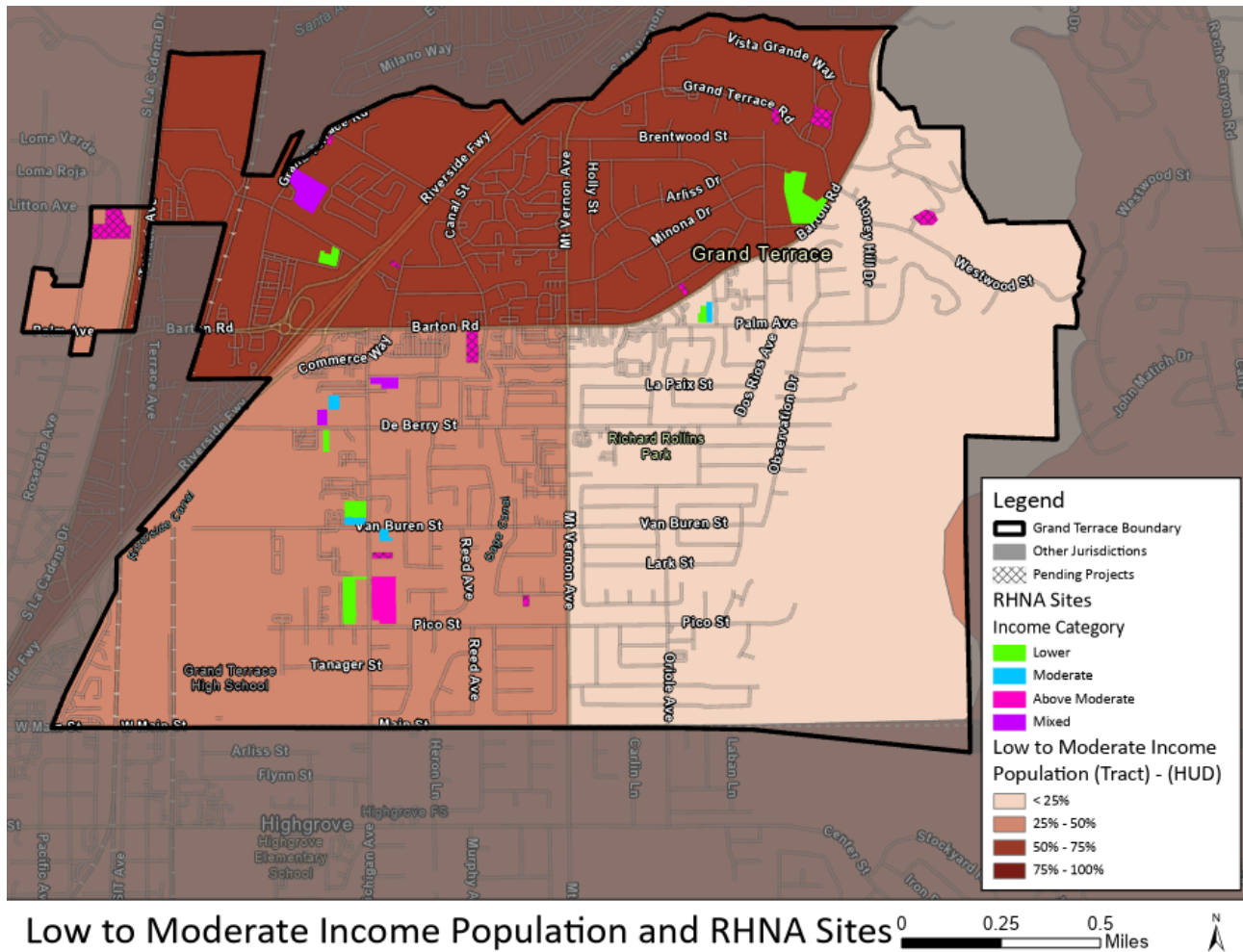
The majority of the County has a similar low to moderate income population proportion as northern Grand Terrace, with some areas north of the City have a high percentage of low to moderate income residents. Central and southern Grand Terrace have slightly lower percent of the population which are low to moderate income, which is consistent with the slightly higher median income in the City.

The figure below shows the percentage of RHNA units compared to the percent of each block group that is in the low- to moderate-income category. The sites are distributed throughout the various concentrations of the low to moderate income population, with the intention of creating

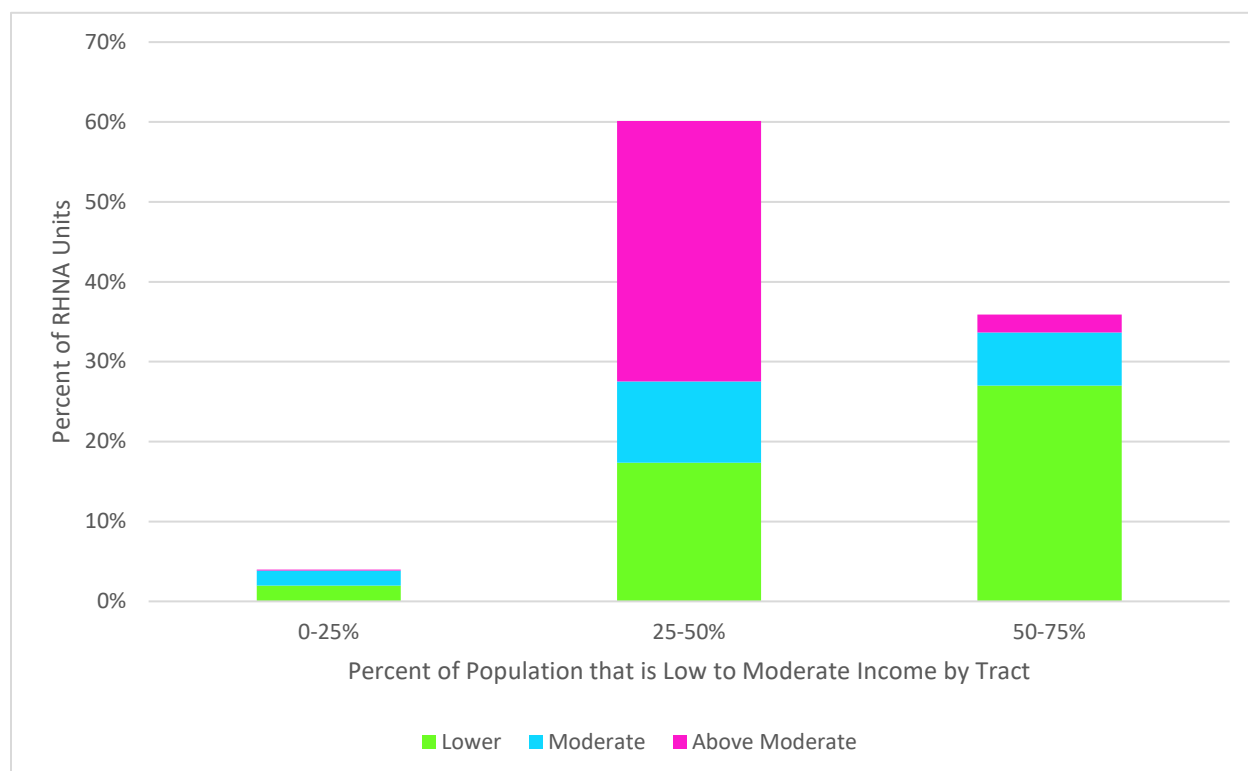
opportunity for low to moderate income residents in higher income areas, and provide new housing opportunities in existing low to moderate income neighborhoods without displacing current residents. About 60 percent of units fall in areas where 25 to 50 percent of the population is Low to Moderate income.

Local stakeholders noted a lack of affordable housing, including affordable senior housing, and a lack of knowledge for housing resources. Seniors are often on a fixed income and may fall into the low to moderate income category. ADU incentivization can lead to an increase in affordable units in higher resource areas.

The City's RHNA strategy is not expected to negatively exacerbate segregation conditions related to the low to moderate income population. The sites are distributed with the intention of creating opportunity for low to moderate income residents in higher income areas, and provide new housing opportunities in existing low to moderate income neighborhoods without displacing current residents. The City is also including Program 9 Incentivize Accessory Dwelling Units in an effort to increase ADU production, which includes a code amendment to be compliant with state law, creation of an ADU webpage with access to resources for the development of affordable ADUs, and the creation of pre-approved/reviewed plans. Increasing the development of ADUs can increase opportunity for lower-income units in lower density areas.

Figure 8.23 Low to Moderate Income Population and RHNA Sites (2011-2015)

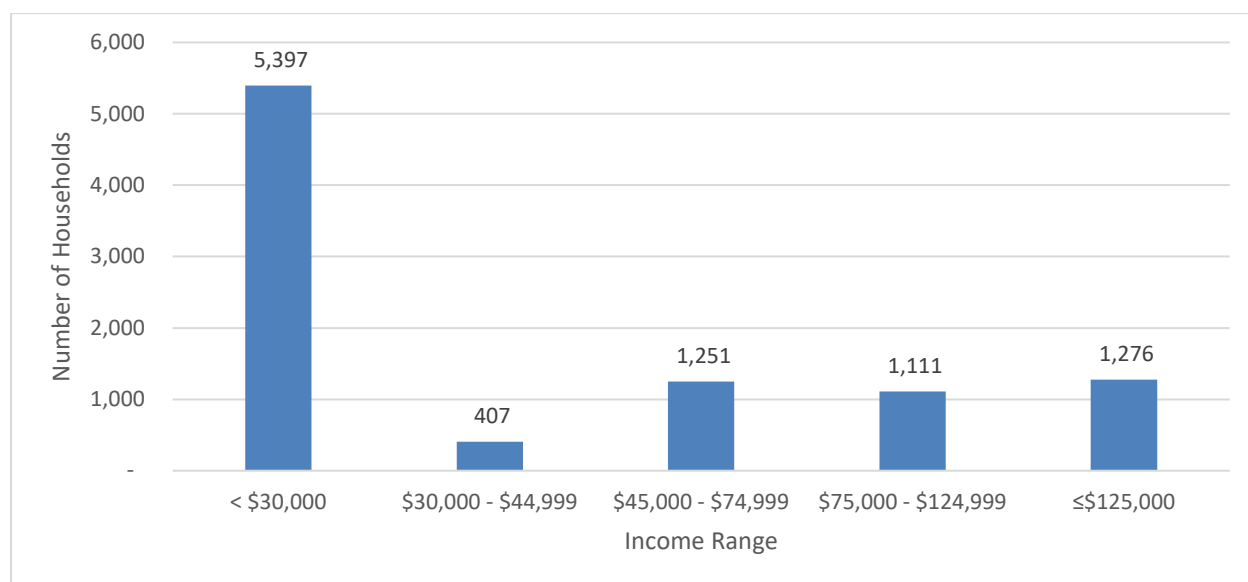
Source: HCD AFFH Data Viewer

Figure 8.24 Low to Moderate Income Population Comparison of RHNA Units

The figure below shows the number of households with income levels similar to the income ranges provided by HCD Income Limits. The extremely low-income income category has the largest percentage of the population, while the very low-income category has the smallest population. The remaining income categories have a more comparable distribution, but the majority of the population is extremely low-income. Grand Terrace clearly has significantly lower household incomes compared to the region as a whole. The City is including Program 3 Facilitate Development of Affordable and Special Needs Housing to Facilitate Development of Affordable and Special Needs Housing. This program includes a number of efforts to incentivize lower-income housing. This includes:

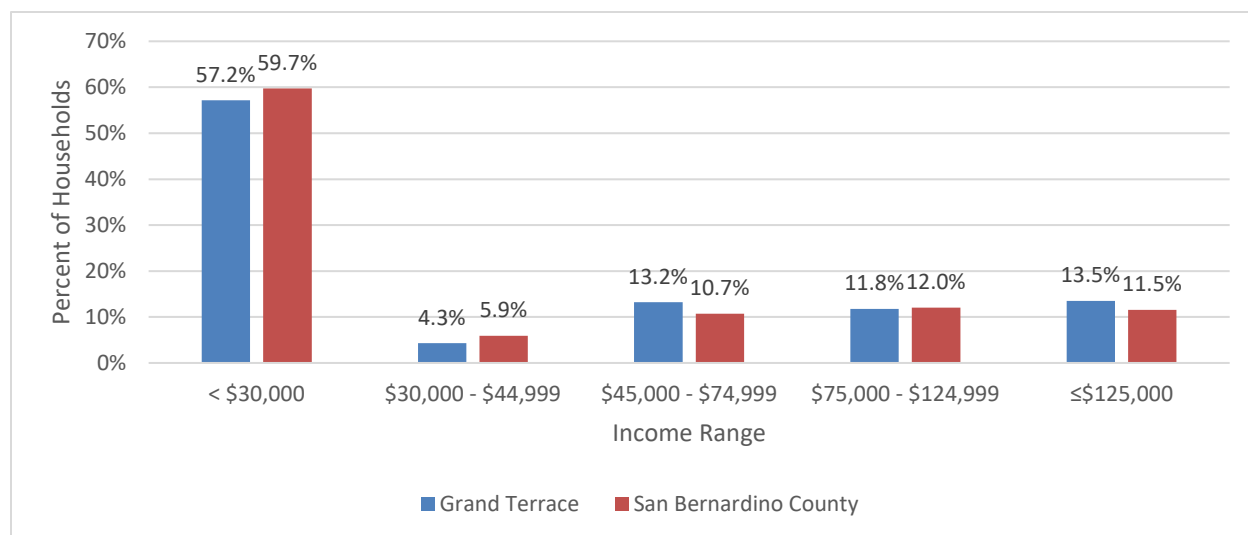
- Expedited processing for affordable and special needs households, including senior, extremely low income households, and housing for those with disabilities
- Assistance in preparing applications for lower-income households and households with special needs, including seniors and those with disabilities.
 - As funding allows, reduce development fees for extremely-low income housing projects. Seek funding sources to assist with extremely-low income housing development.

Additionally, the City will annually contact developers of special needs and lower income housing to assist in development where feasible.

Figure 8.25 Households per Income Level, 2021

Source: 2021 ACS Table B19001

The figure below shows the percent of households in both the City and the County with income levels similar to the income ranges provided by HCD Income Limits. The extremely low-income category has the largest percentage of the population, while the very low-income category has the smallest population. The remaining income categories have a more comparable distribution, but the majority of the population is extremely low-income. This distribution is the same in both the City and the County. Grand Terrace has a slightly lower percent of the extremely and very low population, which is consistent with the slightly higher median income in the City. However, overall, the distribution in the City is consistent with the region as a whole.

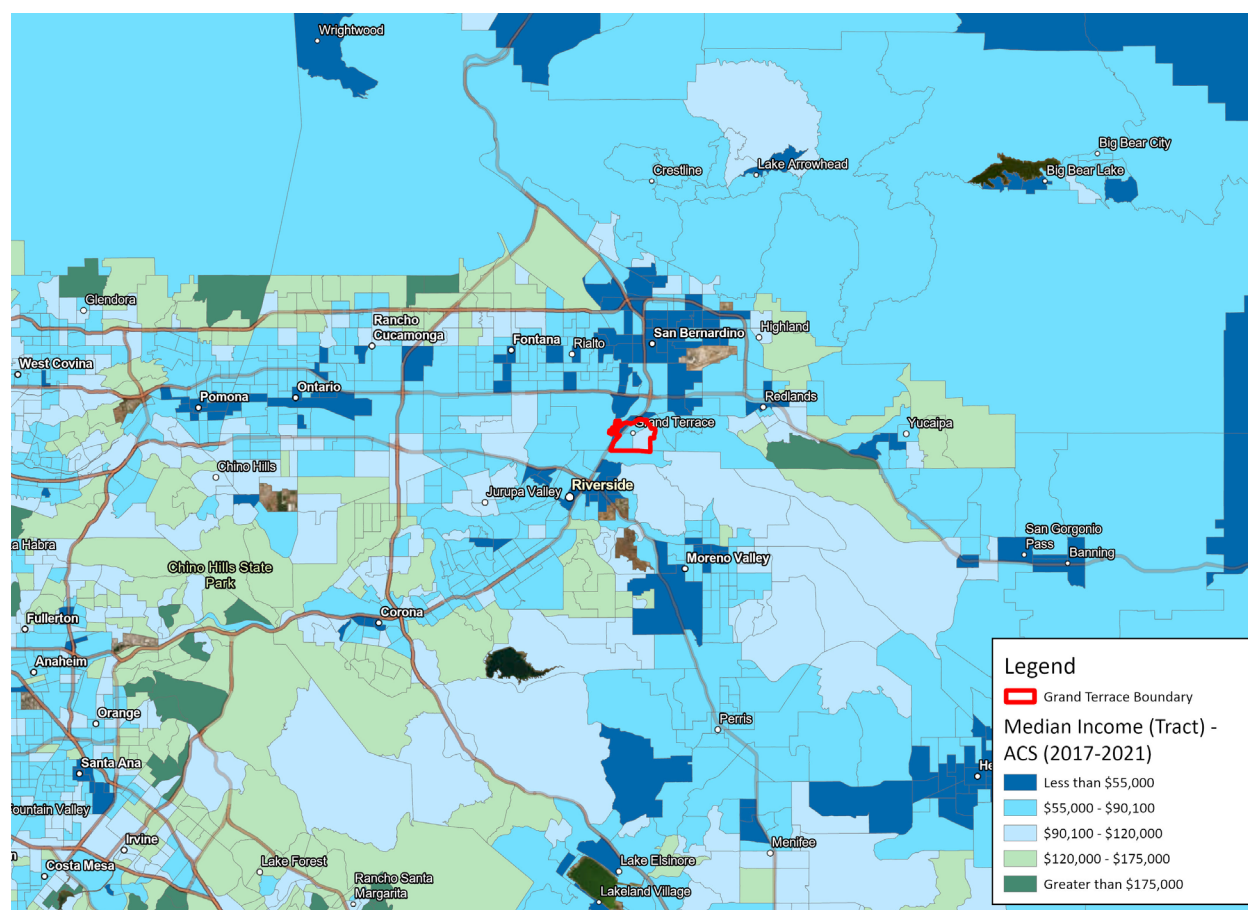
Figure 8.26 Households per Income Level, 2021

Source: 2021 ACS Table B19001

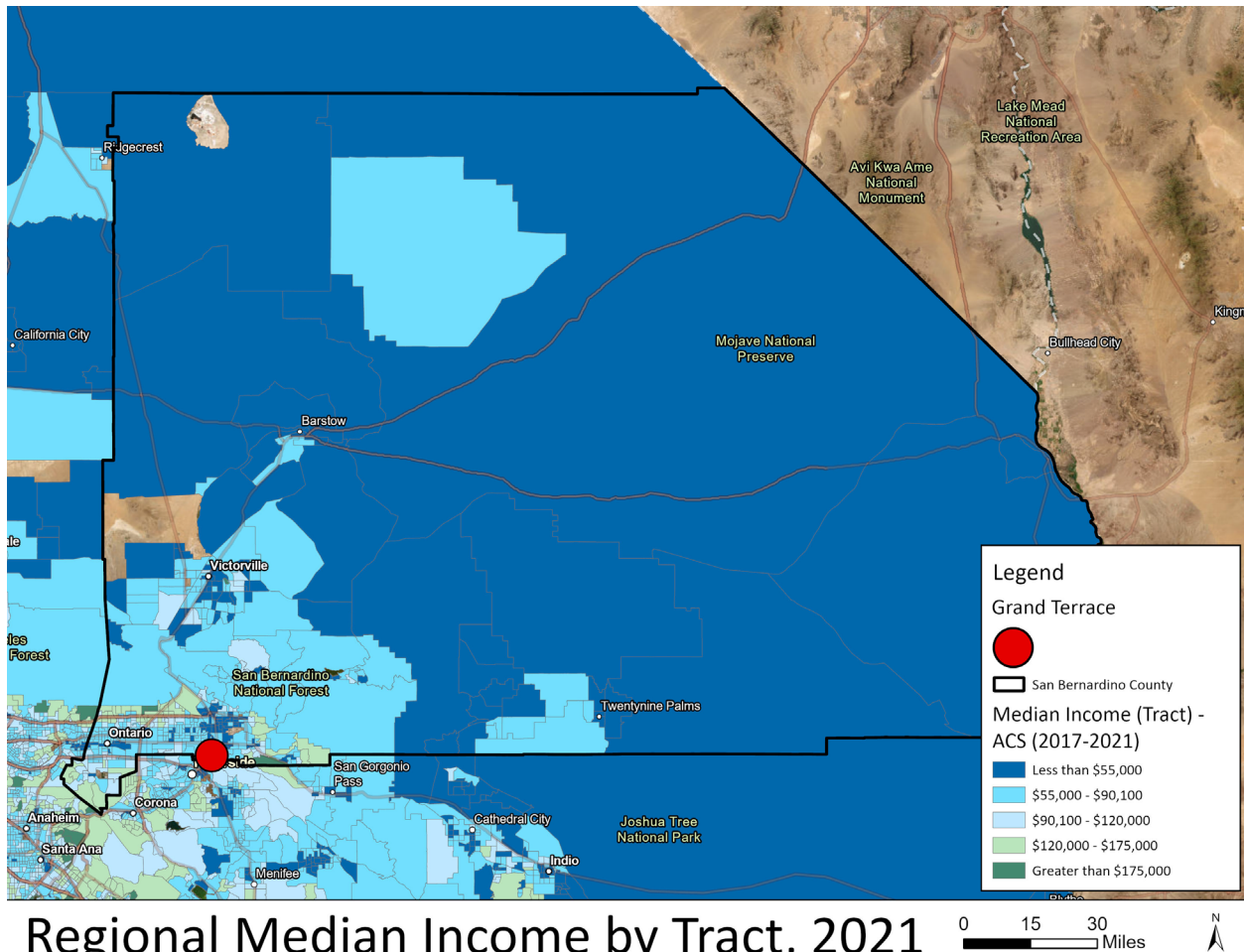
According to US Census 2016-2020 American Community Survey estimates, the median household income for Grand Terrace was \$70,200. This is higher than the San Bernardino County median household income of \$65,761. Local Stakeholders noted that San Bernardino County is a large region and hard to connect people to services, jobs, and housing. The Inland Empire United Way runs a hotline for San Bernardino and Riverside Counties that provides several resources, including job training.

The median income distribution in Grand Terrace is consistent with the region as a whole. While there is significant variation in the region, the majority of census tracts have median incomes in the lower middle range, similar to the City. Median incomes are higher to the west of the City, while the significant open space in the majority of the eastern part of the County may skew the data towards lower median incomes.

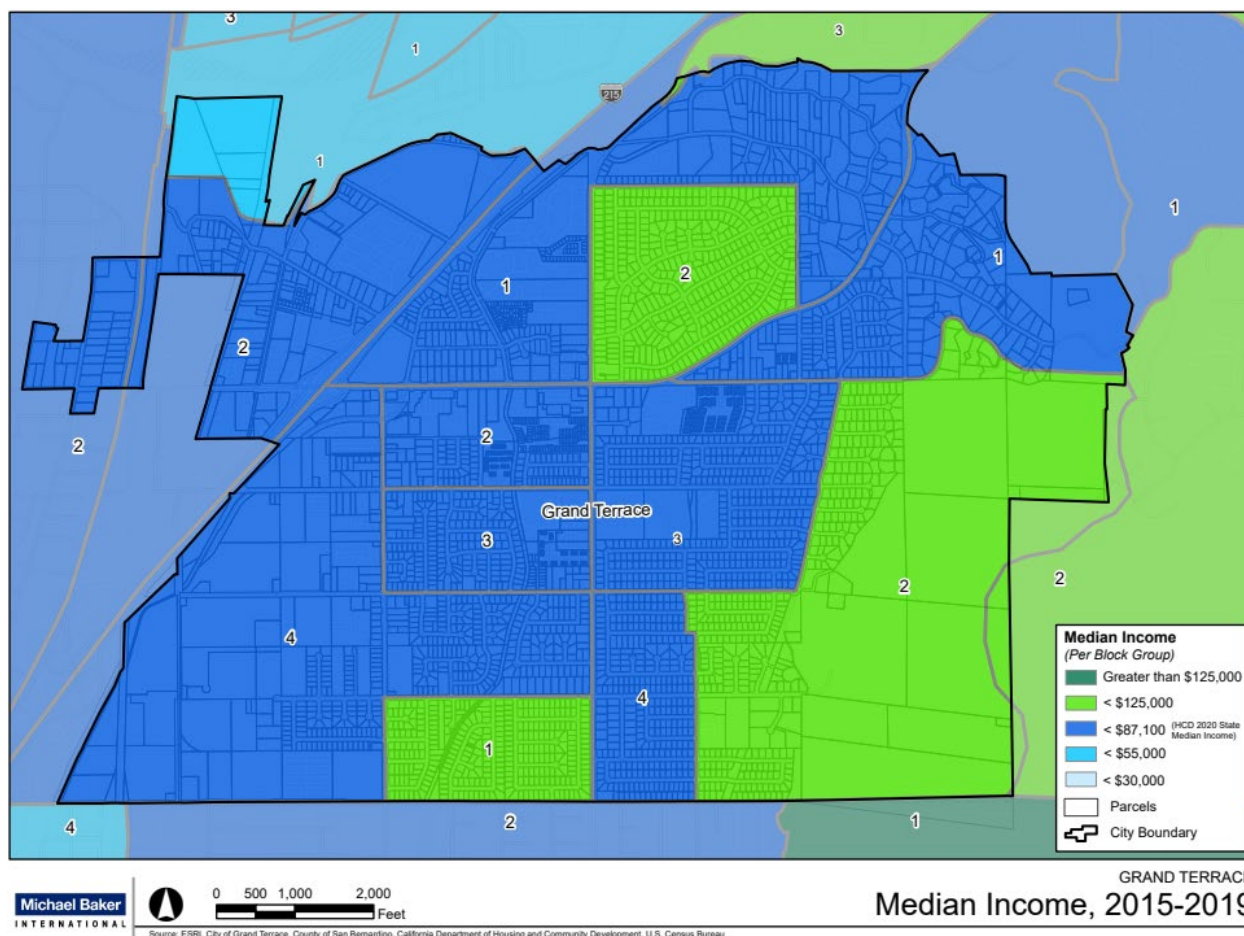
Figure 8.27 Regional Median Household Income 2017-2021



Regional Median Income by Tract, 2021 0 5 10 Miles

Figure 8.28 Regional Median Household Income 2017-2021

The figure below shows median household income by census tract. In Grand Terrace, the south east areas of the City have, on average, higher median household incomes, while the northwest, where the R/ECAP is located, has distinctively low median incomes compared to the rest of the City and the region as a whole. This area also has lower opportunity and a more predominant non-White population.

Figure 8.29 Median Household Income 2015-2019

Source: HCD AFFH Data Viewer

Poverty is defined by incomes falling below the annually defined thresholds for family size by the US Census. Poverty status by tract in Grand Terrace is shown in the figure below. Consistent with the aggregation of LMI areas, tracts with large populations below the poverty level are located in the northwest areas of the City, where the R/ECAP is located. Since the 2010-2014 ACS, the population of persons experiencing poverty has decreased throughout the City, specifically in the northern portion of the City. In 2014, tracts in the northwest corner of the City, which include the R/ECAP had rates of poverty over 30 percent. In 2019, this northwestern region has rates of poverty under 30 percent.

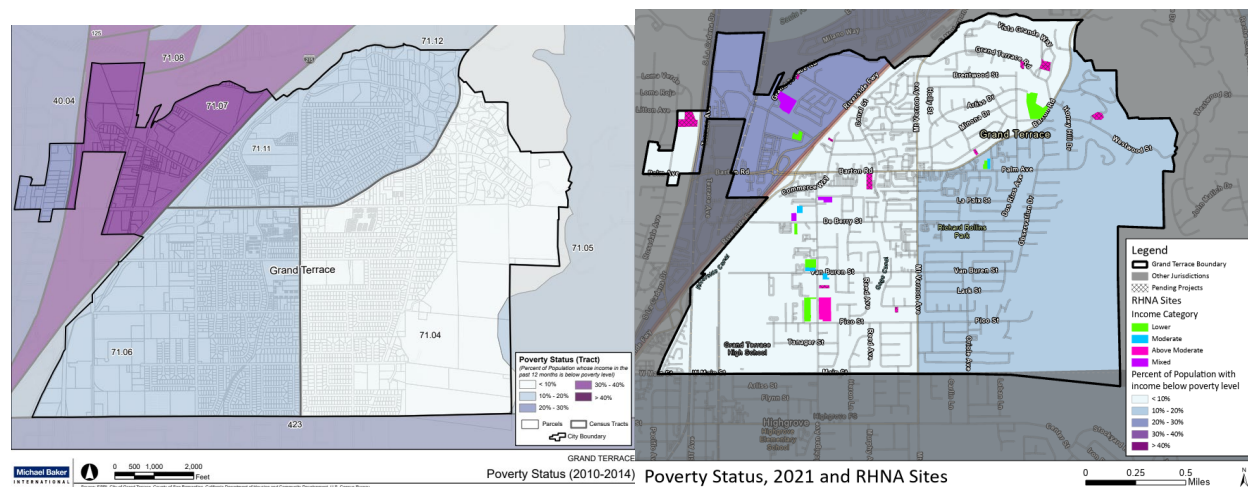
The areas with higher rates of poverty correlate with the areas with more predominant non-White concentrations.

The 2015–2019 map shows lower levels of poverty Citywide and increased geographic parity. The 2015–2019 map also shows that pending projects and proposed Opportunity sites are spread throughout the City with more sites in areas without concentrations of poverty.

The City's RHNA strategy is not expected to exacerbate segregation conditions related to the poverty status. The current sites strategy includes creating a number of opportunities for lower-

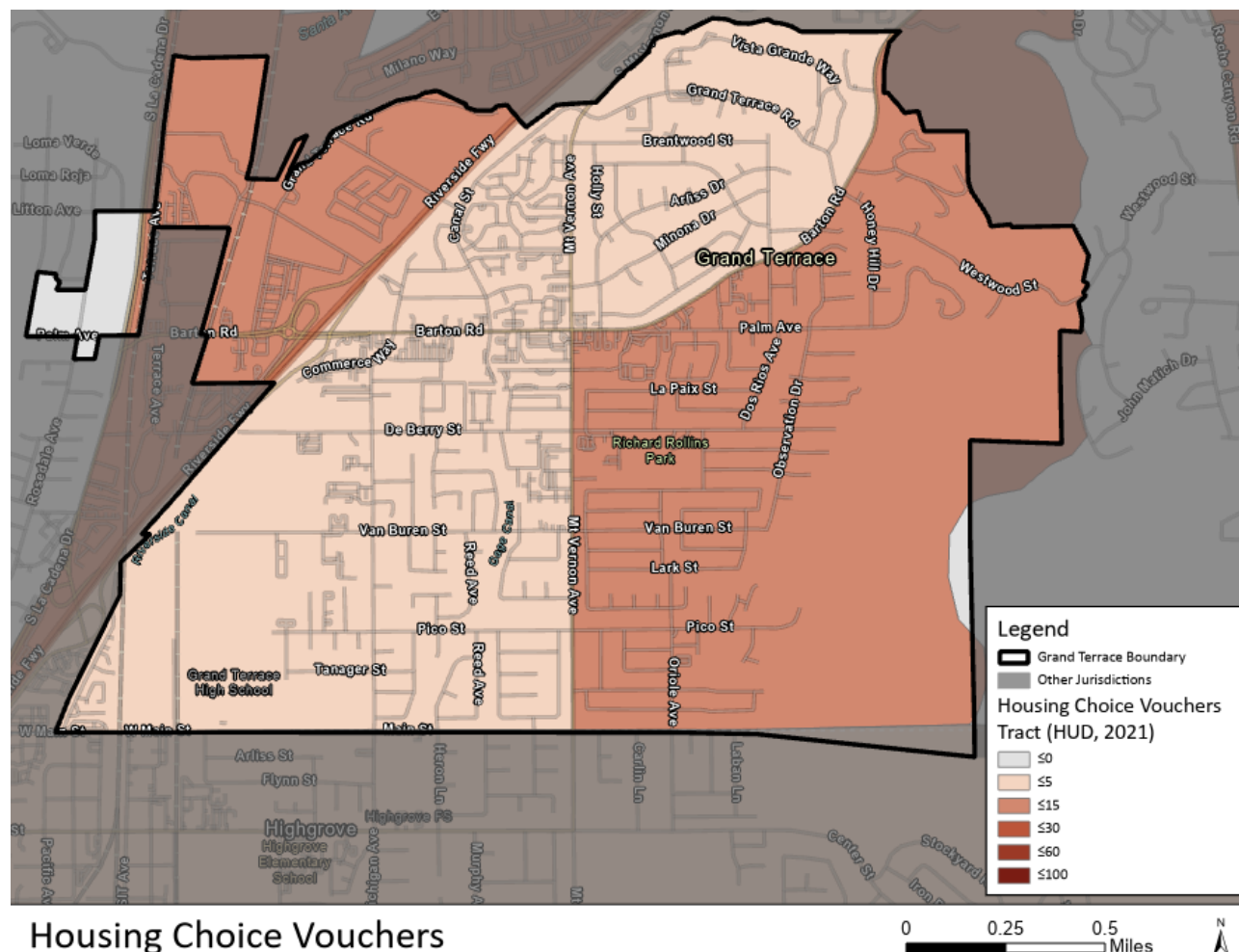
income housing in areas with a higher population in poverty. The City is also including Program 3 Facilitate Development of Affordable and Special Needs Housing to Facilitate Development of Affordable and Special Needs Housing. This program includes a number of efforts to incentivize lower-income housing, including expedited processing and reducing development fees.

Figure 8.30 Poverty Status (2010-2014 and 2015-2019)



Source: HCD AFFH Data Viewer

The figure below shows housing choice voucher (HCV) recipients by tract in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. HCV recipients are most concentrated on the western side of the City. In addition to operating public housing, the Housing Authority administers the HUD Housing Choice Voucher Program. Formerly, the County operated both a voucher and certificate programs. However, the certificate program ended as of 1999. Under the Housing Choice Voucher Program, the Housing Authority makes subsidy payments to property owners on behalf of the family. The program uses a Payment Standard to determine the maximum amount of assistance that will be paid on behalf of the family. The family's portion will be a minimum of 30 percent of their adjusted gross monthly income up to a maximum of 40 percent if they choose. HACSB administers the Housing Services programs that include the Housing Choice Voucher and Five-Year Lease Assistance programs. Participants on these programs may choose the city/community in which they wish to reside within San Bernardino County.

Figure 8.31 Housing Choice Voucher Recipients by Tract (2010)

Source: HCD AFFH Data Viewer

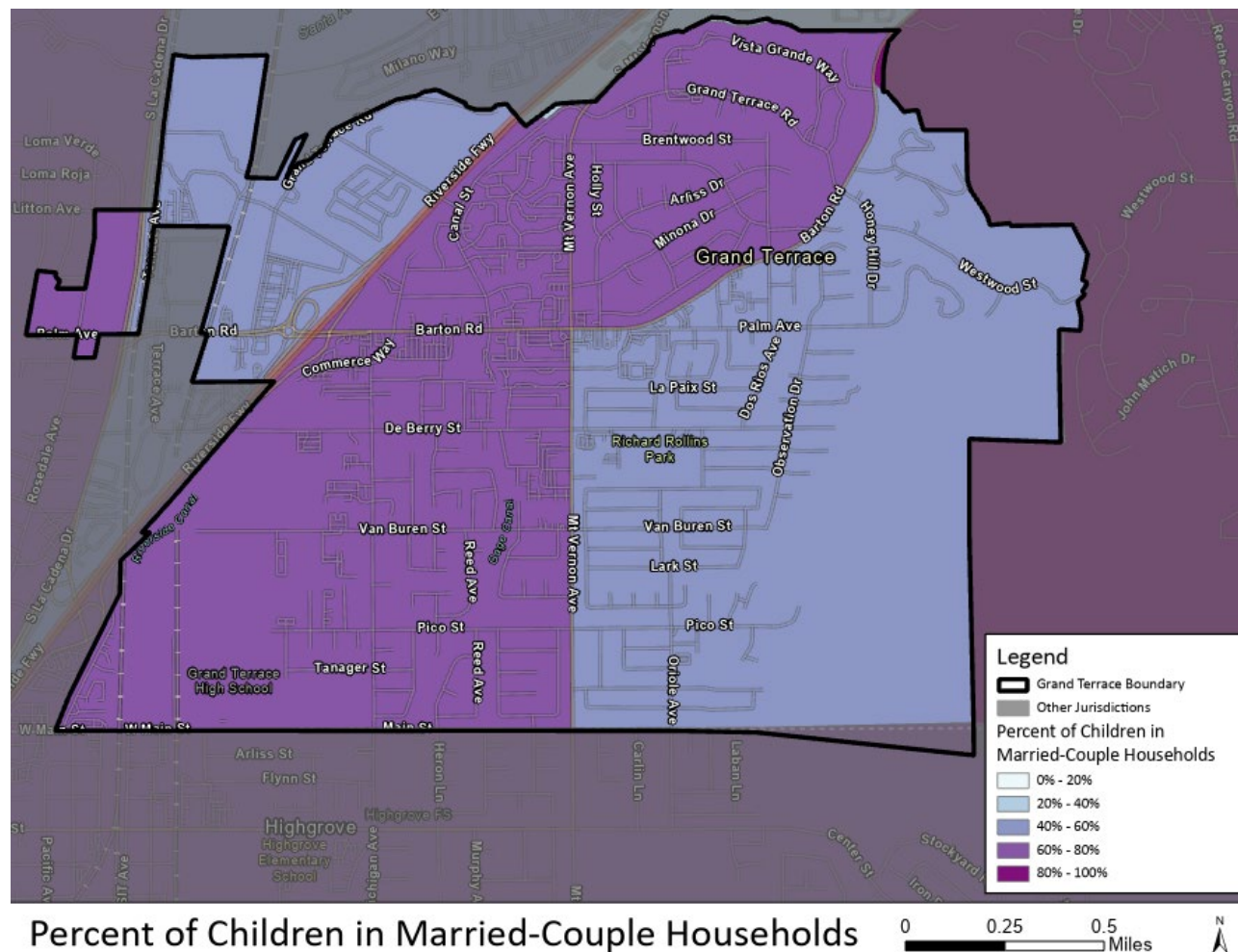
Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the following: the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (e.g., through birth, adoption, or custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

As shown in the figure below, the tracts with the highest concentrations of children living in married-couple households are primarily in western and northern Grand Terrace, although there does not seem to be a distinct correlation between income or racial demographic trends and percent of children in married-couple households. In Grand Terrace, 24.8 percent of households are married-couple households with children present, compared to 30.3 percent countywide. RHNA

pending and opportunity sites are distributed throughout the City and are not expected to impact fair housing concerns based on familial status.

Figure 8.32 Percent of Children in Married Couple Households by Tract (2015-2019)



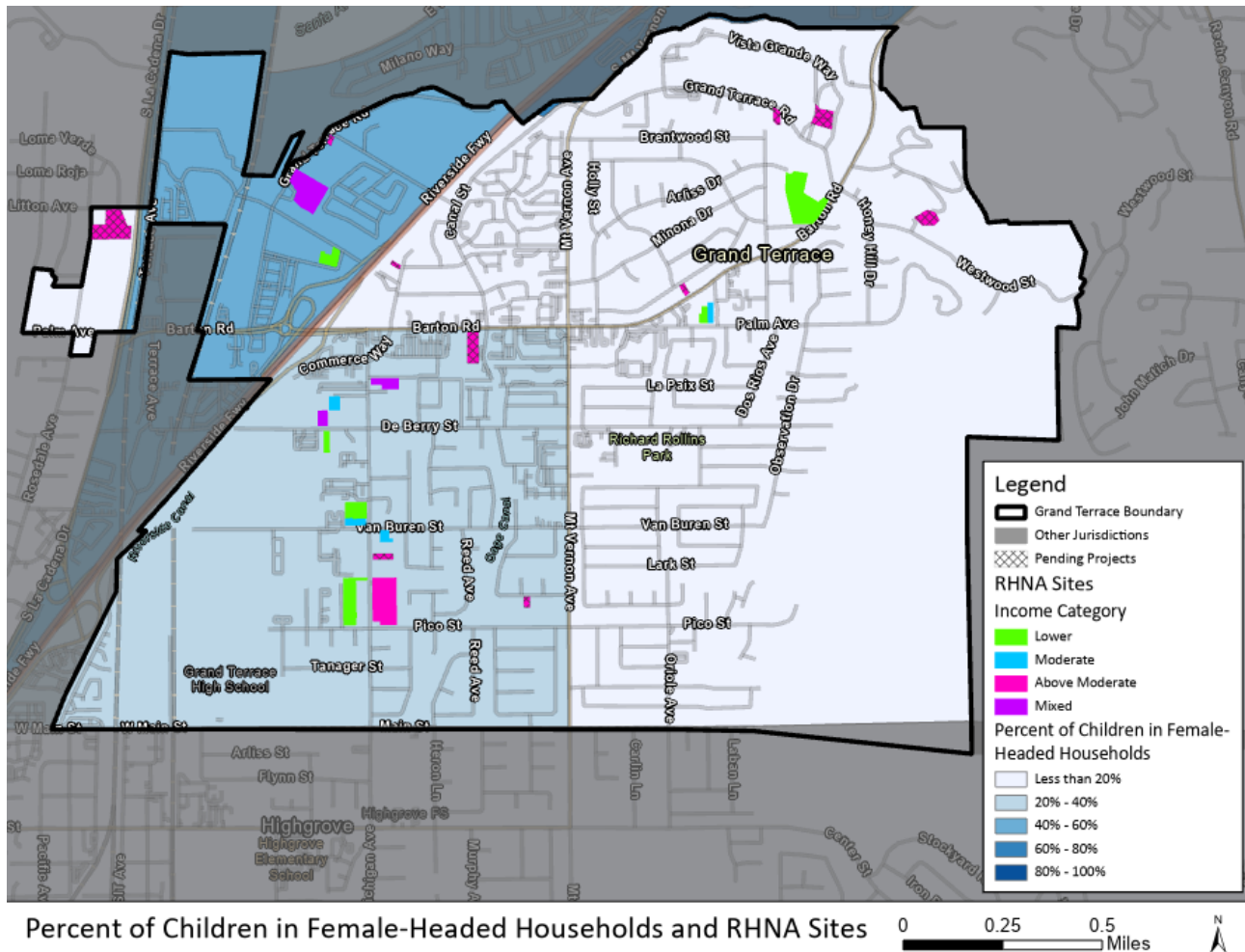
Source: HCD AFFH Data Viewer

Consistent with the above figure, the figure below illustrates that more children in the western area of Grand Terrace live in single-parent female-headed households compared to the rest of the City. In 2020, 20.3 percent of the total households in Grand Terrace were female-headed households, which is similar to the County, at 21.9 percent.

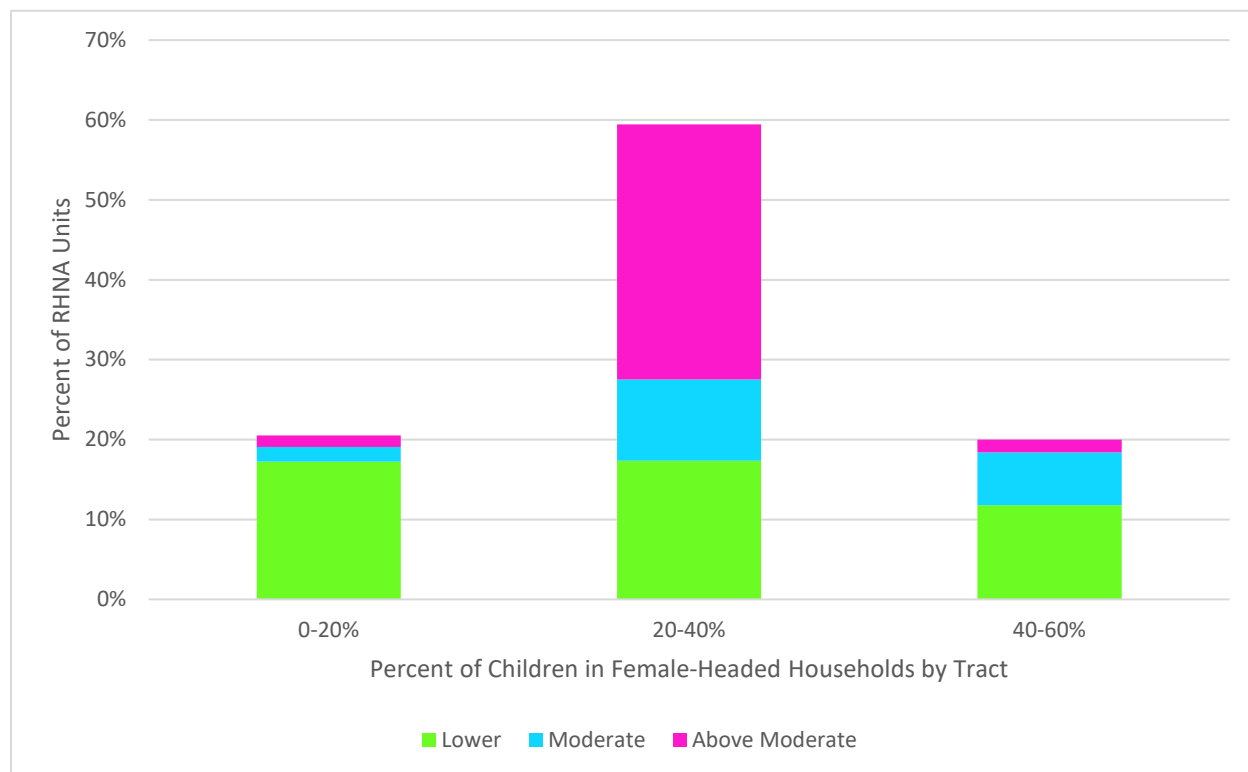
As shown in the figure below, RHNA sites are distributed throughout the City, without concentration in areas with high levels of female-headed households, and are not expected to impact fair housing concerns based on familial status. For example, about 20 percent of RHNA units are located in tracts where 0-20 percent of children are living in female-headed households with no spouse.

The distribution of RHNA sites does not exacerbate conditions of segregation as they relate to familial status. RHNA sites are distributed throughout tracts of varying existing predominant familial statuses.

Figure 8.33 Percent of Children in Female-Headed Households and RHNA Sites by Tract (2015-2019)



Source: HCD AFFH Data Viewer

Figure 8.34 Female Headed Households Comparison of RHNA Units

Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2021 American Community Survey estimates that 10.1 percent of Grand Terrace and 11.4 percent of San Bernardino County has a disability.

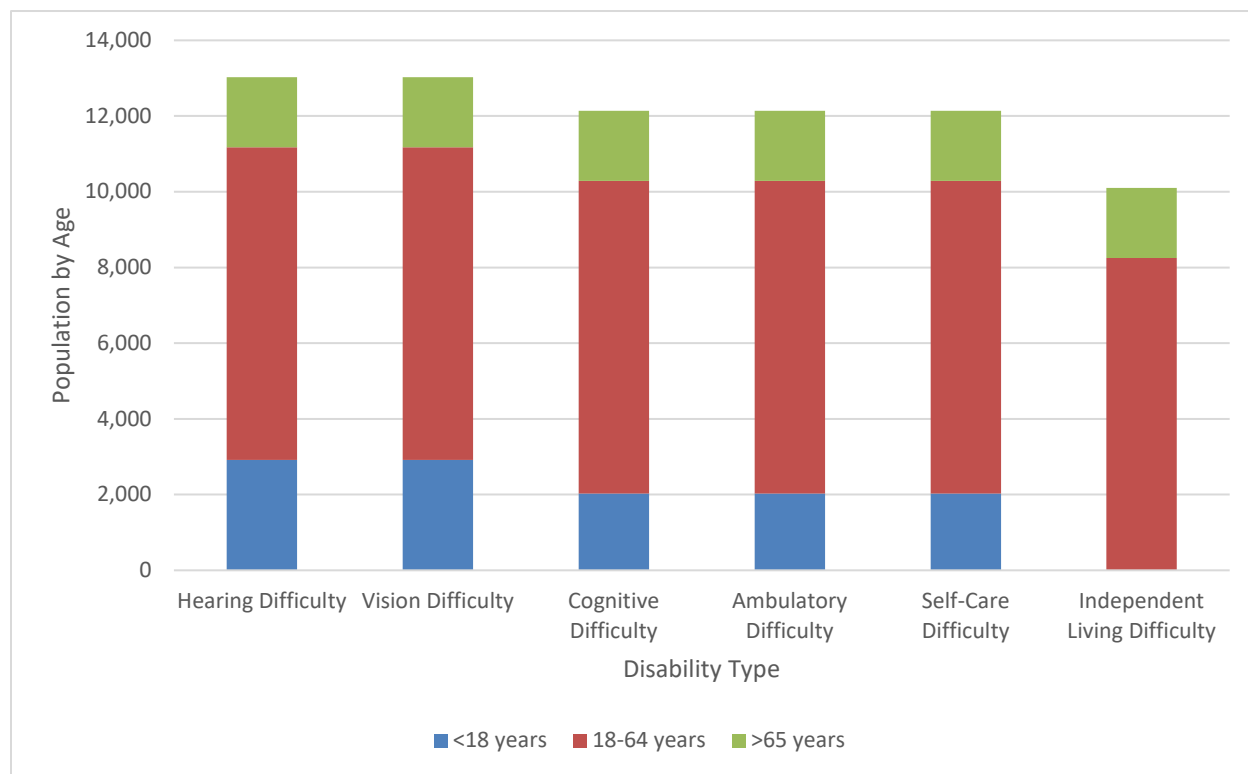
The types of disabilities included in the Census are:

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

The figure below shows an estimate of the number of Grand Terrace residents with disabilities by type of disability and age group. The most prevalent types of disability are hearing and vision difficulties, although the population with each disability type is rather comparable. Note that individuals may have more than one type of disability.

Ambulatory issues are the highest reported disability countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, accessory dwelling units (ADUs) may serve as a caregiver unit. The City is including Program 9 Incentivize Accessory Dwelling Units in an effort to increase ADU production, which includes a code amendment to be compliant with state law, creation of an ADU webpage with access to resources for the development of affordable ADUs, and the creation of pre-approved/reviewed plans.

Figure 8.35 Disability Characteristics by Age Group, Grand Terrace (2021)



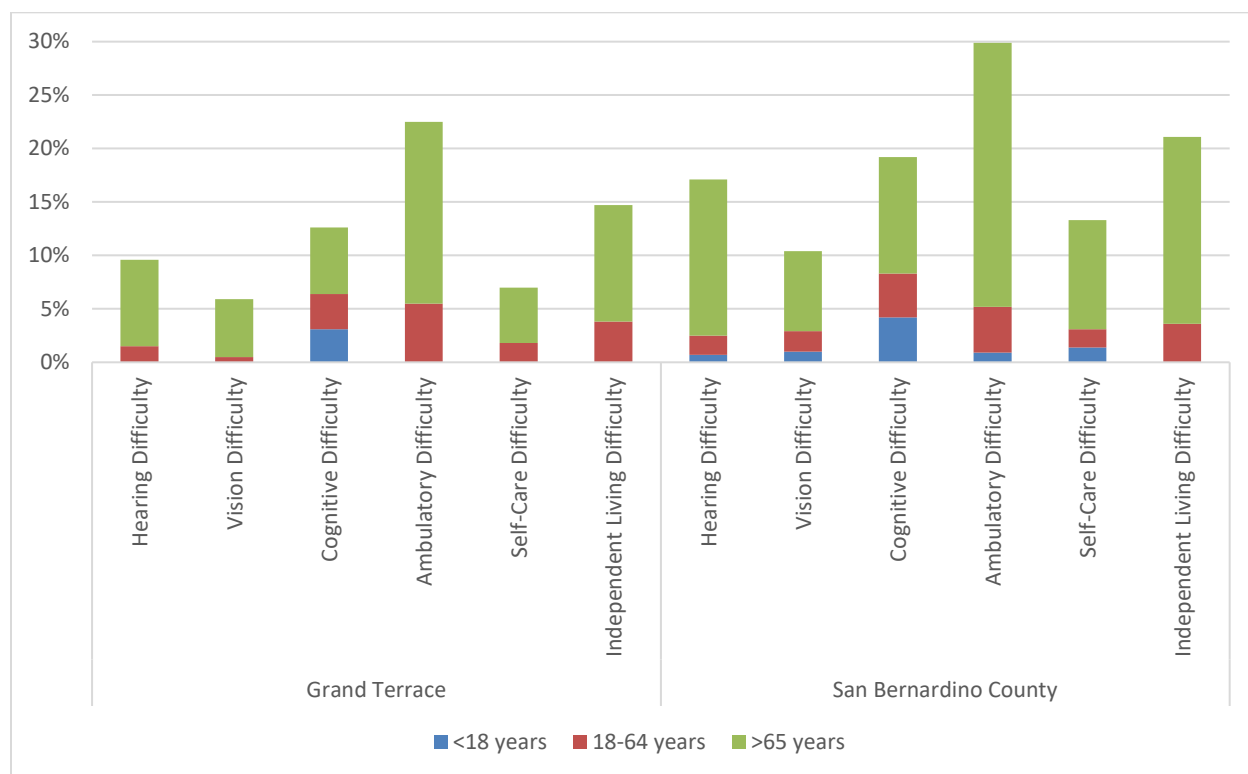
Source: US Census Bureau, ACS16-19 (5-year Estimates), Table C18108

Countywide, ambulatory issues are also the most prevalent. While disabilities are more prevalent in the County as a whole than in Grand Terrace, the type of disabilities that are most prevalent follow the same trends in Grand Terrace and regionwide.

Countywide, health care facilities are more prevalent in the southwest areas of the County, where Grand Terrace is located. A large portion of the County is open space and the Mojave desert, so health care facilities are primarily concentrated where there is a greater population.

The percent of the population with a disability has remained relatively steady since 2010. The north west portion of the City has consistently had a more predominant disabled population compared to the eastern side. This is consistent with the location of healthcare facilities.

Figure 8.36 Disability Characteristics by Age Group, Grand Terrace and San Bernardino County (2021)



Source: US Census Bureau, ACS16-19 (5-year Estimates), Table C18108

The distribution of sites is not expected to exacerbate conditions of segregation as they pertain to disability. There is little correlation with the distribution of the population with a disability and the location of sites. Additionally, the selected RHNA sites are in proximity to existing healthcare resources. The City is including Program 9 Incentivize Accessory Dwelling Units in an effort to increase ADU production, which can be used as a caregiver unit for those with independent living difficulties. This can also increase opportunities for these units in higher income areas.

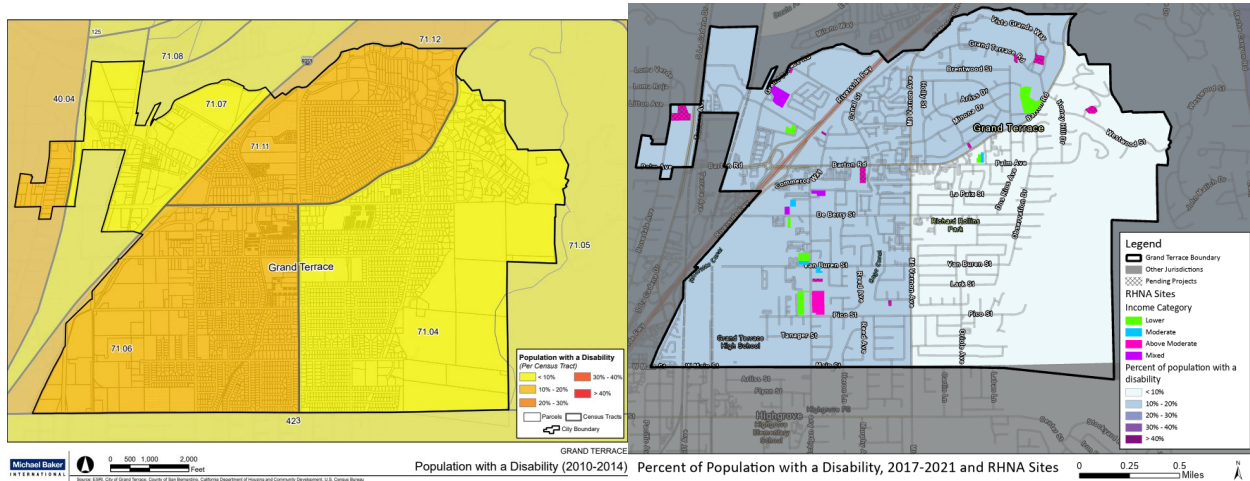
Local stakeholders expressed the difficulties and barriers to ADU development in Grand Terrace. Through Program 9 the City will provide information online including FAQs, a flow charts, links to resources, and other ADU resources such as pre-approved plans.

The figure below shows the population of persons with disabilities by tract in the City. There is no clear correlation to the current areas with higher concentrations of the population with a disability and other demographic distributions. Health care facilities are distributed throughout the City, with a slight concentration in the northern areas of the Grand Terrace.

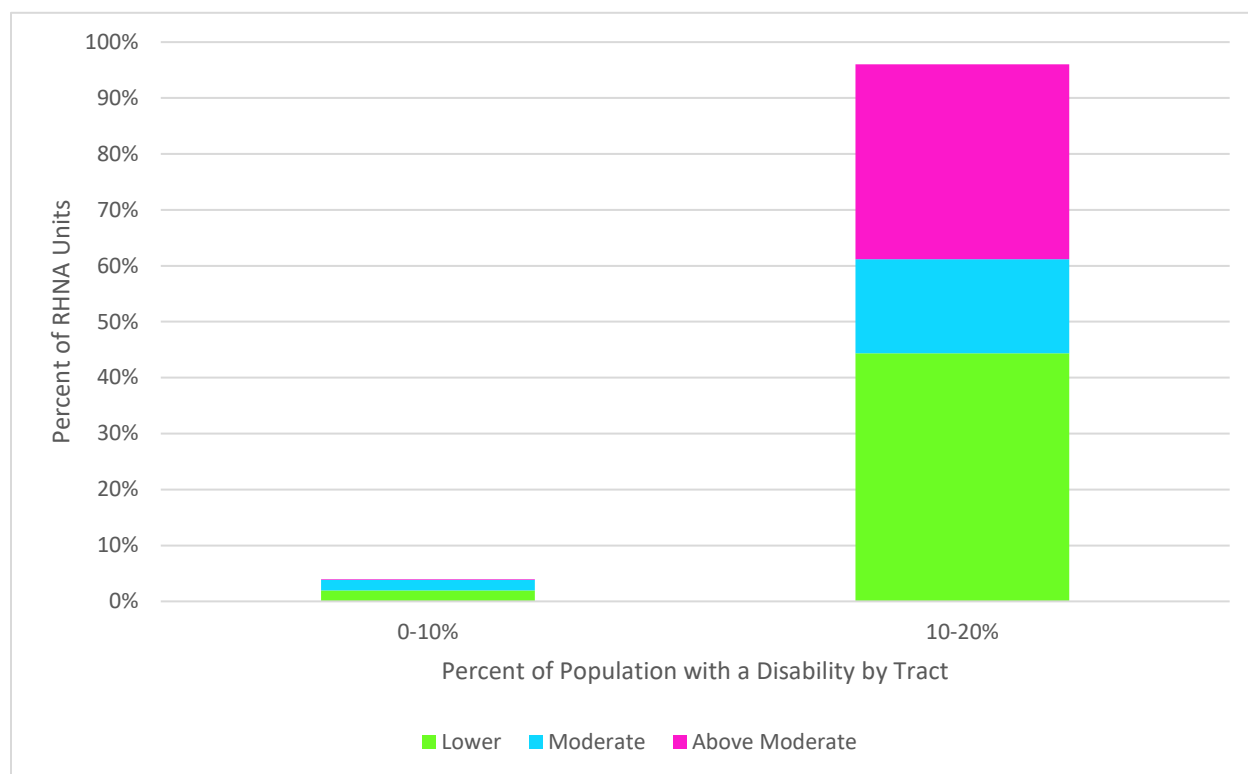
The figure below also shows pending projects and proposed RHNA Opportunity sites with population of persons with disabilities by tract in the City. As shown in the subsequent bar chart,

the RHNA sites are mostly distributed in the areas where 10 and 20 percent of the population experiences a disability, which covers a majority of the City. For example, about 95 percent of the RHNA units are located in the area where 10-20 percent of the population has a disability. As such, the sites are not expected to cause fair housing concerns as they relate to residents with a disability.

Figure 8.37 Population of Persons with Disability by Tract (2010-2014 and 2015-2019)



Source: HCD AFFH Data Viewer

Figure 8.38 Population with a Disability Comparison of RHNA Units

Findings

Overall, the City of Grand Terrace has higher concentrations of non-White and low- to moderate-income residents in the northwestern part of the City, which includes the R/ECAP. This area is also where housing choice voucher use primarily occurs. Some tracts in this area saw a reduction over time in households under the federal poverty level, from >30 percent in 2010-2014 to 20-30 percent in 2015-2019, while other tracts remained unchanged. The selected RHNA sites are not anticipated to cause displacement or worsen patterns of segregation.

The City's RHNA strategy reflects the overall composition of Grand Terrace, and is not expected to negatively exacerbate conditions of segregation.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

R/ECAPs

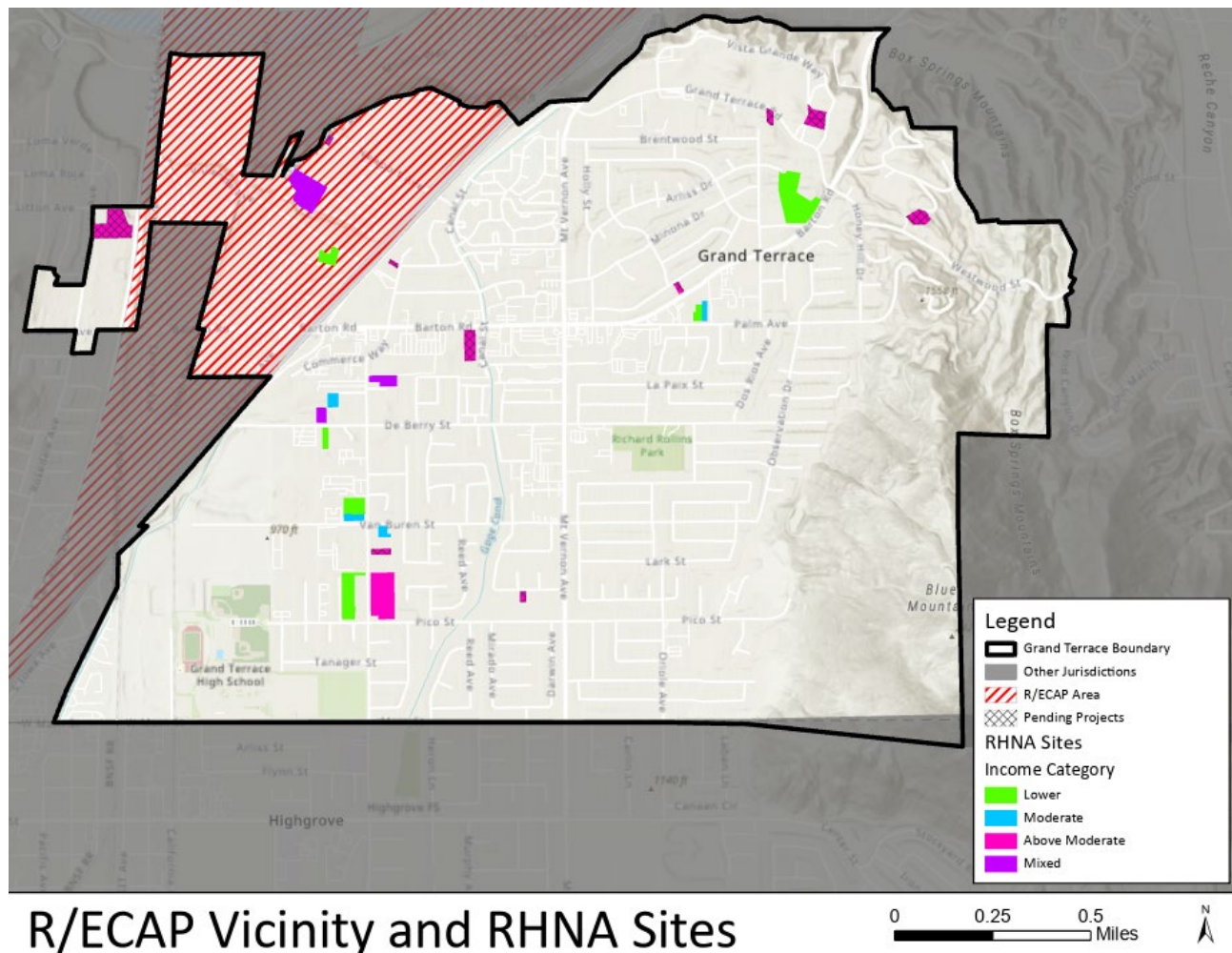
HUD defines R/ECAPs as areas where the percentage of the population that is non-White is over 50 percent and the percentage of households with incomes below the poverty line is over 40 percent. Alternatively, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three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

Grand Terrace has a R/ECAP in Census Tract 71.07. The tract is shown in the figure below, along with the proposed RHNA sites by their income levels. In San Bernardino County, R/ECAPs are primarily located in the southwest portion of the region, where there is more population and less open space. There are several R/ECAPs in close proximity to Grand Terrace, including in the Cities of Sam Bernardino, Riverside, and Fontana, indicating that the demographics in Grand Terrace are consistent with the region as a whole.

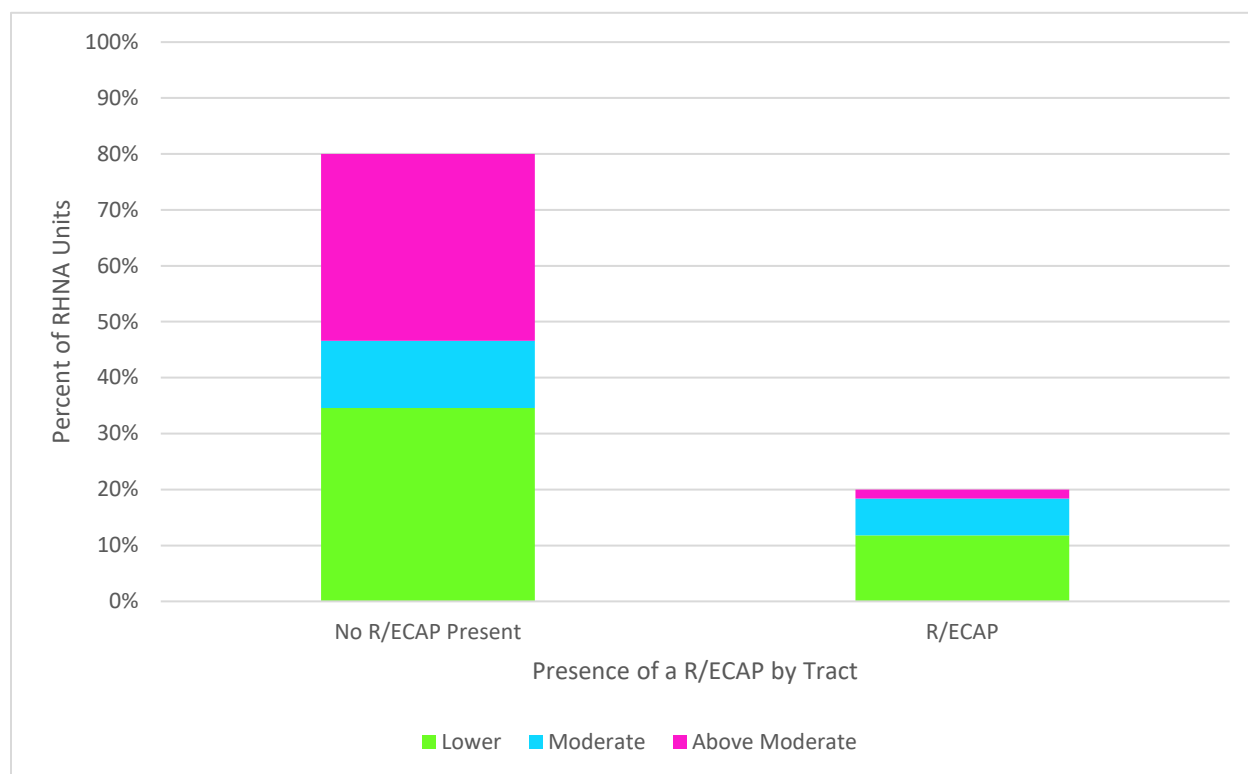
The median household income for Grand Terrace was \$70,200. This is higher than the San Bernardino County median household income of \$65,761. 60.9 percent of the City was non-White, while 73.4 percent of the County was non-White. A higher median income, but lower percent of non-White population in the City than the County indicates there may be some variation in R/ECAP demographics between the City and the Region.

The RHNA site selection is not anticipated to exacerbate conditions of segregation. The RHNA site distribution creates opportunity for residential development of all income levels outside the R/ECAP area. The City is including Program 19 to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. These place-based improvements include enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

As shown in the subsequent bar graph, the large majority of RHNA units are located in non-R/ECAP areas. The location of the RHNA units in or out of the R/ECAP will not exacerbate existing conditions.

Figure 8.39 R/ECAPs in the City and Vicinity

Source: HCD AFFH Data Viewer

Figure 8.40 Presence of a R/ECAP Comparison of RHNA Units

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

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

While RCAAs are more prevalent west of San Bernardino County, in Los Angeles County, there are some present in proximity to Grand Terrace in the Cities of Redlands and Riverside. There are very few RCAAs present in San Bernardino County as a whole, indicating that the trends in Grand Terrace are consistent with the region.

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

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

score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as High Resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between Moderate Resource and Low Resource areas. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC program.¹¹ Additional information regarding these indicators in Grand Terrace are provided on the following pages.

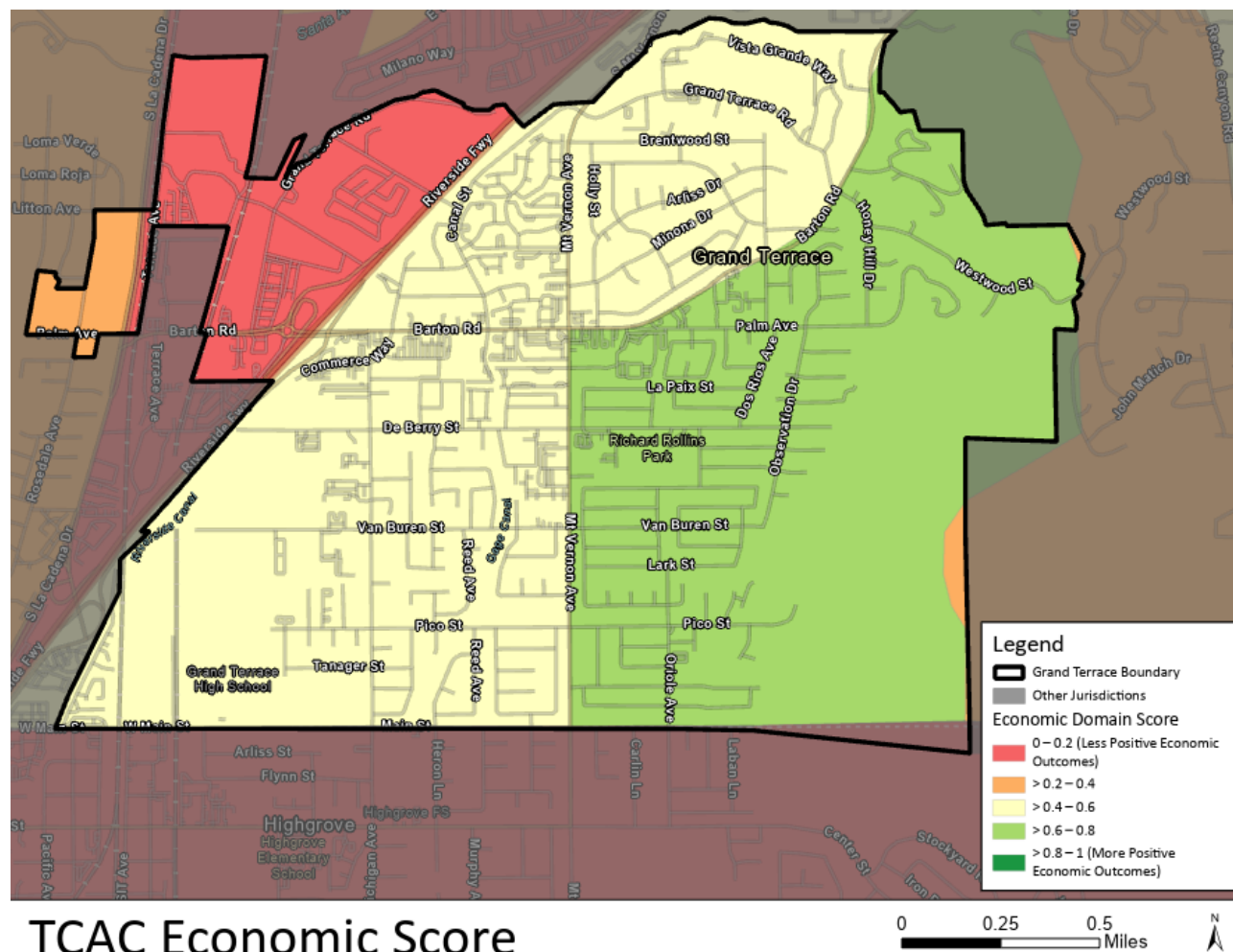
Economic Indicators

Economic indicators include poverty, adult education, employment, job proximity, and median home value. TCAC economic scores for the City by tract are presented in the figure below. The southern areas of the City, where TCAC economic scores are the highest, have the lowest poverty rates and percentage of LMI households. The neighborhoods in the northwestern area of the City with the lowest economic opportunity also contain the R/ECAP and a more predominant Hispanic or non-White population.

Compared to the region, Grand Terrace has higher economic opportunity. Nearby areas with comparable levels of economic opportunity include southern Redlands, where there is lower-density development and higher median incomes.

Local Stakeholders noted that San Bernardino County is a large region and hard to connect people to services, jobs, and housing. The Inland Empire United Way runs a hotline for San Bernardino and Riverside Counties that provides several resources, including job training.

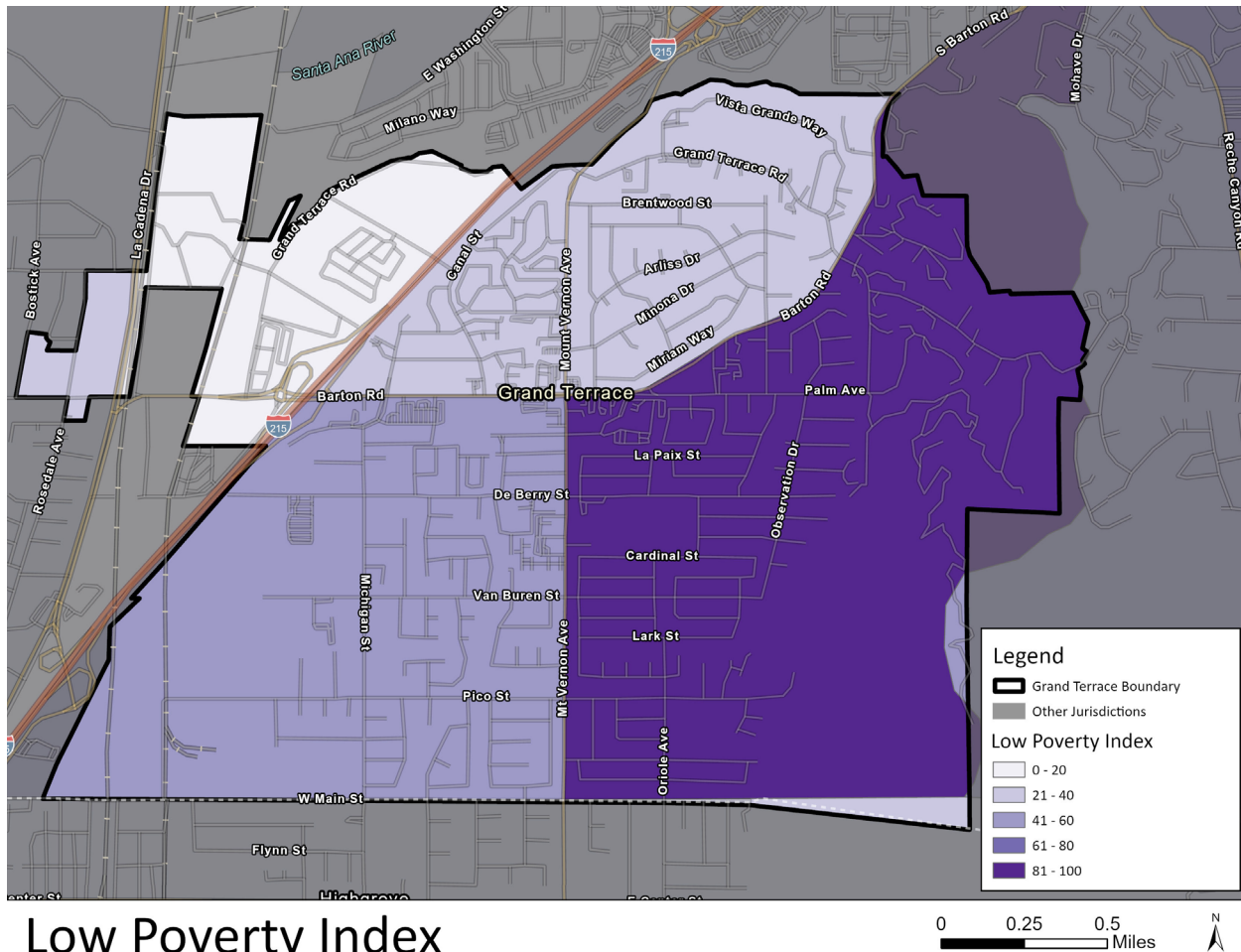
¹¹ <https://www.treasurer.ca.gov/ctcac/opportunity/2022/2022-hcd-methodology.pdf>

Figure 8.41 TCAC Opportunity Areas - Economic Score by Tract (2021)

TCAC Economic Score

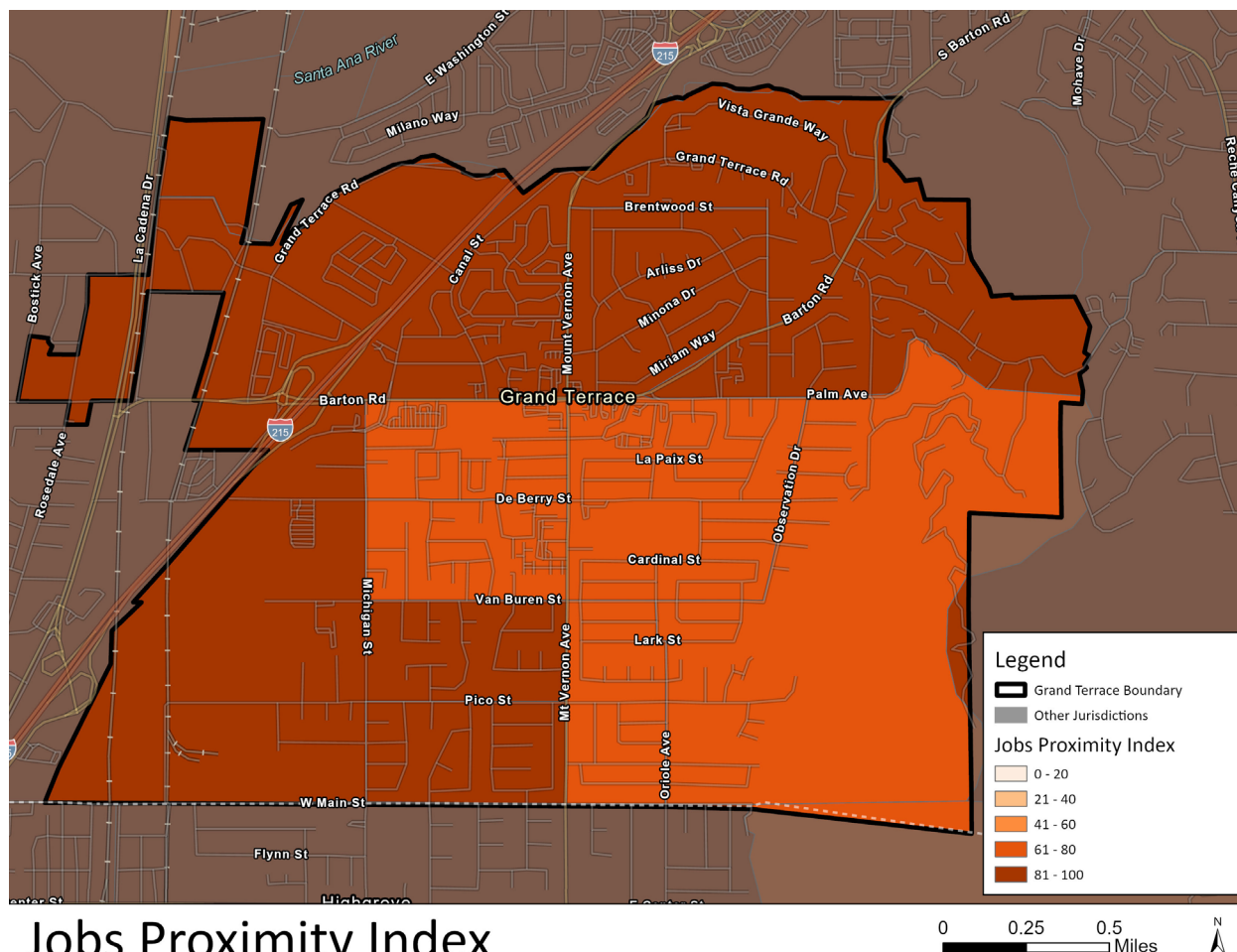
Source: HCD AFFH Data Viewer

The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty. The figure below shows that the low poverty index distribution in the City is consistent with the overall TCAC Economic Score. Poverty rate in the City has been trending down in the past 10 years. While the distribution in the City is generally consistent with the region as a whole, the high scores in southern Grand Terrace are on the upper end of what is seen Countywide.

Figure 8.42 TCAC Opportunity Areas - Economic Score by Tract (2021)

Low Poverty Index

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities. In Grand Terrace, the job proximity index is lower in low density, single-family neighborhoods. This trend is consistent with correlations regionwide.

Figure 8.43 Jobs Proximity Index

Jobs Proximity Index

Education Indicators

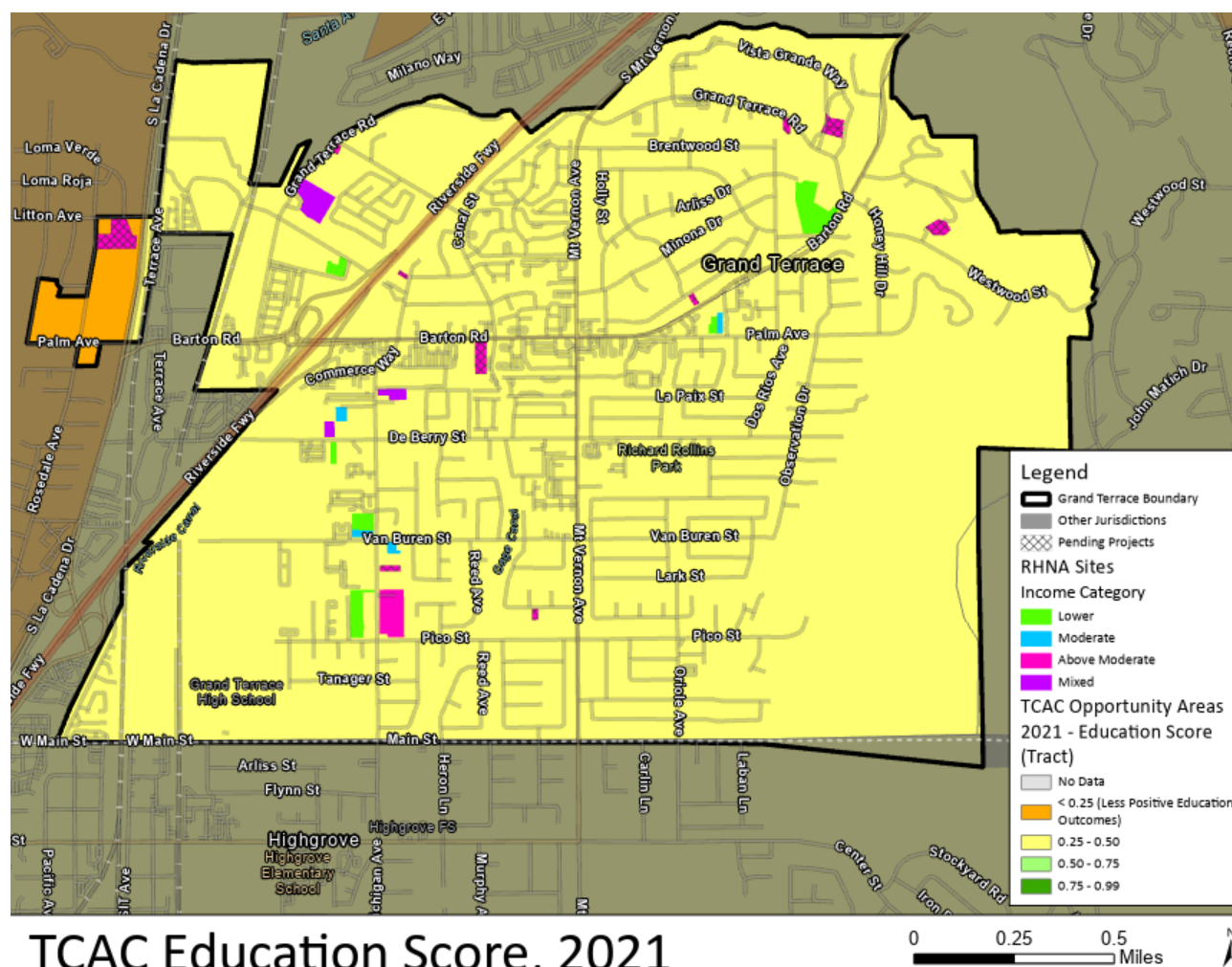
Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. The majority of Grand Terrace is served by the Colton Joint Unified School District, which includes 21 elementary schools, 7 middle schools, and 7 high schools.

Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 is “average,” and 7-10 is “above average.” According to Great Schools, 62 percent of schools in the Colton Joint Unified School District City are rated below average, 35 percent rated average, and 4 percent are rated above average. Schools in southern Grand Terrace have slightly higher scores than in northern Grand Terrace. The TCAC educational opportunity is consistent with most of the surrounding region, and is not significantly lower than any adjacent cities. The nearest area with a

notably higher index is the southern part of the City of Redlands, where median income is also significantly higher.

As shown in the figure below, tracts in Grand Terrace have little variation in education opportunity resource scores within the City, with moderate to low scores throughout the City. Poverty rates in the City have a negative effect on TCAC educational scores, as poverty rates are also included in this calculation.

Figure 8.44 TCAC Opportunity Areas - Education Score by Tract (2021)

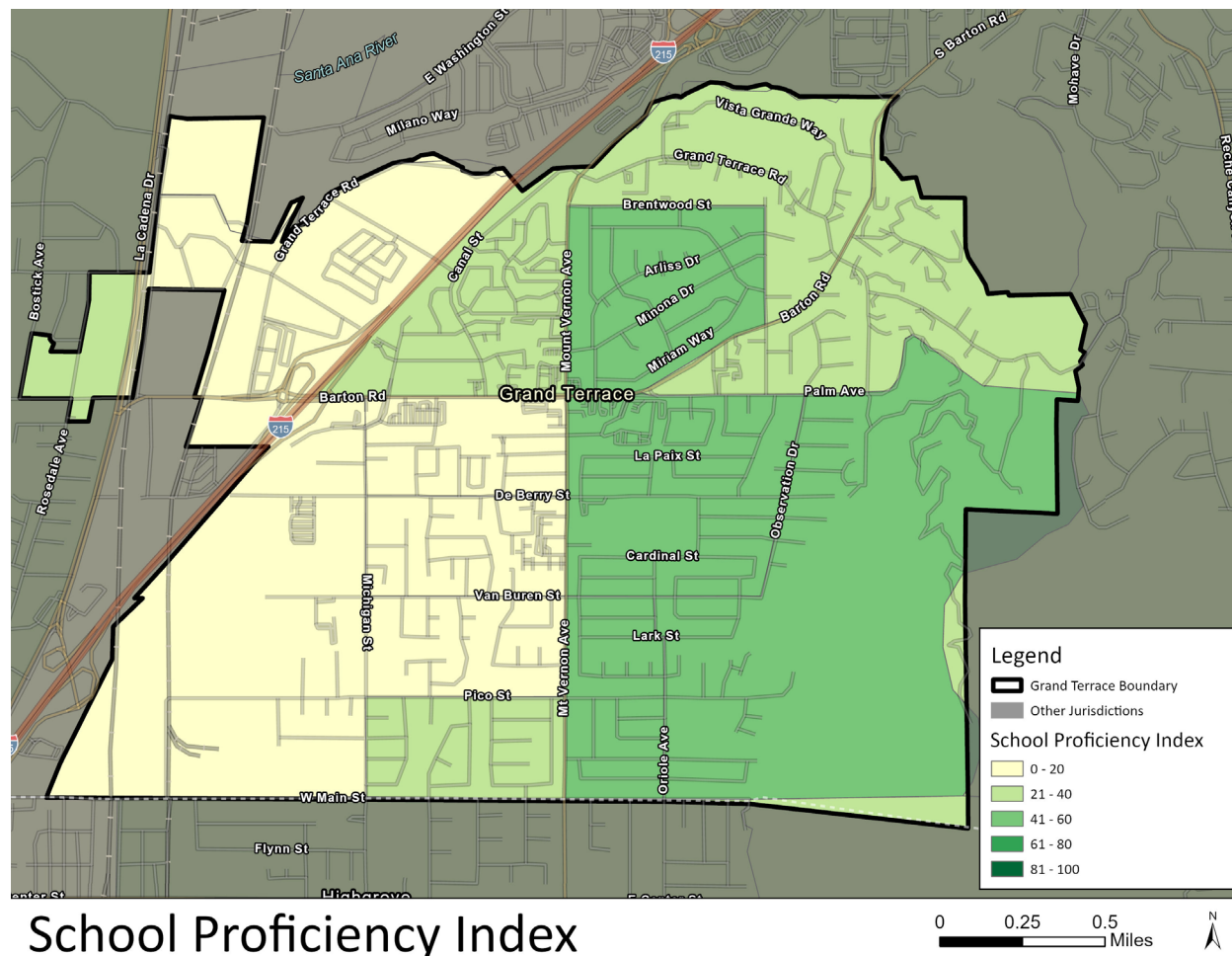


The school proficiency index uses the performance of fourth-grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality. The school proficiency index scores for tracts within Grand Terrace are noted in the figure below.

The school proficiency index is higher in southeastern Grand Terrace, where the education opportunity index is also higher. This may be due to the higher median incomes in these tracts in the City, which may lead to disproportionate tax dollars funding the local schools.

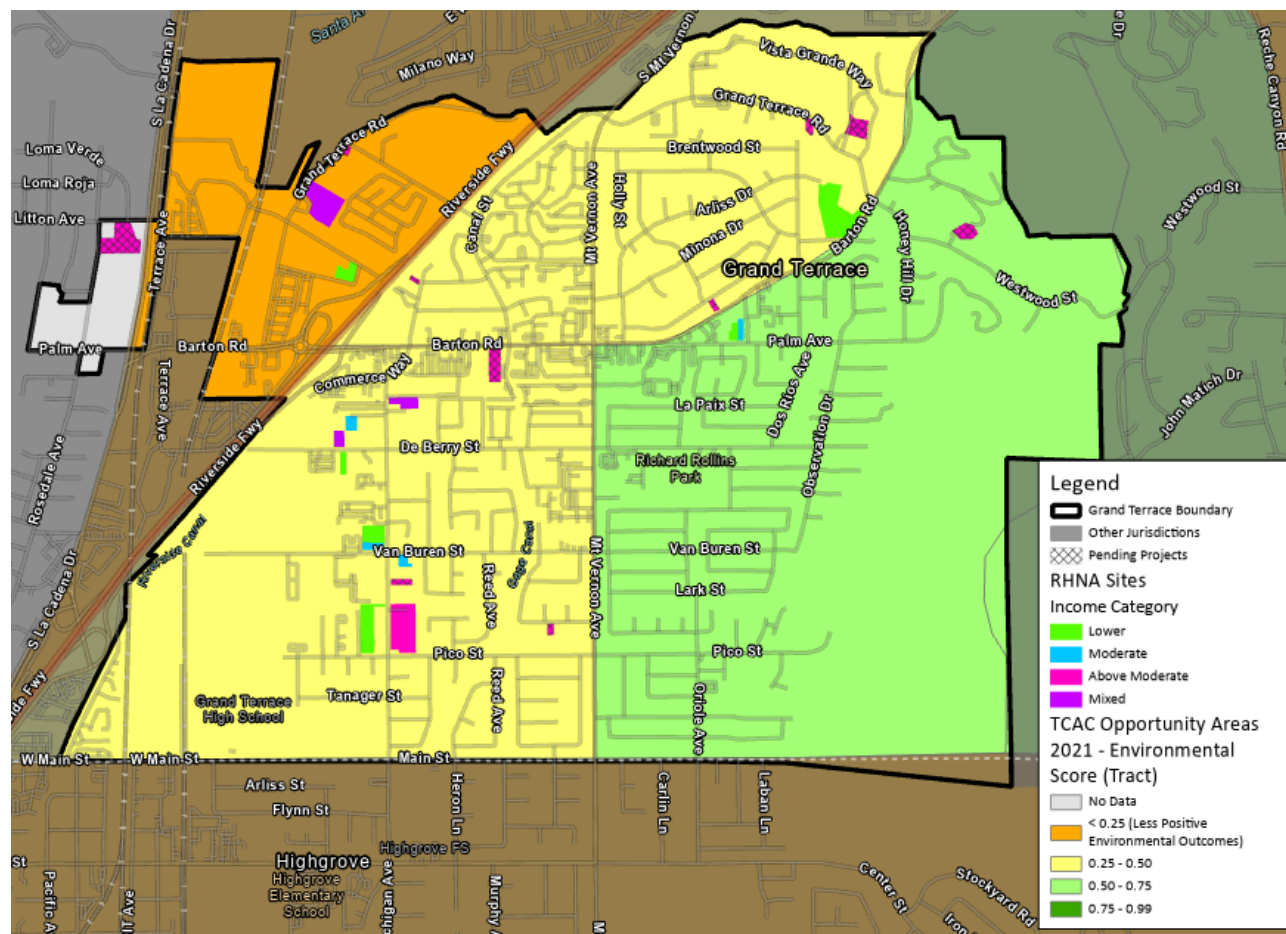
Regionwide, school proficiency is generally similar or slightly lower than the City, but some areas to the East, in southern Redlands, have significantly higher indices. These areas are generally low density and have higher median incomes.

Figure 8.45 School Proficiency Index



Environmental Indicators

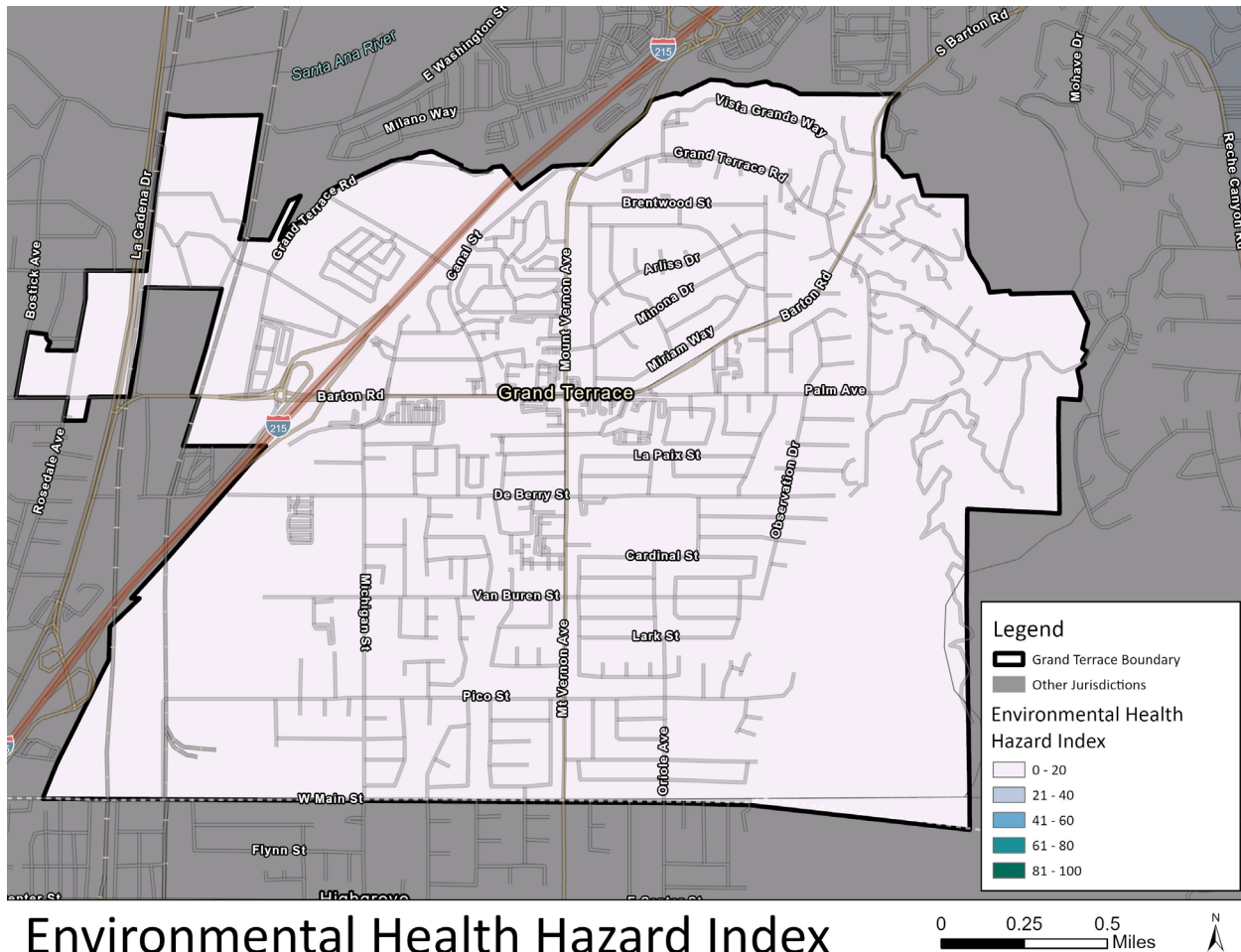
The environmental domain utilizes CalEnviroScreen (CES) 3.012 pollution indicators and values (see Figure 39 for more discussion on CES). As shown in Figure 33, the majority of the tracts have scores between 0.25 and 0.75, indicating there are average environmental scores throughout most of the City. Tracts with lower environmental scores generally are bisected by a highway, have larger populations of the non-White population, and have lower median incomes.

Figure 8.46 TCAC Opportunity Areas - Environmental Score by Tract (2021)

TCAC Environmental Score, 2021

0 0.25 0.5 Miles

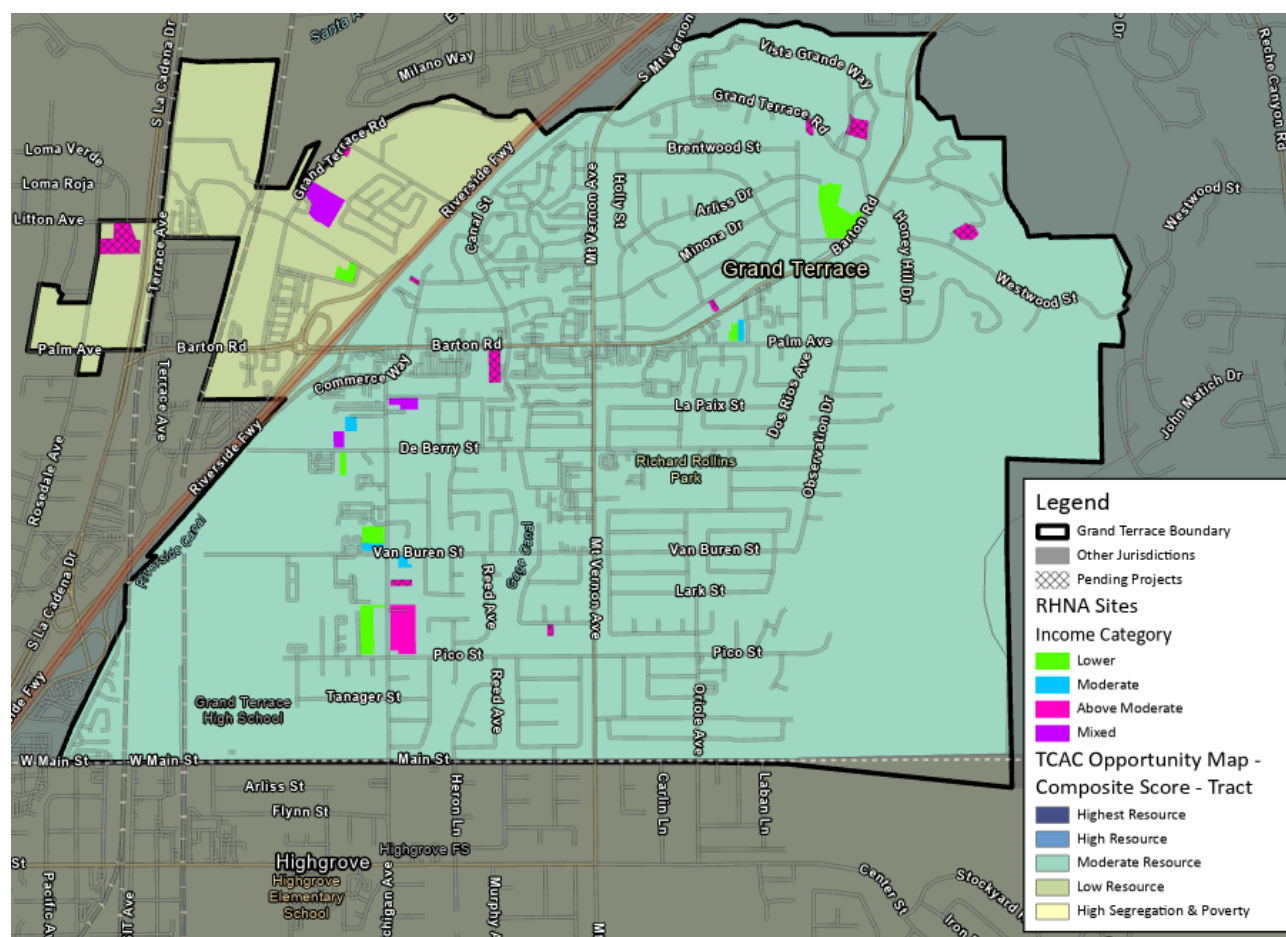
The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins. The environmental health hazard index is low throughout the City, and throughout most of the region. The only nearby areas where the health index is significantly higher are in nearby forests. The index is consistent regionwide.

Figure 8.47 Environmental Health Hazard Index

Environmental Health Hazard Index

TCAC Composite Score

The figure below displays the 2022 TCAC composite score for the City. There is little variation in resource categories within the City, with moderate resource areas throughout the majority of the City, and lower resource areas in the northwest areas of the City. The areas with lower opportunity scores have a generally lower median income and a more predominant non-White population.

Figure 8.48 TCAC Opportunity Areas - Composite Score by Tract (2021)

TCAC Composite Score, 2022

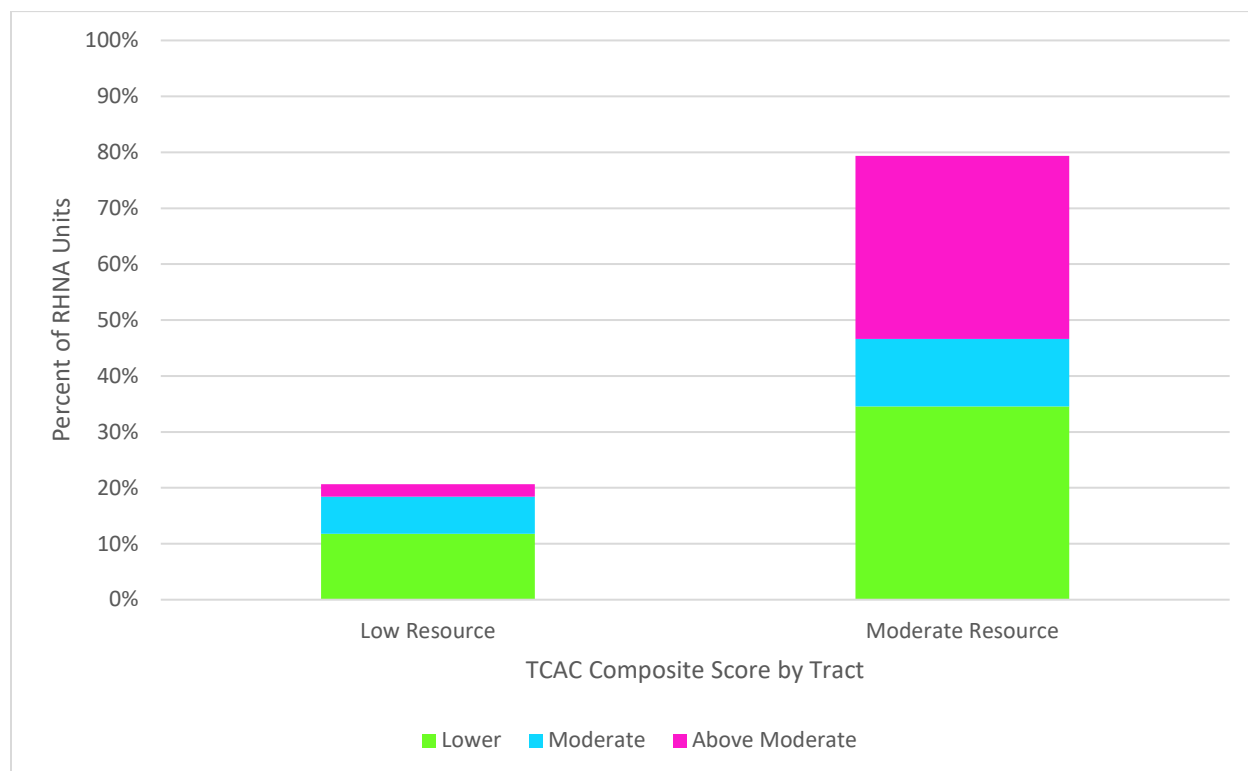
As shown in the bar chart below, the RHNA units are distributed throughout the resource areas, with about 80 percent of units in a moderate resource area, and about 20 percent in a low resource area, which is reflective of the current make-up of the City. For this reason, it is unlikely to exacerbate any conditions or make any negative changes to the resource designation.

Additionally, the City is rezoning 97.3 total acres with a total maximum capacity of 3,883 units. The new maximum capacity of 3,883 units is 616 percent of the RHNA. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA.

The RHNA site distribution is consistent with the current composition of the City, indicating there will be no exacerbation of segregation due to the RHNA site selection. The sites are distributed with the intention of creating opportunity for lower income residents in higher opportunity areas, and providing new housing opportunities in existing lower opportunity neighborhoods without displacing current residents. Local stakeholders expressed the difficulties and barriers to ADU development in Grand Terrace.

The City is including Program 9 Incentivize Accessory Dwelling Units in an effort to increase ADU production, which includes a code amendment to be compliant with state law, creation of an ADU webpage with access to resources for the development of affordable ADUs, and the creation of pre-approved/reviewed plans. Increasing the development of ADUs can increase opportunity for lower-income units in higher opportunity areas.

Figure 8.49 TCAC Composite Category Comparison of RHNA Units



CalEnviroScreen 4.0

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water contaminants, pesticide use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles data to help identify California communities that are disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposures, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include education attainment, linguistic isolation, poverty, and unemployment.

The CES scores for the City of Grand Terrace in the figure below show that the highest scores occur in the northwestern areas of the City, where the R/ECAP is located. CES scores are lower in

the eastern. Tracts with higher CES scores generally are bisected by a highway, have larger populations of the non-White population, and have lower median incomes.

As shown in Figure 40, RHNA pending projects and opportunity sites are distributed throughout the categories which compose the City. For example, about 4 percent of RHNA units are located in a tract in the 0-20 CES Percentile, about 75 percent of RHNA units are located in a tract in the 60-80 CES Percentile, and about 21 percent of RHNA units are located in a tract in the 80-100 CES Percentile. RHNA sites in these areas will provide residents with access to transit and employment resources.

Figure 8.50 CalEnviroScreen Percentile

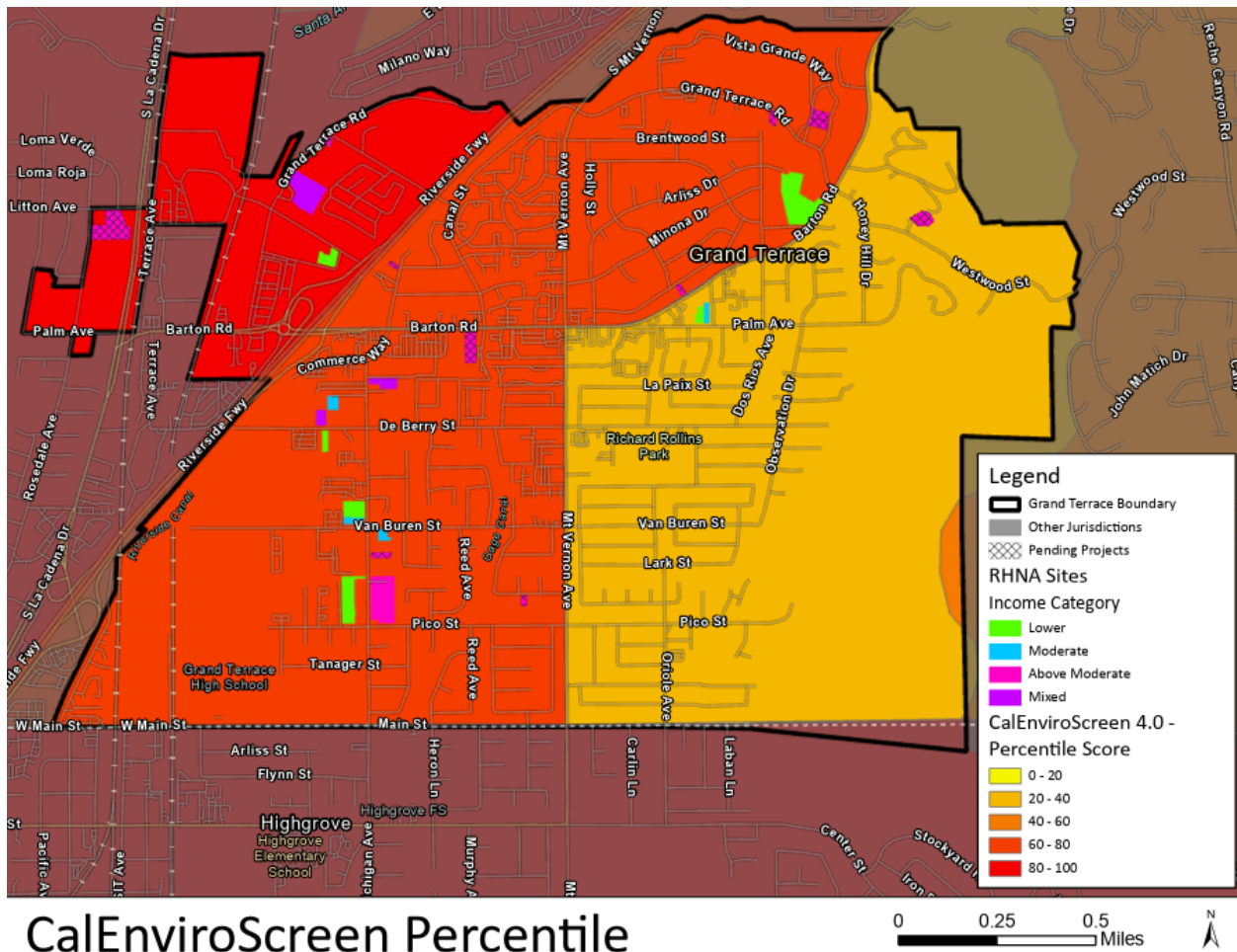
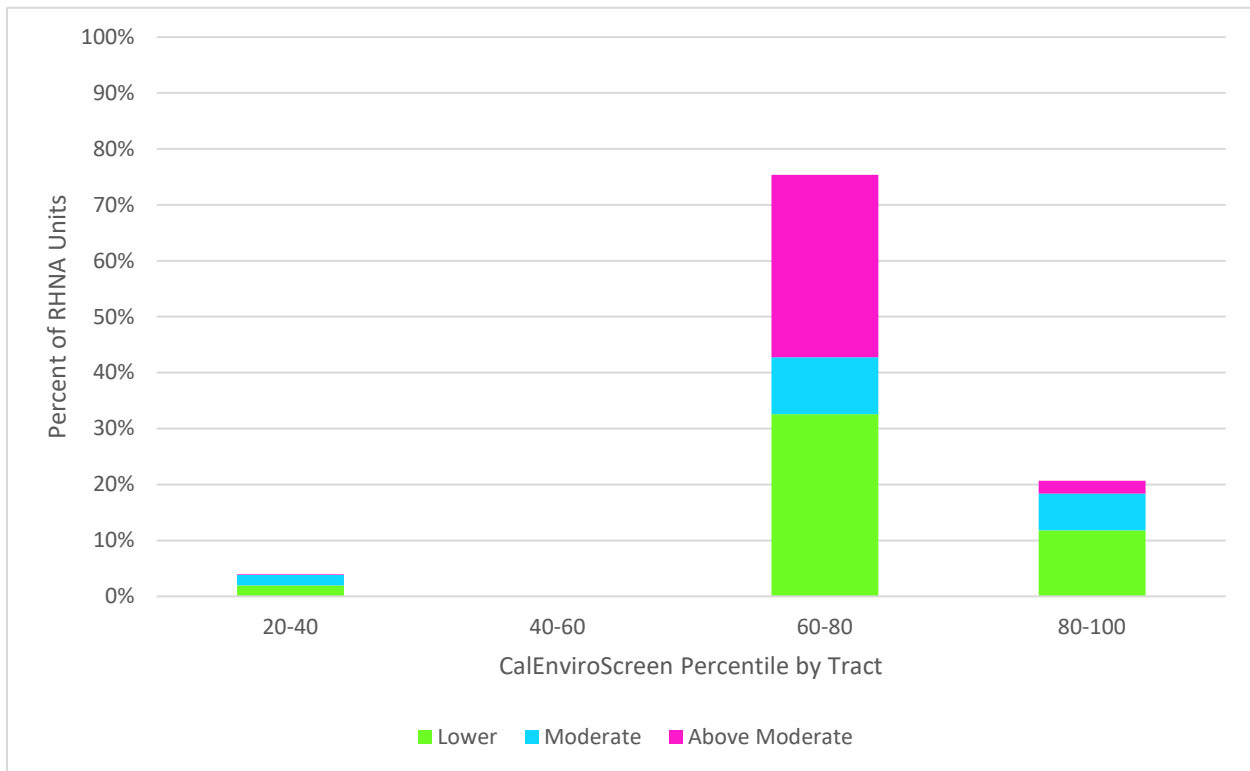
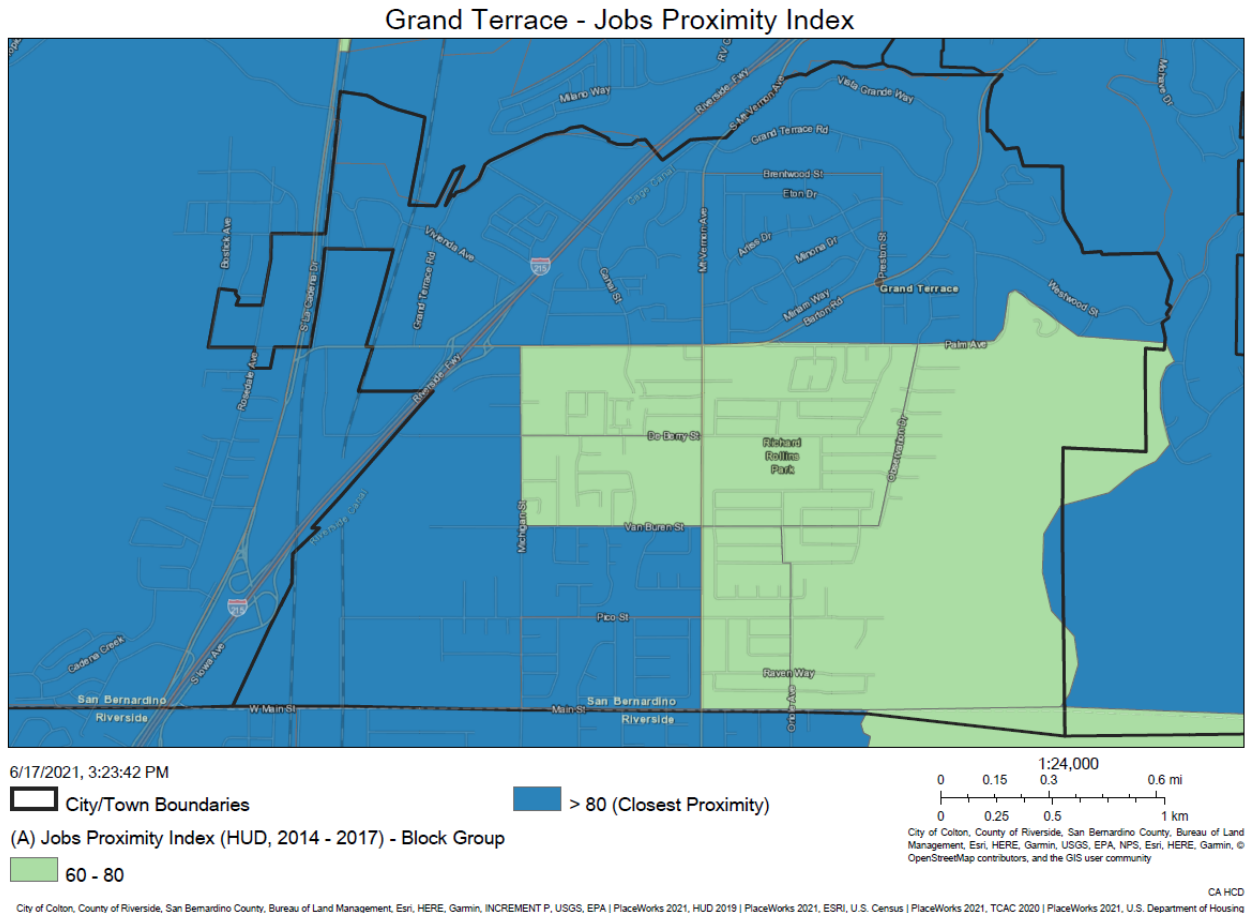


Figure 8.51 CalEnviroScreen Percentile Score Comparison of RHNA Units

A majority of Grand Terrace falls within the closest proximity to jobs. There is a portion of the City, in the southeastern portion, closest to Blue Mountain, has a job proximity index between 60 and 80. These portions of Grand Terrace are primarily single family residential and houses the highest median incomes in the city. Grand Terrace is located geographically close to the job centers of Riverside (7 miles South), San Bernardino (7 miles North), and Redlands (8 miles East). Additionally, Interstate 215 bisects the City and allows for greater connectivity to both San

Bernardino and Riverside counties. Interstate 10 is approximately four miles from Grand Terrace, providing access to a major thoroughfare throughout Southern California.

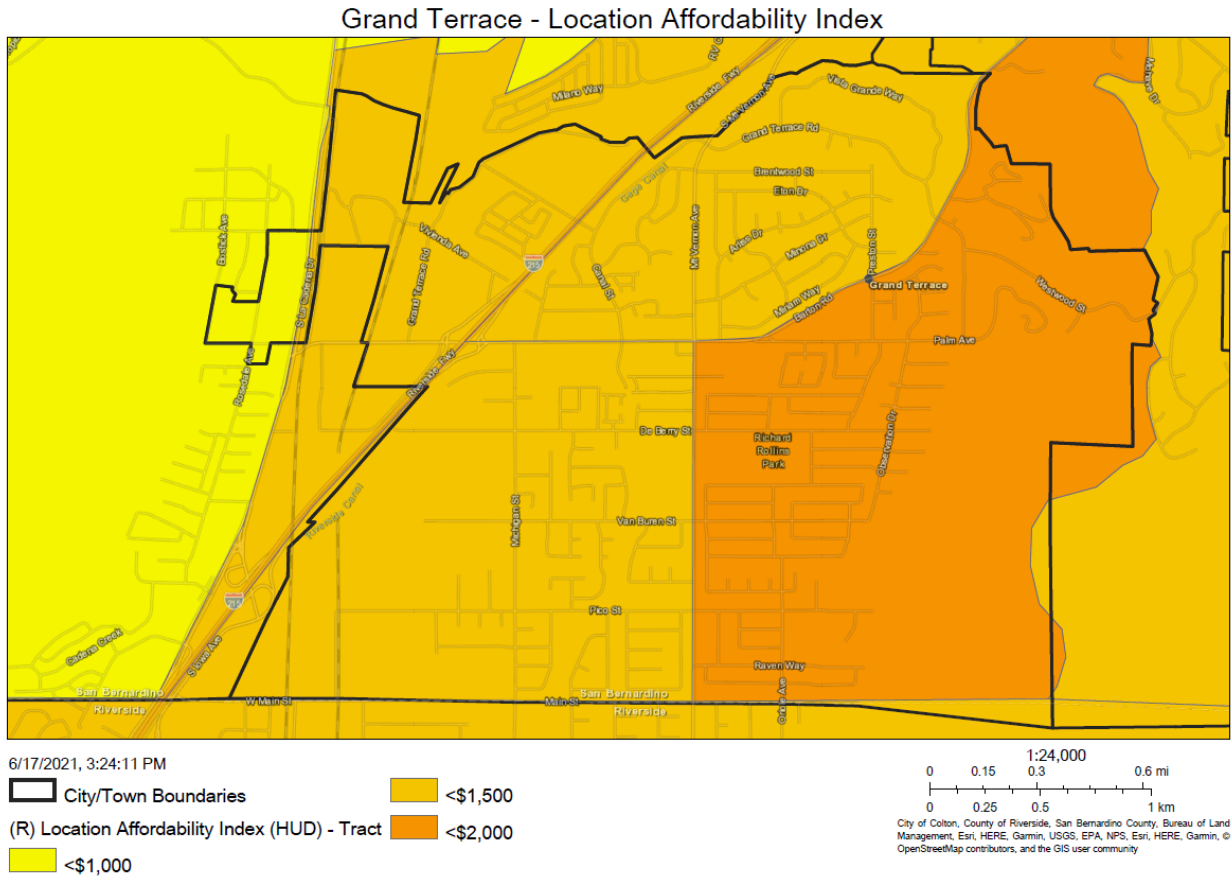
Figure– Jobs Proximity Index



The location affordability index, issued by HUD, combines housing and transportation costs to better analyze actual costs of living in a particular area. As seen on the above figure, Grand Terrace

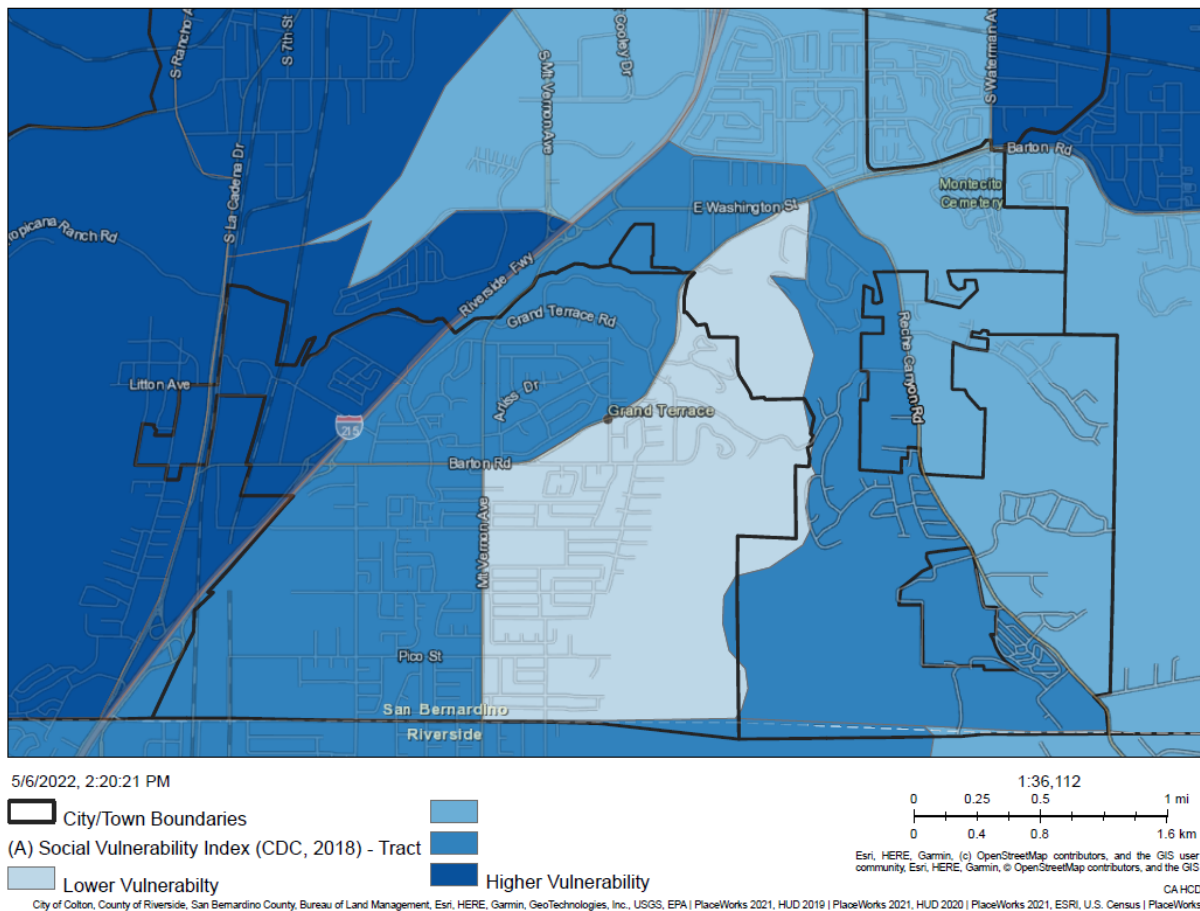
is more affordable in the western portions of the city. As one moves from west to east, Grand Terrace becomes more expensive and less affordable, due to higher housing costs in those areas.

Figure – Location Affordability Index



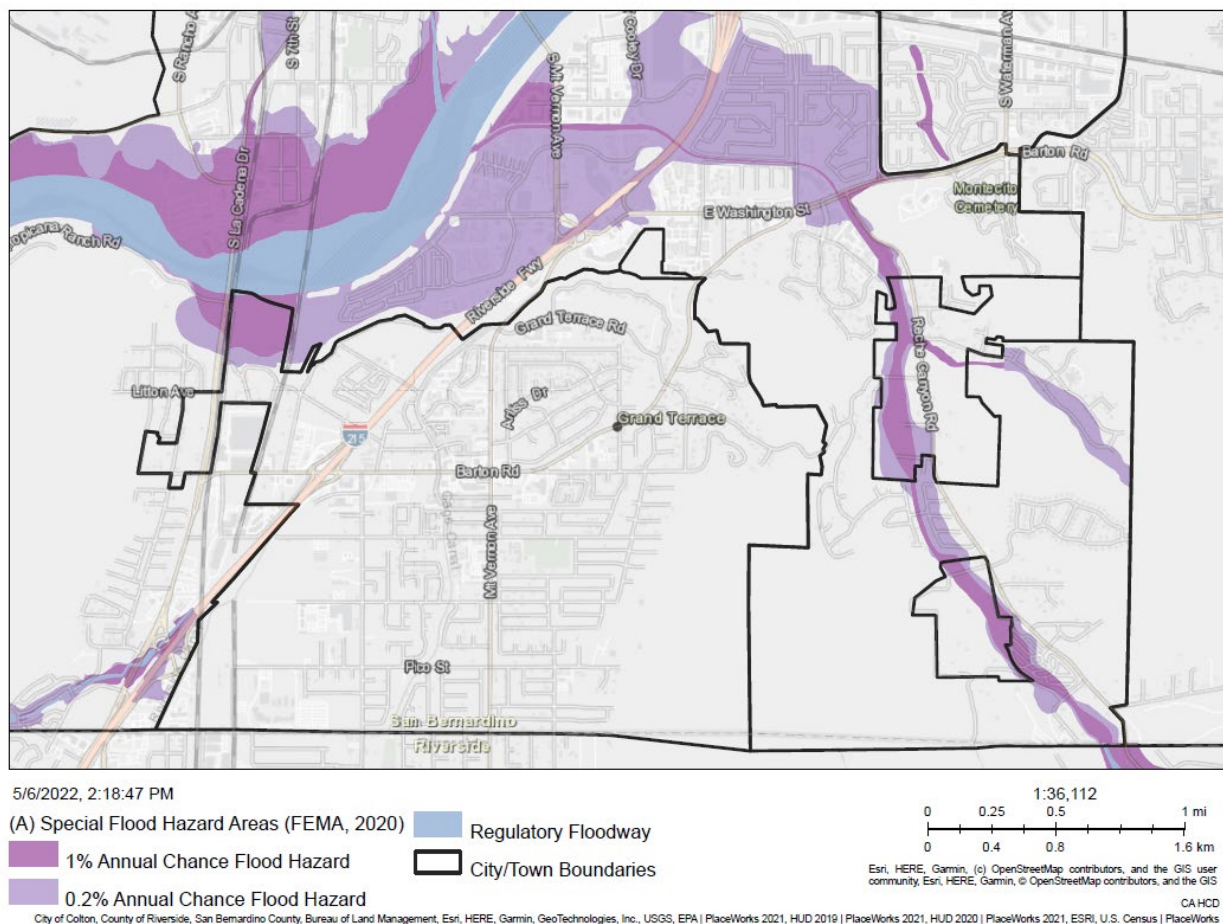
The least vulnerable areas are in most wealthy portions of the city. The most vulnerable areas are in lowest opportunity economic and environmental areas.

Social Vulnerability Index, 2018



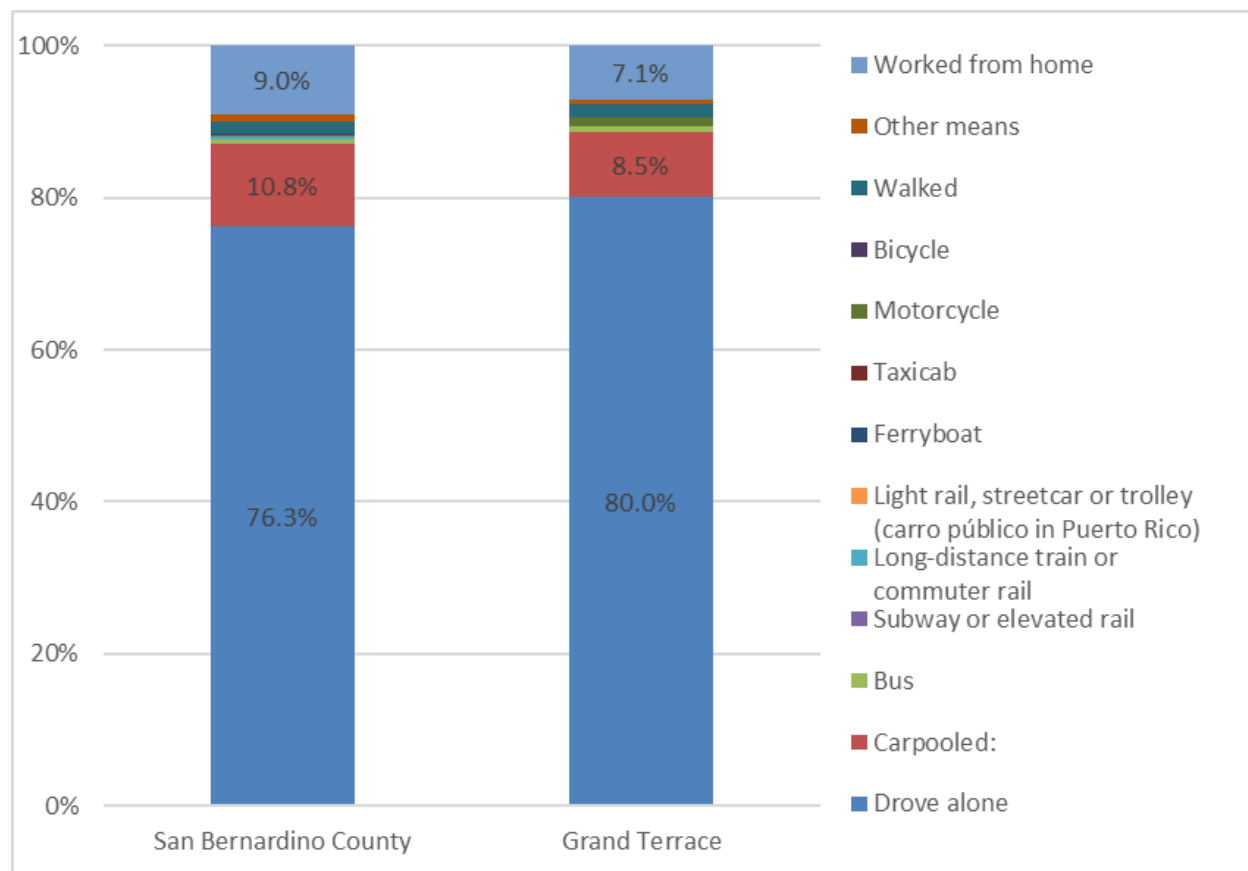
The Santa Ana River runs close to Grand Terrace. A small portion of the city is within FEMA designated “Special Flood Hazard Areas”. These portions of the city do not have residential uses and are designated as “Floodplain Industrial”.

Special Flood Hazard Areas



Transportation

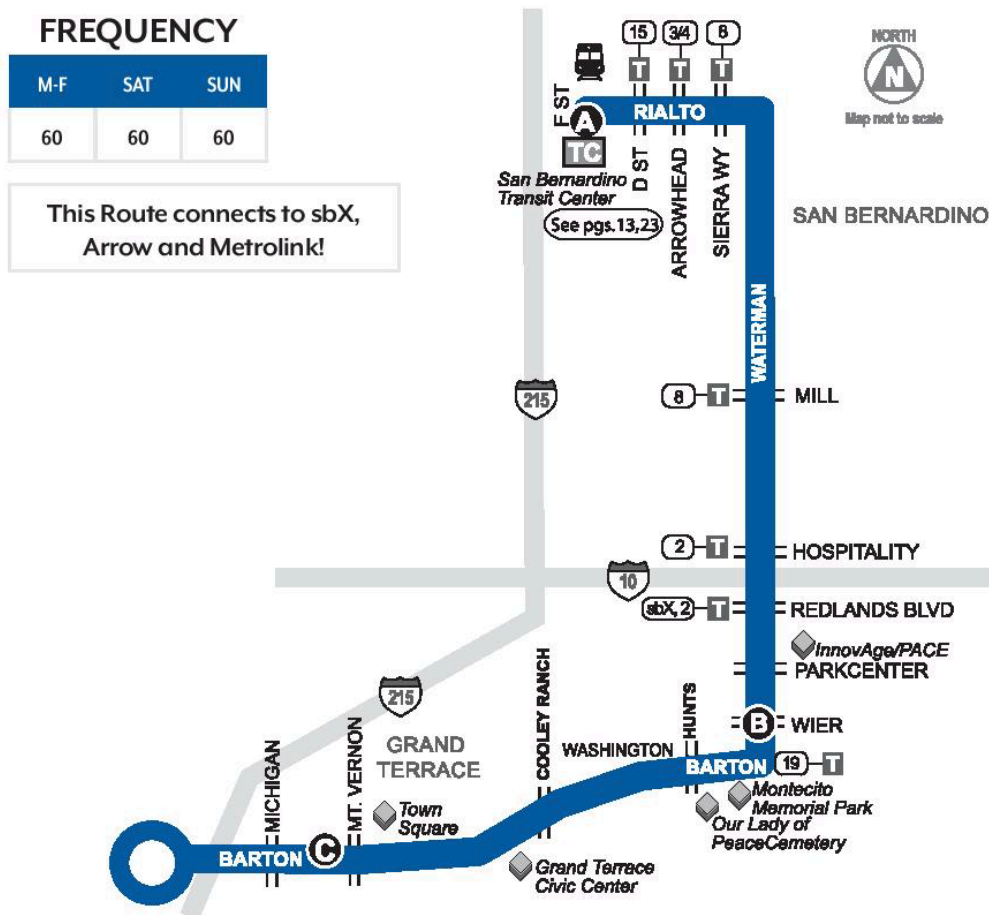
Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. As shown in the figure below, the City of Grand Terrace and San Bernardino County have nearly identical mode shares for transportation to work. A majority of workers (80 percent) drive alone to work, followed by 8.5 percent who carpool.

Figure 8.52 Means of Transportation to Work

Omnitrans is San Bernardino County’s public transportation system that serves the San Bernardino Valley. Services include 27 routes including buses, bus rapid transit, and paratransit. Omnitrans routes provide a quality transportation option for Grand Terrace residents as well as regional connections to neighboring cities. The 305 bus route serves Grand Terrace, as shown in the figure below.

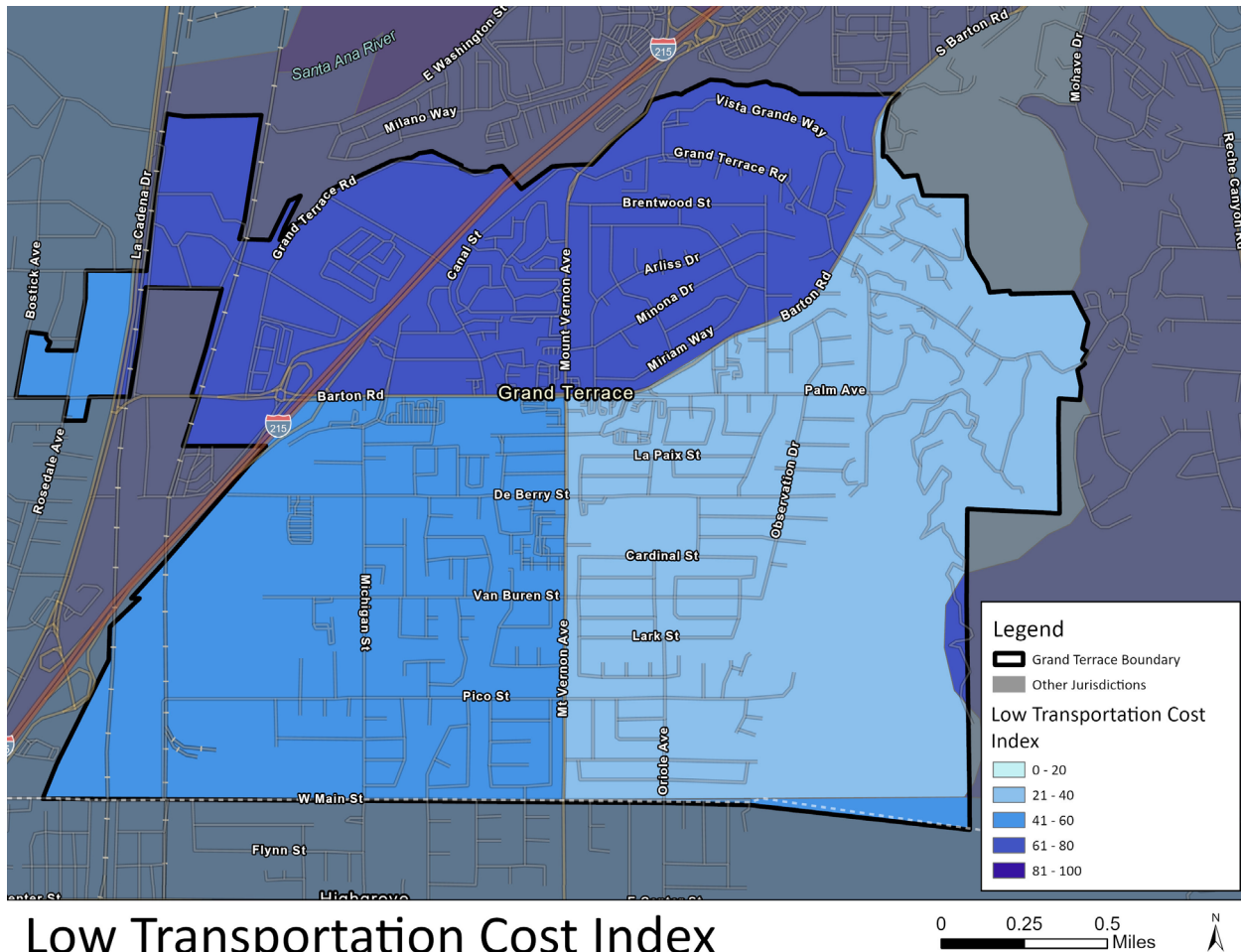
OmniAccess Service is an Americans with Disabilities Act (ADA) compliant shared ride service that is available to qualified applicants whose physical or cognitive limitations prevent them from using regular Omnitrans fixed route service in San Bernardino County for all or some of their trips. OmniAccess provides curb-to-curb service to complement the Omnitrans fixed-route bus system and is available during the same periods that fixed-route service operates. The OmniAccess service area is up to 3/4 mile on either side of an existing bus route. OmniAccess riders make reservations for trips or arrange a subscription service for recurring trips.

Figure 8.53 Omnitrans Routes in Grand Terrace



The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. More specifically, this index considers transportation costs as a percentage of income for this household type. The higher the index, the lower the cost of transportation.

As shown in the figure below, the low transportation cost index is higher in northern Grand Terrace and lowest in southeastern Grand Terrace. This is consistent with the distribution of median incomes in the City. As this index is dependent on median income, the distribution follows a similar pattern to median income regionwide, and the City is consistent with the surrounding areas.

Figure 8.54 Low Transportation Cost Index

Low Transportation Cost Index

Findings

There is little variation in resource categories within the City, with lower resource areas in the northern part of the City, and moderate resource in the majority of the City. A similar pattern is shown in the CalEnviroScreen percentiles, with improved scores further from the northwest. As such, the RHNA units are distributed throughout the City and across composite scores.

Disproportionate Housing Needs

Substandard Housing

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (Code of Federal Regulations). The analysis is completed by assessing cost burden, overcrowding, and substandard housing. The Comprehensive Housing Affordability Strategy (CHAS) developed

by the Census for HUD provides detailed information on housing needs by income level for different types of households in San Bernardino County.

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

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

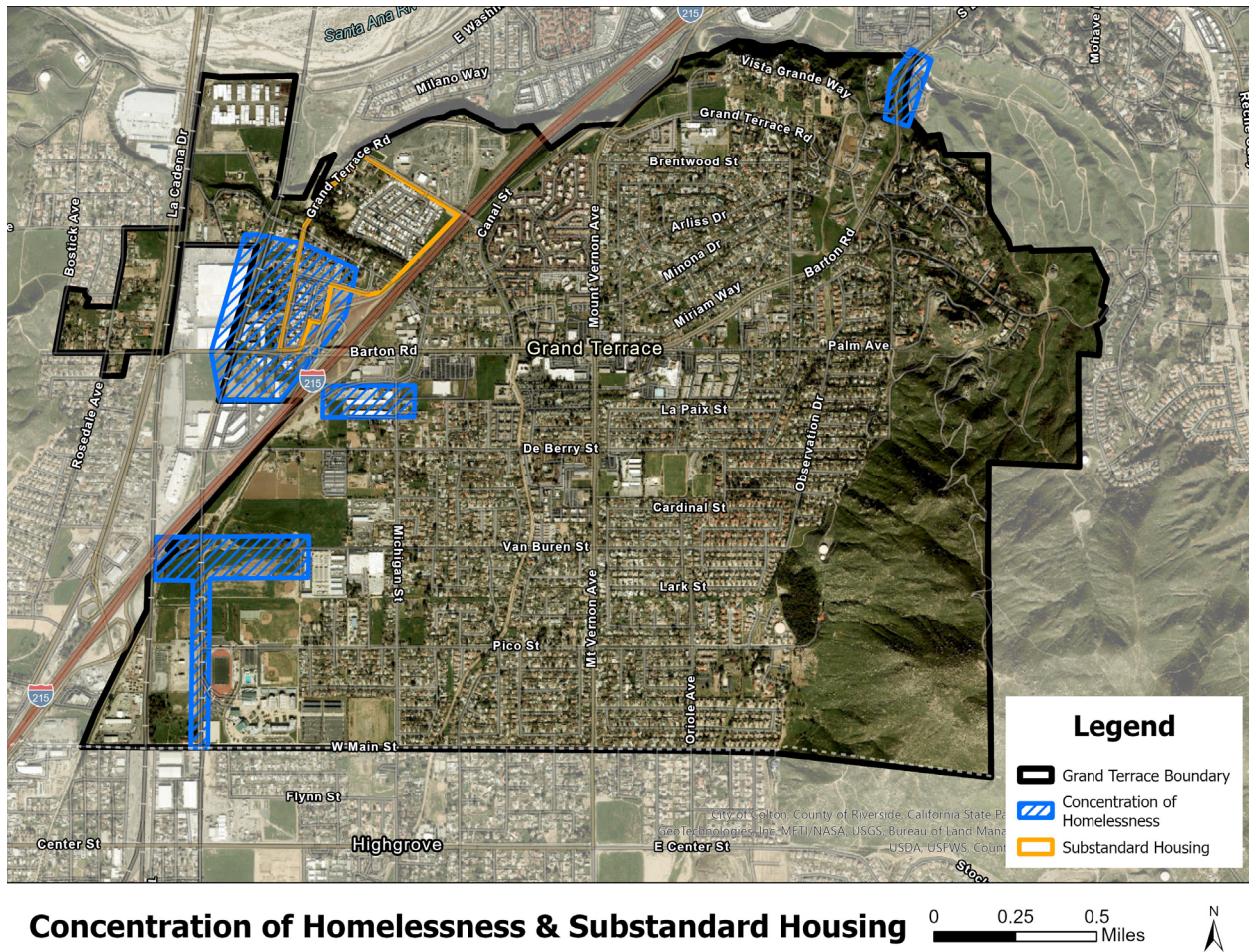
Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children, but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

Black, Elderly, and Large household renters experience rates of housing problems at a higher rate, over 68 percent. White renters White, Asian, and Elderly owners experience housing problems at a significantly lower rate, under 35 percent. Rates of housing problems are relatively comparable for each group at the County and City level, with renters experiencing the highest rates of housing problems in Grand Terrace and Countywide.

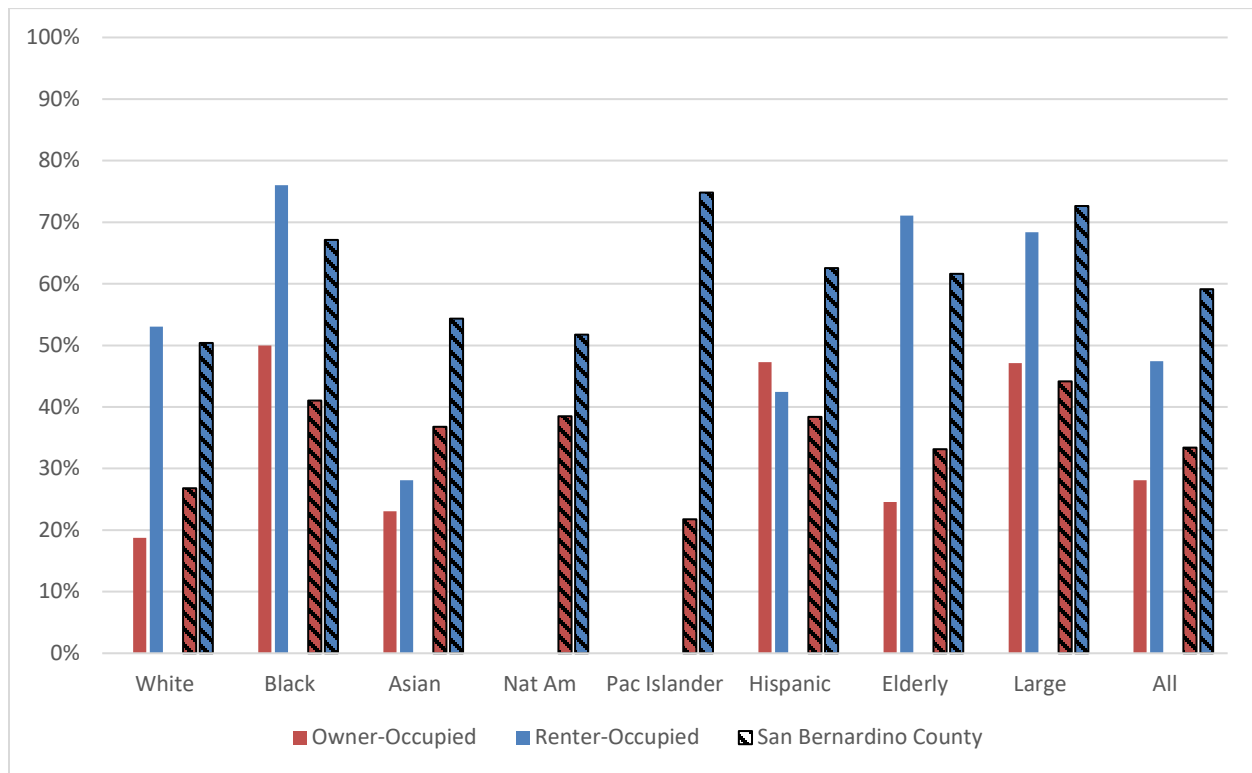
According to local officials, substandard housing is concentrated in the north western areas of the City, as shown in Figure 8.55. These neighborhoods are also on average of lower median income and have a higher proportion of the elderly population. This may be indicative of fixed incomes or older housing stock in need of repair.

The City's Code Enforcement Department operates on a reactive basis and investigates approximately 700 code cases annually. Staff estimates that 20 cases each year are investigated where a property demonstrates a variety of safety concerns. Based on code enforcement trends, the City estimates that approximately 160 homes will need significant repair or replacement over the next eight years.

Figure 8.55 Areas of Concentration of Homelessness & Substandard Housing

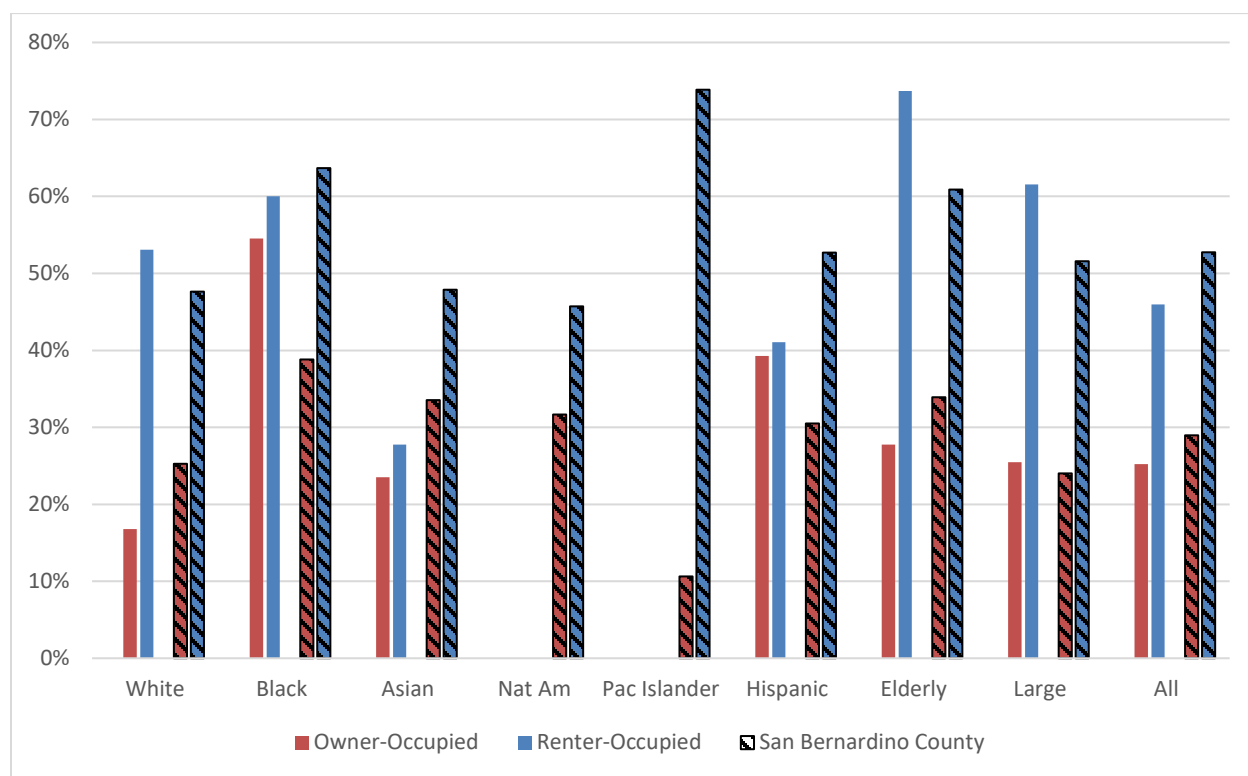


Concentration of Homelessness & Substandard Housing 0 0.25 0.5 Miles

Figure 8.56 Housing Problems by Tenure and Race/Elderly/Housing Size

Source: HUD CHAS Data, 2019

Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.

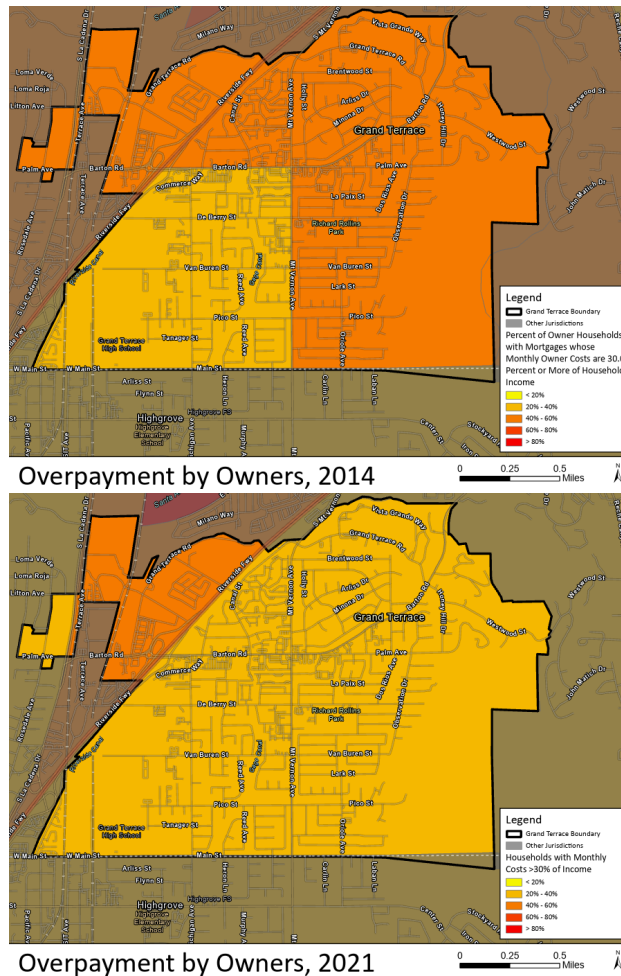
Figure 8.57 Cost Burden by Tenure and Race/Elderly/Housing Size

Source: HUD CHAS Data, 2019

Overpayment

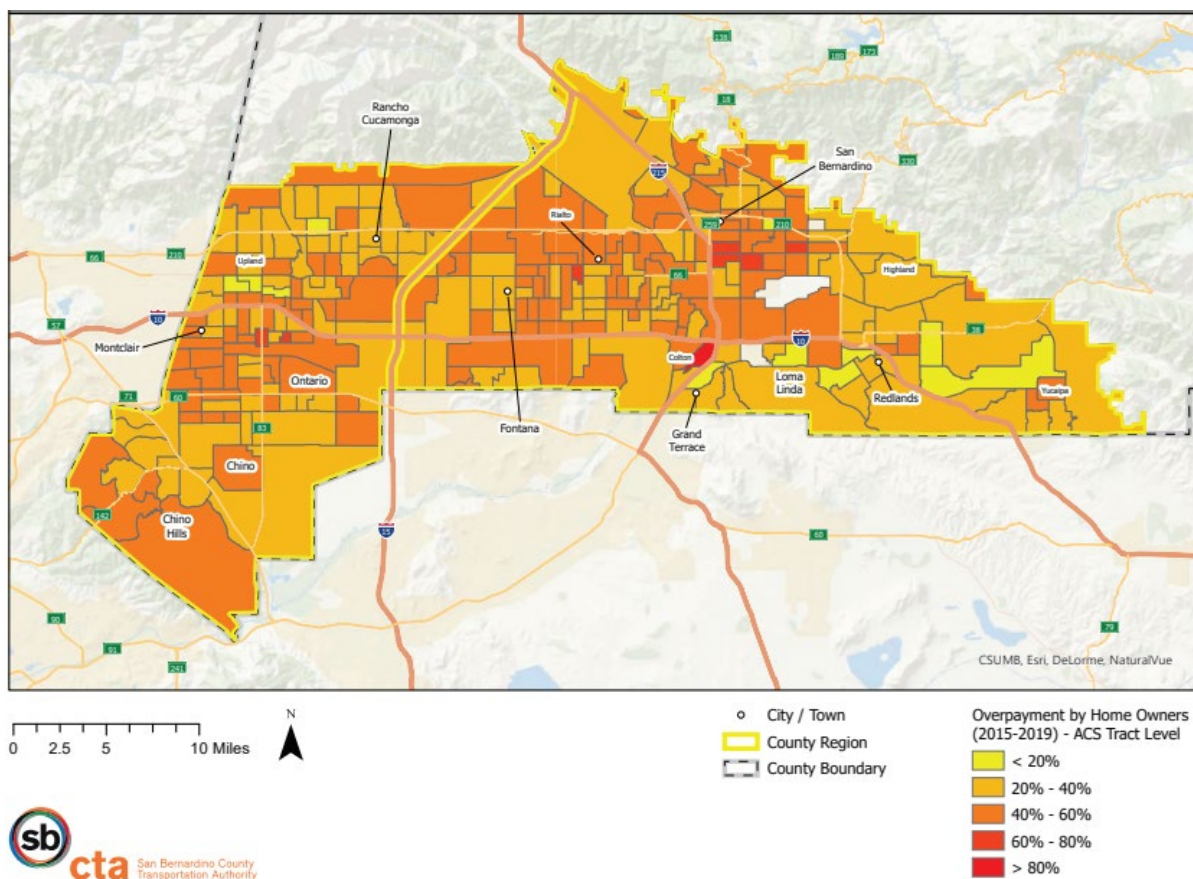
Overpayment by homeowners is shown in the figure below. Most of the City at this time was included in the mapped area where between 40 to 60 percent of households were overpaying for housing costs. One census tract in the southwest had 20 to 40 percent of households overpaying.

The figure below shows 2015-2019 homeowner overpayment. No area of Grand Terrace has more than 40 percent of homeowners overpaying for their mortgage. One census tract in the north has less than 20 percent of homeowners overpaying, although that tract has the highest percentage of overpayment by renters. When observing trends over time, overpayment by homeowners was a more prevalent problem across the City in 2014 than it was in 2019. The southwest portion of the City remains the same, with 20 to 40 percent of homeowners overpaying.

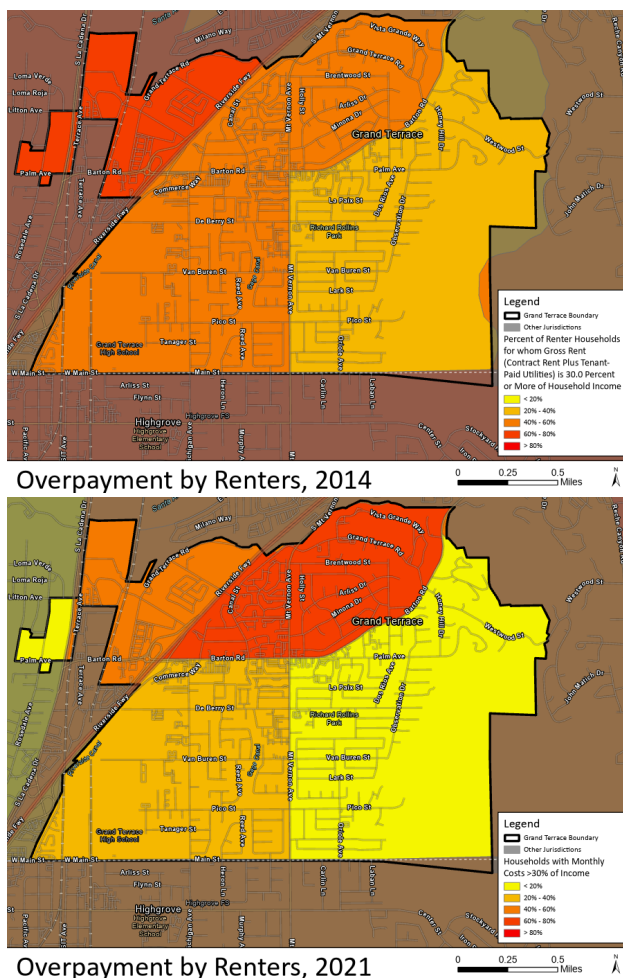
Figure 8.58 Overpayment by Owners, 2010-2014 and 2015-2019 – Grand Terrace

Source: HCD AFFH Data Viewer

The majority of the East and West Valley Subregions report between 20 to 60 percent of homeowner households experience a housing cost burden. Grand Terrace has one of the few census tracts that reports less than 20 percent of homeowners being burdened by housing costs.

Figure 8.59 Overpayment by Owners 2015-2019 - East and West Valley Regions

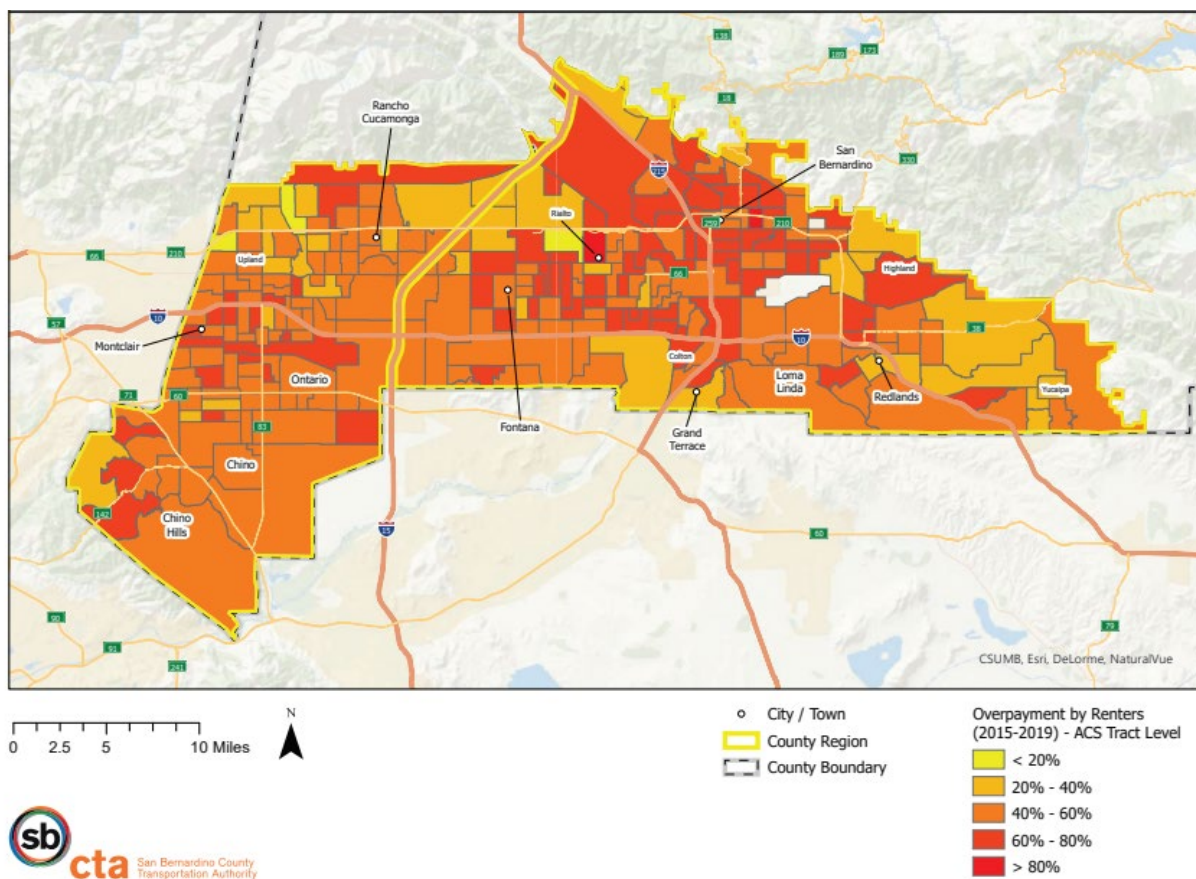
Overpayment by renters from 2010-2014 is shown in the figure below. Overpayment by renters was geographically dependent. In western Grand Terrace, including census tract 7107, between 60 and 80 percent of renters overpaid for housing costs. The middle portion of the city had between 40 and 60 percent of renters overpaying for housing costs. The area with the least amount of overpayment by renters was in eastern Grand Terrace, with between 20 and 40 percent of renters overpaying for housing costs. The figure below shows overpayment by renters from 2015-2019. In the portions of the city with the most single-family housing, overpayment by renters is between 20 and 40 percent. Other portions of the city have higher overpayment percentages. Census tract 7107, in the R/ECAP, had between 40 and 60 percent of renters overpaying for housing. Census tract 7111, has the highest percentage of renters overpaying for housing costs, with between 60 and 80 percent of renters overpaying. From 2010-2014 to 2015-2019 overpayment rates decreased in the west and southwest, increased in the northcentral area, and remained the same in the eastern portion of the City.

Figure 8.60 Overpayment by Renters, 2010-2014 and 2015-2019 – Grand Terrace

Source: HCD AFFH Data Viewer

The figure below shows overpayment by renters from 2015-2019. In the portions of the city with the most single-family housing, overpayment by renters is between 20 and 40 percent. Other portions of the city have higher overpayment percentages. Census tract 7107, in the R/ECAP, had between 40 and 60 percent of renters overpaying for housing. Census tract 7111, has the highest percentage of renters overpaying for housing costs, with between 60 and 80 percent of renters overpaying. From 2010-2014 to 2015-2019 overpayment rates decreased in the west and southwest, increased in the northcentral area, and remained the same in the eastern portion of the City.

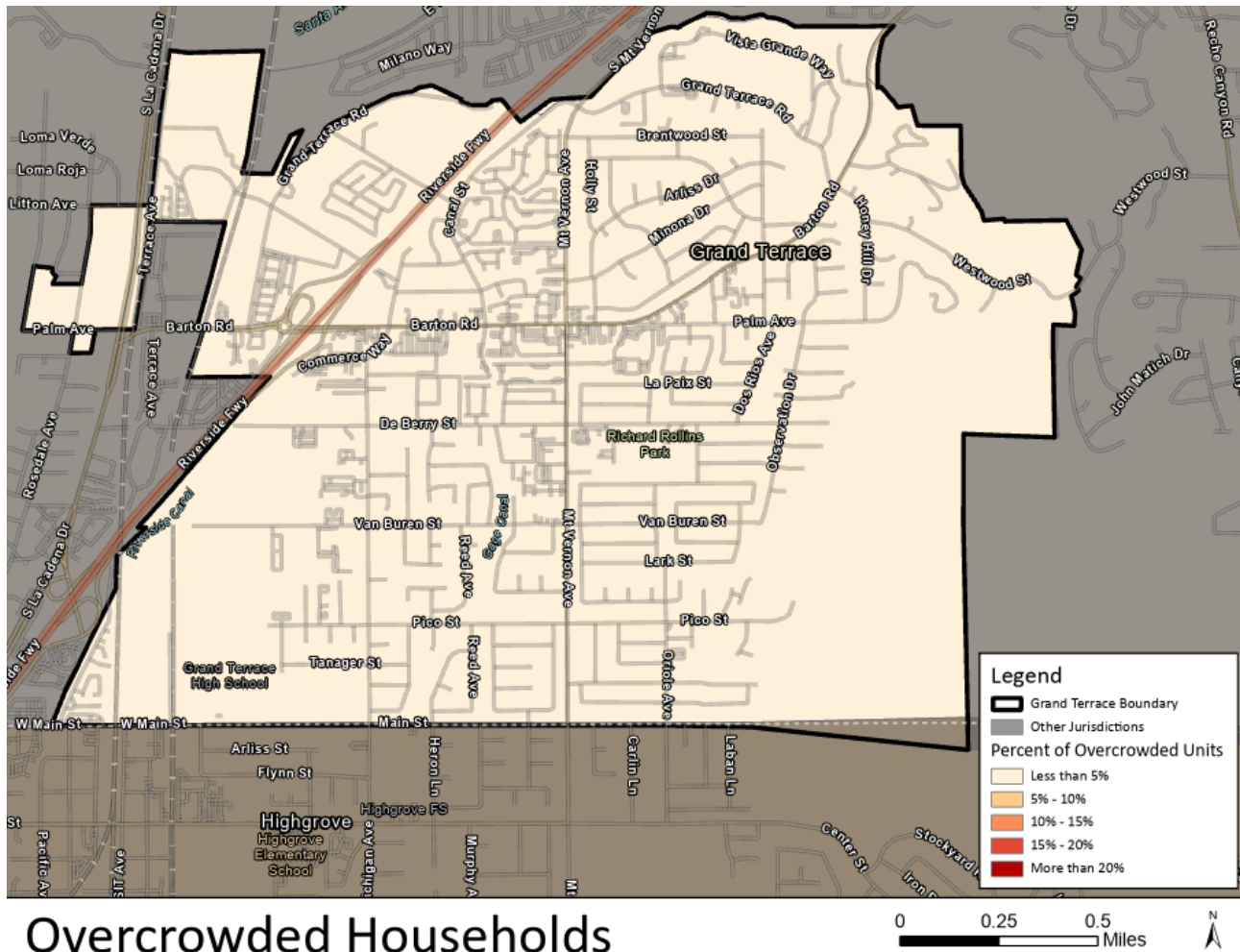
The overpayment renters experience in Grand Terrace is representative of trends in the East and West Valley Region as a whole. Much of the region shows between 40 to 80 percent of renters overpaying for housing costs. The southeast and northwest part of the region have pockets of lower renter overpayment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

Figure 8.61 Overpayment by Renters, 2015-2019 – East and West Valley Regions

Overcrowding

“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

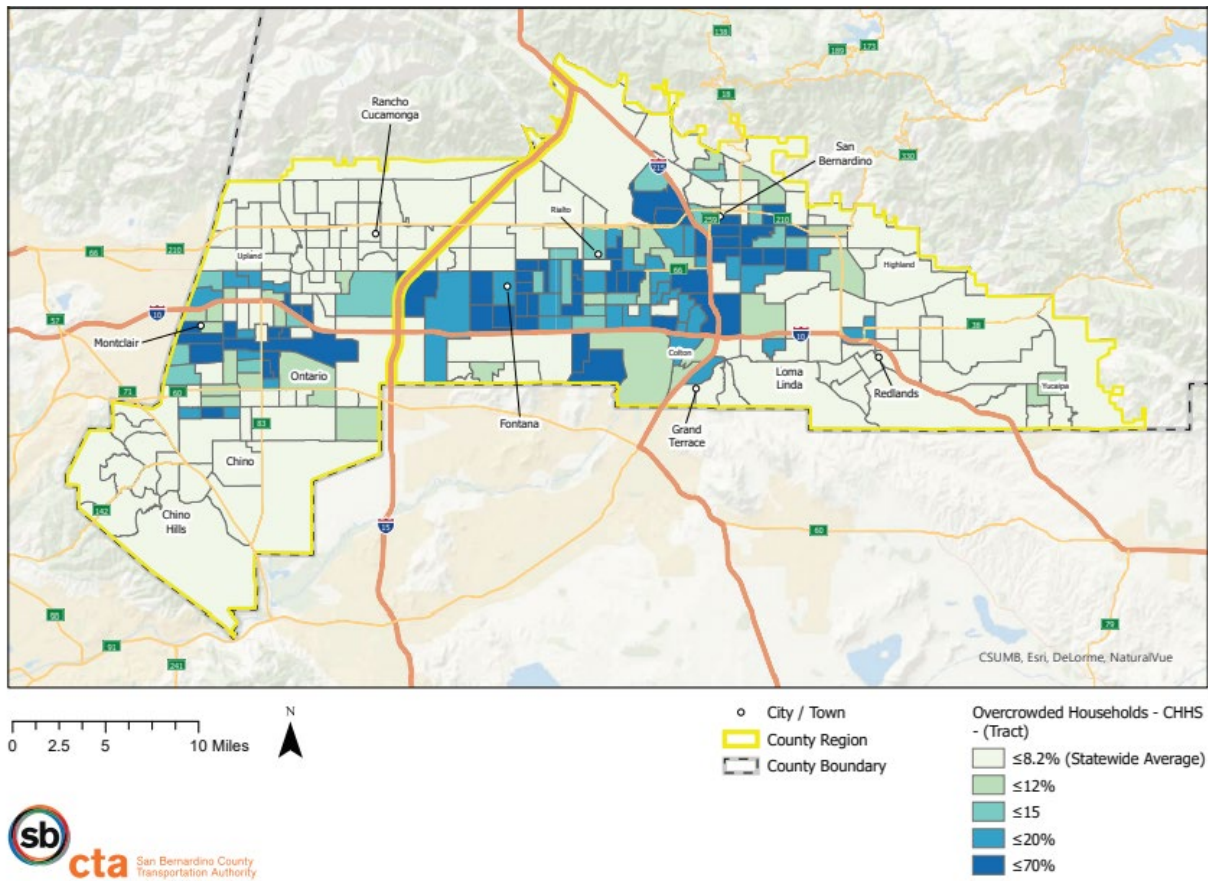
Some portions of Grand Terrace, notably the southern and eastern portions of the city have below average rates of overcrowding of 8.2 percent. There is a concentration of overcrowding in the northern portion of the city, with overcrowding between 15.01 and 20 percent, the highest on the index. Additionally, the far western portion of Grand Terrace has above the statewide average rate of overcrowding, between 8.3 and 12 percent.

Figure 8.62 Overcrowded Households, 2021 – Grand Terrace

Overcrowded Households

Source: HCD AFFH Data Viewer

The overcrowding seen in Grand Terrace is characteristic of overcrowding trends in the East and West Valley Regions. Higher overcrowding occurs in the central portion of this subregion and especially along the I-215 and I-10 corridors.

Figure 8.63 Overcrowded Households - East and West Valley Regions**Table: Overcrowding**

Jurisdiction	Persons per Room	Owners		Renters		Total	
		Overcrowded Households	% of Total	Overcrowded Households	% of Total	Overcrowded Households	% of Total
Grand Terrace	1.01 to 1.50	105	1.3%	175	3.4%	280	2.1%
	>1.50	127	1.6%	135	2.7%	262	2.0%
	Total Overcrowded	232	2.9%	310	6.1%	542	4.1%
San Bernardino County	1.01 to 1.50	46810	4.1%	76295	9.9%	123105	6.5%
	>1.50	15080	1.3%	30650	4.0%	45730	2.4%
	Total Overcrowded	61890	5.4%	106945	13.4%	168835	8.9%

Source: Analysis of Impediments

Homelessness

The SCAG defines the homeless as those "sleeping out" in makeshift shelters, in cars and under freeway overpasses, and those who are "at risk" of homelessness in that they are sharing housing on a temporary basis, are living in single-room occupancy hotels, or their Calworks or other general relief stipend has been canceled twice within one year because they had no forwarding address.

The homeless are the community's most vulnerable residents. The homeless often face chemical dependency, mental health problems, domestic violence, and other life-threatening conditions. Individuals and families experience homelessness for a variety of reasons, and therefore a homeless population may have a variety of needs. A homeless person may need medical care, childcare assistance, credit counseling, substance abuse treatment, job training, and/or English language education, among other services.

In Grand Terrace, there is a higher concentration of people experiencing homelessness in the western and northern areas of the City as shown in Figure 8.55. These areas are in close proximity to transit stops and supportive services as well as adjacent to the Interstate 215 corridor. The City is including Program 19 to concentrate place-based improvements in these areas in need of more support services. Additionally, Program 21 aims to provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.

In 2022, there was only 1 unsheltered homeless person in Grand Terrace.

Table 8.46 Regional Point in Time Count

Jurisdiction	2018	2020	2022
Grand Terrace	1	5	1
Bloomington	7	19	11
Chino	28	31	23
Chino Hills	6	2	4
Colton	42	136	199
Crestline	18	22	13
Fontana	72	116	156
Highland	49	78	82
Loma Linda	46	51	9
Montclair	8	54	37
Ontario	90	102	193
Rancho Cucamonga	64	54	47
Redlands	143	186	184
San Bernardino	646	1056	1350
Upland	125	44	89
County Total	2118	3125	3333

Source: San Bernardino County Analysis of Impediments to Fair Housing Choice. 2022 / Regional PITC Data

The City of Grand Terrace participates in the San Bernardino County Continuum of Care Plan, which helps bring homeless people into shelters, provides supportive services, and helps in the transition to permanent housing. Most of the homeless shelters in San Bernardino County are located in or near the City of San Bernardino where the largest number of homeless persons are located.

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

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

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

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

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

Table 8.47 HUD 2021 Continuum of Care San Bernardino County Housing Inventory Count

	Total Year Round Beds	Seasonal Beds	Overflow / Voucher
Emergency, Safe Haven and Transitional Housing	875	60	0
Emergency Shelter	512	60	0
Safe Haven	24	n/a	n/a
Transitional Housing	339	n/a	n/a
Permanent Housing	3,855	n/a	n/a
Permanent Supportive Housing*	1,595	n/a	n/a
Rapid Re-Housing	2,260	n/a	n/a
Grand Total	4,730	60	0

Source: HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report. https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2021.pdf

The City will continue to prioritize its limited resources to support affordable housing solutions for those with extremely low, very low, and low incomes, particularly those who may experience homelessness or are at risk of losing access to permanent housing.

Emergency shelters are defined by the California Health and Safety Code Section 50801 as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” The City Zoning Code has recently been updated to allow the development of emergency shelters by right in the M2-Industrial zone. The M2 Zoning District covers approximately 178 Acres within the City. All of these parcels are within .25, .5, and 1 miles within transit services.

Homeless Outreach Proactive Enforcement (HOPE) Program

The Homeless Outreach and Proactive Enforcement (H.O.P.E.) program is a pro-active approach intended to ultimately reduce calls for service and other resources currently required to deal with the homeless population. A community policing philosophy will be used to link the homeless population with resources and service providers throughout the county.

Displacement

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

- The share of very low-income residents is above 20 percent.
- The census tract must also meet two of the following criteria:
 - The share of renters is above 40 percent.
 - The share of people of color is above 50 percent.

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

The figure below shows the areas vulnerable to displacement as identified by the Urban Displacement Project. Of the 5 census tracts in the City, two are identified with some level of displacement risk. These tracts with the highest displacement risk are located in the northwestern part of the City which includes downtown and surrounding neighborhoods.

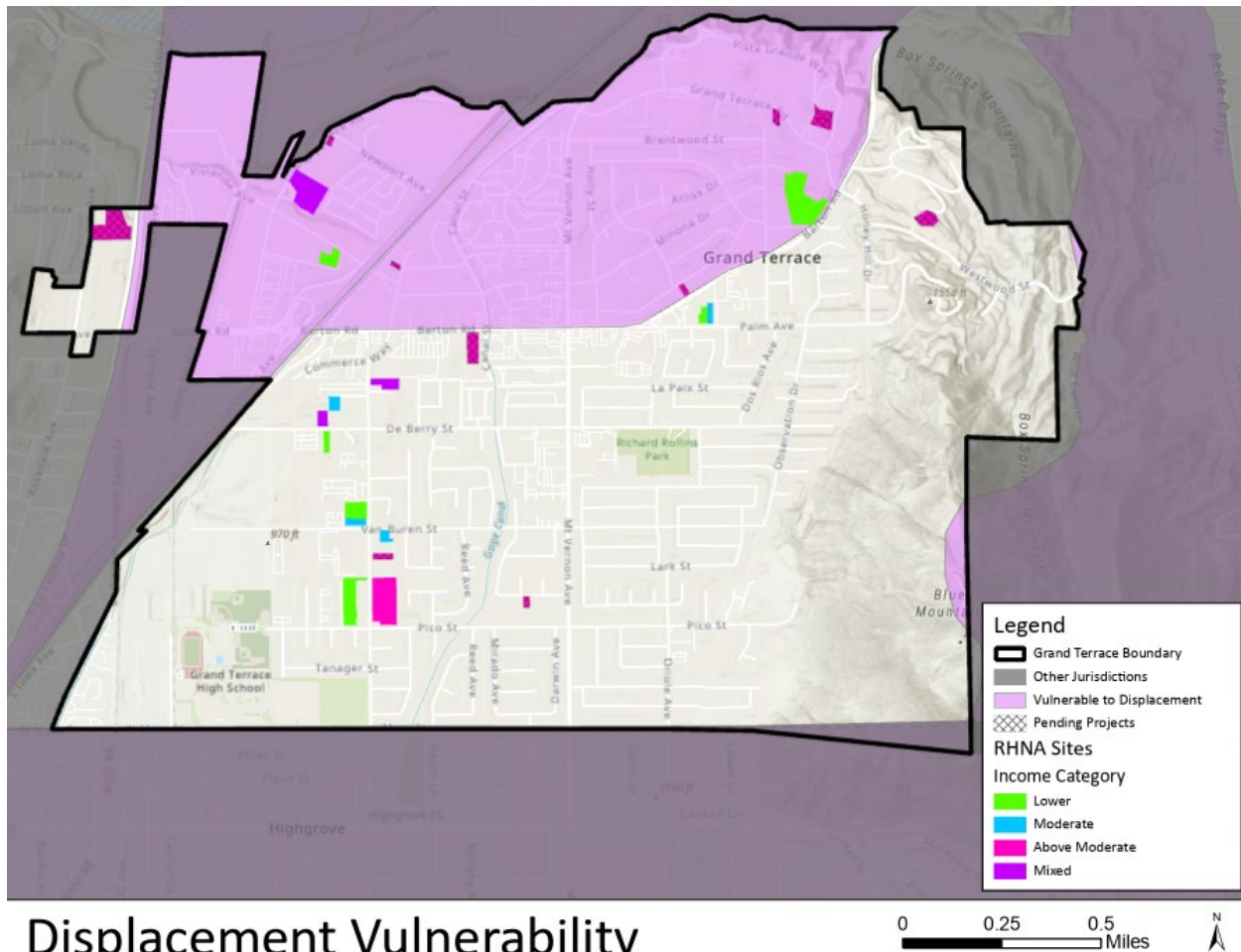
RHNA site distribution is not expected to increase any risk of any type of displacement, such as economic or physical displacement. The sites are distributed with the intention of creating opportunity for low to moderate income residents in higher income areas, and provide new housing opportunities in existing low to moderate income neighborhoods without displacing current residents. Of the 19 sites in the inventory, six are located in an area marked as vulnerable to displacement, five of which are currently vacant. There are also two pending projects in the area. The non-vacant parcel consists of a single family home with a large amount of excess and underutilized land on the property. This site could be redeveloped while maintaining existing use. Therefore, redevelopment of these sites will not likely result in displacement of current residents. RHNA sites are not concentrated in this area and include projections of all income levels.



Examples of Investment Along the Barton Road Corridor

Additionally, the rezoning will bring the opportunity for much needed affordable and housing in the area. The new units will help ease the demand of pressure in the housing market and have a stabilizing effect rather than a displacement effect. Furthermore, the City has focused redevelopment funding in the Barton Road Corridor, along where there will be upzoning to meet the RHNA. This includes investments of grocery stores, childcare

buildings, and pedestrian enhancements. The investments have been made with the intent to improve the area and support existing residents to ensure improvements without displacement.

Figure 8.64 Vulnerability to Displacement

Displacement Vulnerability

Findings

Overall, the City of Grand Terrace experiences housing problems and cost burden at a comparable rate to the region as a whole. Overcrowding is slightly less prevalent in the City of Grand Terrace compared to San Bernardino County. RHNA site distribution is not expected to exacerbate any substandard housing conditions or increase any risk of displacement.

Other Contributing Factors

Concentration of Fair Housing Concerns

The City of Grand Terrace has a greater number of substandard housing conditions, a concentration of the elderly population, and higher concentrations of non-White and low- to moderate-income residents in the northwestern part of the City, which includes the R/ECAP. This area is also where housing choice voucher use primarily occurs. Regionally, these trends are often in tracts bisected by a highway. Interstate 215, which bisects the western part of the City, also impacted the development pattern and correlates with the concentration of a number of fair housing issues including homelessness, substandard housing, and high segregation and poverty. Some tracts in

this area saw a reduction in households experiencing poverty, from >30 percent in 2010-2014 to 20-30 percent in 2015-2019, which may indicate an improvement in overall fair housing concerns over time.

The northwestern area is generally in greater need of assistance in comparison to the rest of the City. The City is including geographically targeted assistance goals in this area of the City including 15 percent of assistance in Program 18 and 20 percent of assistance in Program 19. The City is including Program 19 to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. These place-based improvements include enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities.

Historic Immigration and Land Use Patterns

The City of Grand Terrace encompasses 3.6 square miles located along the south border of San Bernardino County, bounded to the south by the unincorporated community of Highgrove and to the north, east, and west by the City of Colton. The city has direct access from the I-215 and Agua Mansa industrial corridors and it is nestled between two mountain ridges: Blue Mountain to the east and the La Loma Hills to the west. Due to the high elevation, the area was referred to as “The Terrace” with “Blue Mountain” being the highest elevation point at over 2,300 feet.¹²

Grand Terrace was established between 1830 and 1840 by Mexican land grants. Mormon settlers arrived in the San Bernardino Valley during the 1850s and by 1876 the Riverside Press reported nine buildings in the Terrace-Colton area and in 1877 the Colton-Terrace Water Company began transporting water from artesian wells.¹

By 1904, Charles Paton and M.L Howell purchased 300-acres and organized land in sections of 8 to 20 acres naming their tract “Grand Terrace” (Sec. 32 T is. R. 4W. S.B.B & M. Surveyed in 1890 by F. C. Finkle C. E.)¹

In 1905, Seventh-day Adventists, whose medical university is in the adjacent City of Loma Linda, settled in the area. Grand Terrace, at the time was known as “South Colton.” The area experienced continued growth and developed during the Southern California Suburbia and sublet periods in the late half of the 20th century.¹

Gage Irrigation Canal

The construction of the “Gage Canal” encouraged development and agricultural farmland. “The Gage Irrigation Canal was constructed between 1885-1889 by the vision and ingenuity of Matthew Gage. Matthew Gage was a jeweler by trade who arrived at Riverside from Kingston Canada in 1881. On March 1, 1882, Gage filed a claim under the Desert Land Act of 1877 on section 30, T.2s. R.4W, 640-acres of fertile government land lying two miles east of Riverside.” (*Title Sheet - Gage Irrigation Canal, Running from Santa Ana River to Arlington Heights, Riverside, Riverside County, CA HAER CAL,33-RIVSI,3- (sheet 1 of 7)*). To gain title under the Dessert Land Act, Gage had a three-year deadline

to bring water from the Santa Ana River in San Bernardino to his section 30 land, which led to the construction of 11.91-miles of the 22-1/2 mile long canal.²

The canal is a gravity flow system distributing water in pipelines to individual plots below the level of the canal. It was also engineered to “supply water to parcels above the canal line by pumping water through pipelines to a higher point, allowing water to flow by gravity to individual groves.”³ The total construction cost was reported to be \$2 million dollars.¹

The Gage Canal provided irrigation water and allowed Grand Terrace to become an agricultural community featuring citrus trees. However, a severe “freeze” in 1913 destroyed many citrus groves and farmers resorted to planting hardier trees, such as walnuts and peaches for a quick profit.¹

City Incorporation

The Chamber of Commerce was established in 1962. The Chamber’s main goal was to support cityhood and preserve the local identity of the area. The groundwork spearheaded by the Chamber’s led to the formation of the Municipal Advisory Council (MAC) in 1976 (local governing body), and after a two-year period of negotiations with the County, residents voted to the issue of cityhood responding with 82% of the vote in support of city incorporation.¹

The city was incorporated on November 30, 1978, and the Charter City Council was installed at Terrace Hills Junior High. Grand Terrace officially became the 16th city in San Bernardino County. The city is known as the “Blue Mountain City” as a reference to the Blue Lupine flower that used to grow on Blue Mountain in the spring.

While most of Grand Terrace was developed prior to 1990, there is some correlation regionwide between racial demographics and age of development. Typically, older housing stock correlate with high rates of non-white residents. As the City is only two census tracts, the incorporation date does not largely impact fair housing concerns today, but provides a basis for understanding development patterns. Additionally, Interstate 215 which bisects the western part of the City also impacted the development pattern and correlates with the concentration of a number of fair housing issues including homelessness, substandard housing, and high segregation and poverty.

Barton Road Corridor

Grand Terrace main commercial corridor is “Barton Road” a Major Highway providing direct access of the Interstate 215. Barton Road was originally named after Dr. Ben Barton, a South Carolina native who studied medicine in Lexington Kentucky, first arrived in California in 1854 and settled in San Bernardino in 1857. Dr. Barton purchased a couple of properties: the property known as the “Old San Bernardino Mission” built around 1820’s currently located on Barton Place near Redlands and the building known as the “Asistencia” constructed around 1829 currently located near Mission Road. According to Ingersoll he paid \$500 for 640-acres⁵. “Dr. Barton was elected to the Assembly soon after his arrival and served on many public boards and positions of trust. The property was sold in 1887 and the Barton Land and Water Company was organized to dispose the home tracts into which it was divided.”⁵

The Barton Road corridor is highlighted as an area of future development, Located in the northwestern part of the City, the Barton Road corridor is an area with a lower median income and

high percentage non-white population. The Barton Road Specific Plan implementation will include investment in the area that will help provide additional housing opportunities, economic growth, and address fair housing concerns in the northwest area of the City. Investment includes the ongoing Greens Group project, a large, mixed-use development which includes a 113-units, a hotel, retail, and restaurant space. This investment will help provide additional housing opportunities and economic growth in the northwestern part of the City.

Historic Land Use Zoning Patterns

Historic Aerial Maps from 1938 show Grand Terrace was predominantly agricultural land with a few residential structures starting development along Barton Road paving way to what is now the main commercial corridor for the city. Historic Aerial Maps from 1948 demonstrate the beginning of cluster single-family residential development in what is known today as Mc Clarren Street, Michigan Avenue, and to the northeast of Mt Vernon and Barton Road. Sometime between 1948 and 1959 the Interstate 215 (I-215) was constructed leading to an increase of housing development to the east of Mr. Vernon. Residential development soared in 1966 to the east and west of the I-215. General commercial uses also developed, including shopping centers and commercial front stores along Barton Road and southwest of Mt. Vernon by 1978. Mobile home parks were also established west of the I-215.⁹

As of today, Barton Road is a Specific Plan intended to provide guidance for development of predominantly commercial property along the primary transportation corridor. The zoning designations within the BRSP include General Commercial from the I-215 to Gage Canal, Village Commercial between the Gage Canal and Palm Avenue, and Office Professional from Palm Avenue to Preston Street. Uses include multi-family residential projects, small lot single family projects, commercial projects, and cellular communication projects. The BRSP also supports mixed-use and multifamily development.

Currently the General Plan Land Use Map identifies approximately 57.4% of land dedicated to residential uses.

The Hill Side Residential (HR) zoning is located in Blue Mountain with a density of one dwelling unit per acre. This designation is approximately 5.5% of city land; however, not all Hillside area is available for development, about 8.0% is designated Opens Space to be preserved as a scenic resource. Parcels in the Blue Mountain Open Space designation are publicly or privately owned, and the city has been working on a Community Development Block Grant (CDBG) since 2017 to establish a community trail of Observation Drive.

Low Density Residential Land is divided in three different zoning designations varying in size and density:

- Very Low Density Residential (R1-20-V) has a minimum lot size of 20,000 acres per lot with a maximum density of two dwelling units per gross acre. This zoning is located along the outskirts of the city to the north, east, and west; with some parcels having an Agricultural Overlay.
- Low Density Residential (R1-10) has a minimum lot size of 10,000 square feet per lot with a maximum density of four dwelling units per gross acre. There are only three small areas

within this zoning classification, located to the north near Grand Terrace Road and Vista Grande Way, and to the southeast on Pico Street.

- Single Family Residential (R1-7.2) has a minimum lot size of 7,200 square feet per lot with a maximum density of five dwelling units per gross acre. This zoning classification encompasses most of the residential zoning designation and is generally located in the center of the city.

Medium Density Residential and Medium High Density Residential land use designations are located to the northwest area of the city and adjacent to the north and south of the Barton Road Specific Plan creating a transition between commercial uses and single-family residential development. This zoning designation includes small lot single family developments or attached multifamily developments including townhomes, condominiums, apartments, and mobile home developments with a density of 6 to 12 dwelling units per gross acre.

In 2017 the city adopted Ordinance No. 298 amending the zoning to expand housing opportunities for all economic segments and reduce constraints on the provision of housing for persons with special needs in by creating the R3-24-High Density Residential zoning and R3-24 Overlay zoning on three parcels located along Grand Terrace Road to support a maximum density of 24-dwelling units per acre.³

- The High Density Residential (HDR) designation is reserved for multiple family development, with an emphasis on affordable housing projects with a density of 20 to 24 dwelling units per gross acre.
- A 20% density bonus may be applied to a MDR or HDR project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development.

The city has a Multiple Family Senior Citizen zoned parcel, located on Grand Terrace Road and Mount Vernon Avenue.

The General Commercial, Office Commercial, and Industrial land designations are located on the west side of the city adjacent to the I-215 and the City of Colton.

A Floodplain Industrial (FI) designation area is located on the northwest city boundary adjacent to the Santa Ana River. This designation has been vacant for many years due to the potential for severe flooding (100-year and 500-year floodplain), other challenges include multiple high voltage power line easements traversing the property that further restricting development. Historically this area was used as agricultural land and existing legal nonconforming residential structures remain and continue to pursue agricultural uses including keeping of animals as permitted within the Agricultural Overlay designation. On August 23, 2020, the City Council upheld the Planning Commission decision by approving and industrial semi-trailer storage facility of 650 empty trailers and chassis, on 22-acres of land.

The lack of high density housing opportunities and zoning in the City is a contributing factor to fair housing issues. To address this, the City is including considerable rezoning beyond the RHNA (Program 1). This will ensure a wide variety of housing types at varying densities are allowed across the City. It will also ensure the City is able to meet its housing needs. The City is also

revising the zoning code to remove the constraint on households with more than two bedrooms (Program 11).

Public Facilities

The city has established five parks: Grand Terrace Fitness Park, Gwen Karger Park, Richard Rollins Community Park, Susan Petta Park, and Veterans Freedom Park.

The city inaugurated the completion of the Dog Park Project in spring 2018, located at Vista Grande Way offering a panoramic view of the county from a hill overseeing the Interstate 215. The park was \$350,000, funded by Park Fees, State, and the City.

A grant to develop the Blue Mountain Trail was awarded in 2017 from the State of California Wildlife Protection Act of 1990-Habitat Conservation Fund Grant, for the construction of the Blue Mountain Nature Trail and Trail Head. The city was to complete the grant within a 5-year period ending construction in 2020; however, the project has been delayed due to COVID-19 and other factors. The trail head is proposed to be constructed at Observation Drive and Van Buren Street on 25-acres of city land in the Blue Mountain hillside area. Completion of the project will require land acquisition from multiple private property owners to outline the trail boundaries for public use. When completed, this project will align with Goal 4.5 of the Open Space and Conservation Element in support of the trail head and preservation of the Blue Mountain.

In the interim on the Trail Head project completion, the City Management Division organizes the annual Blue Mountain Hike Day during the month of March. Private property owners open their doors to allow city residents and visitors to hike Blue Mountain. Efforts for the Blue Mountain Hike are coordinated between the City of Grand Terrace, San Bernardino County Sheriff, San Bernardino County Fire, Friends of Blue Mountain Volunteers, and private property owners.

Public facilities are located throughout the City and are not anticipated to contribute to any fair housing concerns.

Population Growth/Demographics

The Census Bureau reported a population of 10,946 in 1990, a population of 12,040 in 2010, and most recently in 2022 the census bureau estimated a population of 13,109 with demographics of 59.8% white, 4.6% African American, 48.6% Hispanic or Latino, 4.0% Asian, 10.1% two or more races.

Between 2017-2021 it was reported that 63.1% of housing in Grand Terrace is owner-occupied with a Median value of \$378,100.

The Colton School Unified District serves the students of Grand Terrace with Grand Terrace Elementary School, Terrace View Elementary School, Terrace Hills Middle School, and Grand Terrace High School located within the city boundaries.

In spite of city growth, Grand Terrace remains a bedroom community and in 2007, Grand Terrace was named as one of the “Top 100 cities to live in” by Money magazine.

Contributing Factors to Fair Housing Issues

Fair Housing Issues, Contributing Factors, and Meaningful Action

The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important, higher priority was given to factors that limits fair housing choice and/or negatively impact fair housing per Government Code section 65583(c)(10)(A)(iv).

The table below displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Table 8.48 Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Outreach and Enforcement	• Staff Capacity • Source of income disparity • Lack of widely publicized housing information	• Program 5 Section 8 Rental Assistance • Program 20 Fair Housing Outreach and Resources • Program 18 Home Improvement Technical Assistance • Program 19 Place-Based Improvements	Low
Integration and Segregation	• Source of income disparity • Lack of Variety of Housing types • Lack of opportunity for high density housing	• Program 1 Rezone 97.3 total acres to allow housing at a density of 20 to 40 du/ac, creating a total capacity of 616 percent of the RHNA, approximately 3,883 units • Program 3 Facilitate Development of Affordable and Special Needs Housing • Program 5 Section 8 Rental Assistance • Program 9 Incentivize ADUs • Program 21 Homeless Assistance and Coordination	Moderate

Identified Fair Housing Issue	Contributing Factor	Action	Priority
	Availability of affordable housing options		
Disparities in Access to Opportunities	- Lack of Variety of Housing types - Lack of opportunity for high density housing - Presence of a R/ECAP	- Program 1 Rezone 97.3 total acres to allow housing at a density of 20 to 40 du/ac, creating a total capacity of 616 percent of the RHNA, approximately 3,883 units - Program 3 Facilitate Development of Affordable and Special Needs Housing - Program 9 Incentivize ADUs - Program 7 Multifamily Housing Bonds	High
Disproportionate Housing Needs	- Lack of Variety of Housing types - Lack of opportunity for high density housing - Availability of affordable housing options - Substandard Housing in the northwestern neighborhoods	- Program 1 Rezone 97.3 total acres to allow housing at a density of 20 to 40 du/ac, creating a total capacity of 616 percent of the RHNA, approximately 3,883 units - Program 3 Facilitate Development of Affordable and Special Needs Housing - Program 18 Home Improvement Technical Assistance - Program 6 First-Time Homebuyers Assistance - Program 7 Multifamily Housing Bonds - Program 19 Place-Based Improvements - Program 17 Code Enforcement	High

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



Table 8.49 AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Fair Housing Outreach and Enforcement				
Program 5 Section 8 Rental Assistance	The City will facilitate access to Section 8 Rental Assistance for lower-income households through the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City's website. Additionally, whenever the waiting list is open, the City will provide technical assistance and support to residents to add their information to the waiting list.	Ongoing as notified by the San Bernardino County Housing Authority	Citywide	Support housing availability. Provide information to 25 households annually, when waiting list is open. Provide technical assistance to 15 households when waiting list is open.
Program 20 Fair Housing Outreach and Resources	The City will advertise the services of and collaborate with the County's contracted fair housing provider, currently the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the Blue Mountain Outlook. The City will provide information on fair housing on the City's website. To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. These materials will include information on fair housing testing, arbitration, reporting health risks and discrimination, best rental practices, and more. The services will include fair housing presentations, mass media communications, and multilingual literature distribution. This will include a workshop at least twice in the planning period. The programs will use alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Staff will distribute fair housing pamphlets provided by fair housing organizations at the public information counter at City Hall, at the Senior Center, on the City's website, and at in person community events as appropriate. Staff will continue to refer all fair housing complaints to the fair housing service provider. The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.	Throughout the Planning Period	Citywide	Provide workshops or information fairs with the County fair housing provider or another qualified fair housing provider at least twice in the planning period. Provide fair housing resources or referrals to 50

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Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
				households annually.
Program 18 Home Improvement Technical Assistance	Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N' Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home's major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc. Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities. Information on these programs will be provided on the City's website, including web links to the NHSIE and NPHS websites, and posted biennially in the local newspaper. The City will reach out to NHSIE and NPHS during the planning period to explore partnership options for expanding programs in Grand Terrace and opportunities for the City to provide technical assistance to homeowners participating in these programs.	Schedule one workshop per year throughout the planning period; post information about these organizations biennially in the local newspaper. Coordination with NHSIE and NPHS annually.	15% of assistance to households in the northwest area.	Maintenance and conservation of at least 20 homes
Program 19 Place-Based Improvements	The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. Specific efforts include: • Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road) • Upzoning to allow increased housing choice and opportunities private investment. • Geographic targeting of assistance programs in northwestern areas of the City.	As planned in CIP schedule	Northwestern area of the City	Improve lower resource areas of the City through CIP projects, with 20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
New Opportunities in High Resource Areas				



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program 1 Adequate Sites to Accommodate Regional Housing Needs	To accommodate for a shortfall of sites and provide for adequate sites, the City is rezoning 97.3 total acres to allow for housing at a density of 20 – 40 du/acre. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA. The City has identified 20 parcels (24.2 acres) from this rezone to meet the RHNA. Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Rezoned sites needed to meet the RHNA shall comply with the following: • Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households; • Accommodate a minimum of 16 units per site; • Require a minimum density of 20 units per acre; • Or, at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project. Additionally, the six RHNA sites with existing, single-family residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3). Pursuant to the statutory requirements of Government Code Sections 65583.2(c), amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. There are four sites in the housing element that are subject to this provision, APNs 116720103, 027521109, 027641102, and 027641127.	Amendments by October 2024; Ongoing implementation through the planning period. Rezones as soon as possible following adoption.	In the rezone areas	Rezone the identified 20 parcels (24.2 acres) with sufficient area and development standards to accommodate the City’s RHNA allocation throughout the planning period. Update Zoning and Land Use maps accordingly. Monitor progress through Annual Progress Reports.
Program 3 Facilitate Development of Affordable and Special Needs Housing	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. Special needs households covers all types of special needs households including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will: • Allow and assist encourage developers in using to use Planned Residential Development standards, which allows for density bonuses when energy efficient construction is incorporated into projects. • Provide density bonus and other incentives consistent with state law	Ongoing through planning period; annual outreach event for developers, seek funding opportunities annually with at least one mobile home funding	Citywide	Support affordable and special needs housing production

Housing Element



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	- Provide expedited processing for projects that provide housing for lower-income and/or special needs households, including senior, extremely-low income households, housing for those with disabilities, or any other identified special needs household - Assistance in preparing applications for lower-income households and households with special needs, including seniors, those with disabilities, or any other identified special needs household - As funding allows, reduce development fees for extremely-low income housing projects. Seek funding sources to assist with extremely-low income housing development. - Seek funding to support the health and quality of the mobile homes in the northwestern area of the City through funding opportunities including but not limited to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) and Manufactured Housing Opportunity and Revitalization Program (MORE). Additionally, the City will annually contact developers of all special needs and lower income housing to assist in development where feasible by: - Assisting and supporting new applications. - Providing priority processing, - Evaluate fee deferrals or subsidies and design modifications. - Facilitating site acquisition. - Hosting an annual workshop, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.	application by Q3 2026, establish internal expedited permit process by Q1 2026.		
Program 7 Multifamily Housing Bonds	The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided. Information on this Program will be provided on the City's website, including links to the respective Programs and posted biennially in the local newspaper. The City will provide technical assistance to applicants who are looking to participate in this program in Grand Terrace.	Continuously throughout the planning period	Citywide	Produce, acquire, and/or rehabilitate at least 10 units of affordable multi-family housing throughout the planning period. Technical assistance to two projects in the planning period.



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program 9 Incentivize Accessory Dwelling Units	The City will process a Code amendment in 2024 to update ADU regulations to be consistent with current law. The City will create a dedicated webpage on the City website for ADU information. The page will include necessary information for the construction of ADUs and will include a set of FAQs, a flow chart of the development process, and links to resources for the development of affordable ADUs, and other ADU resources. The City will also make a variety of pre-approved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs by 2025. The City will ensure that example plans provide choices and diversity in size to accommodate a variety of household sizes and types. The program may be modeled after successful programs implemented in other cities and utilize SBCTA and/or other regional plans. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets (an average of 1.5 ADUs annually) the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.	Annual review, ADU code amendment in 2024. Create ADU webpage by Q4 2025. Additional actions within six months of any identified shortfall.	Citywide, target higher resource, higher income areas	Mitigate governmental constraints; Increase ADU trends from 1.5 to 3 ADUs per year.
Housing Mobility				
Program 5 Section 8 Rental Assistance	The City will facilitate access to Section 8 Rental Assistance for lower-income households through the San Bernardino County Housing Authority by assisting the County with publicity whenever the waiting list is opened, by posting the phone number and website of the Housing Authority on the City's website. Additionally, whenever the waiting list is open, the City will provide technical assistance and support to residents to add their information to the waiting list.	Ongoing as notified by the San Bernardino County Housing Authority	Citywide	Support housing availability. Provide information to 25 households annually, when waiting list is open. Provide technical assistance to 15 households when waiting list is open.
Program 19 Place-Based Improvements	The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety	As planned in CIP schedule	Northwestern area of the City	Improve lower resource areas of the City through CIP projects, with



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	improvements, safe routes to schools, community facilities, park improvements, and other community amenities. Specific efforts include: • Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road) • Upzoning to allow increased housing choice and opportunities private investment. • Geographic targeting of assistance programs in northwestern areas of the City.			20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
Program 1 Adequate Sites to Accommodate Regional Housing Needs	To accommodate for a shortfall of sites and provide for adequate sites, the City is rezoning 97.3 total acres to allow for housing at a density of 20 – 40 du/acre. By upzoning for considerable capacity beyond the RHNA, the City is encouraging housing mobility, creating housing opportunity, and ensuring there is adequate capacity to meet the RHNA. The City has identified 20 parcels (24.2 acres) from this rezone to meet the RHNA. Rezoned sites will comply with the requirements of Government Code Sec. 65583.2(h) which states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. Rezoned sites needed to meet the RHNA shall comply with the following: • Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households; • Accommodate a minimum of 16 units per site; • Require a minimum density of 20 units per acre; • Or, at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project. Additionally, the six RHNA sites with existing, single-family residential uses will be subject to a replacement housing policy. The replacement housing policy will comply with all provisions of Government Code section 65915, subdivision (c) (3). Pursuant to the statutory requirements of Government Code Sections 65583.2(c), amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. There	Amendments by October 2024; Ongoing implementation through the planning period. . Rezones as soon as possible following adoption.	In the rezone areas	Rezone the identified 20 parcels (24.2 acres) with sufficient area and development standards to accommodate the City’s RHNA allocation throughout the planning period. Update Zoning and Land Use maps accordingly. Monitor progress through Annual Progress Reports



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	are four sites in the housing element that are subject to this provision, APNs 116720103, 027521109, 027641102, and 027641127.			
Program 3 Facilitate Development of Affordable and Special Needs Housing	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. Special needs households covers all types of special needs households including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will: • Allow and assist developers in using Planned Residential Development standards, which allows for density bonuses when energy efficient construction is incorporated into projects. • Provide density bonus and other incentives consistent with state law • Provide expedited processing for projects that provide housing for lower-income and/or special needs households, including senior, extremely-low income households, housing for those with disabilities, or any other identified special needs household • Assistance in preparing applications for lower-income households and households with special needs, including seniors, those with disabilities, or any other identified special needs household • As funding allows, reduce development fees for extremely-low income housing projects. Seek funding sources to assist with extremely-low income housing development. • Seek funding to support the health and quality of the mobile homes in the northwestern area of the City through funding opportunities including but not limited to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP) and Manufactured Housing Opportunity and Revitalization Program (MORE). Additionally, the City will annually contact developers of all special needs and lower income housing to assist in development where feasible by: ○ Assisting and supporting new applications. ○ Providing priority processing, ○ Evaluate fee deferrals or subsidies and design modifications. ○ Facilitating site acquisition. ○ Hosting an annual workshop, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.	Ongoing through planning period; annual outreach event for developers, seek funding opportunities annually with at least one mobile home funding application by Q3 2026, establish internal expedited permit process by Q1 2026.	Citywide	Support affordable and special needs housing production

Housing Element



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program 7 Multifamily Housing Bonds	The San Bernardino County CDH Department operates a Multifamily Residential Rental Housing Revenue Bond program. This Program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. A specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided. Information on this Program will be provided on the City’s website, including links to the respective Programs and posted biennially in the local newspaper. The City will provide technical assistance to applicants who are looking to participate in this program in Grand Terrace.	Continuously throughout the planning period	Citywide	Produce, acquire, and/or rehabilitate at least 10 units of affordable multi-family housing throughout the planning period Technical assistance to two projects in the planning period.
Place-based Improvements				
Program 19 Place-Based Improvements	The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. Specific efforts include: Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road) Upzoning to allow increased housing choice and opportunities private investment. Geographic targeting of assistance programs in northwestern areas of the City.	As planned in CIP schedule	Northwestern area of the City	Improve lower resource areas of the City, with 20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
Program 18 Home	Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N’ Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home’s major plumbing and electric systems,	Schedule one workshop per year	15% of assistance to households	Maintenance and conservation

VIII-199

Housing Element



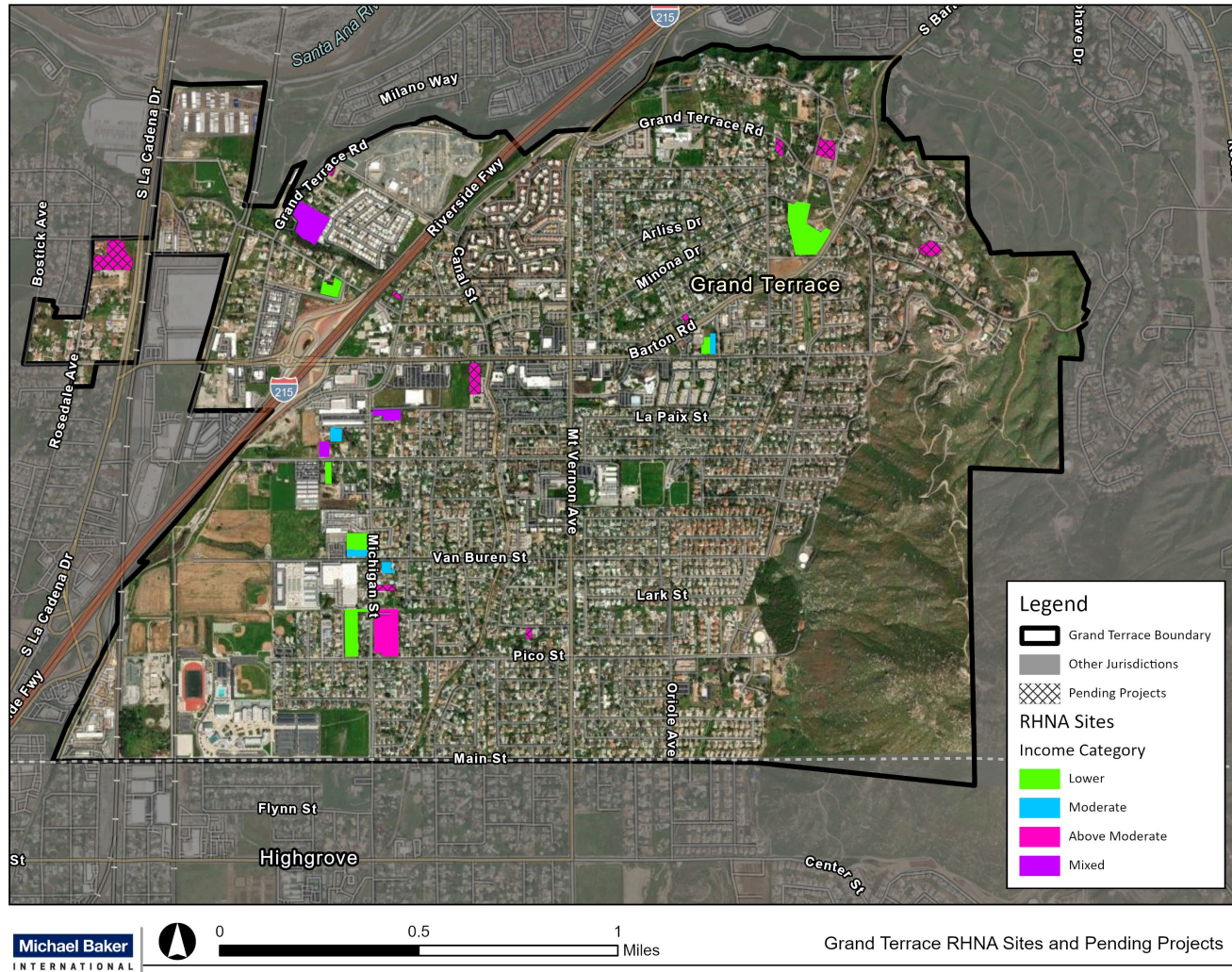
Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Improve	repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc. Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities. Information on these programs will be provided on the City’s website, including web links to the NHSIE and NPHS websites, and posted biennially in the local newspaper. The City will reach out to NHSIE and NPHS during the planning period to explore partnership options for expanding programs in Grand Terrace and opportunities for the City to provide technical assistance to homeowners participating in these programs.	throughout the planning period; post information about these organizations biennially in the local newspaper. Coordination with NHSIE and NPHS annually.	in the northwest area	of at least 20 homes
Program 21 Homeless Assistance and Coordination	The City will continue to participate in and provide staff support for the various homeless programs operated by the San Bernardino County Homeless Partnership, including participation in the Point-in-Time Homeless Survey.	Ongoing throughout the planning period	Citywide	Support efforts to reduce homelessness
Displacement Prevention				
Program 18 Home Improvement Technical Assistance	Neighborhood Housing Services of the Inland Empire (NHSIE) is a non-profit organization that operates a low-cost Homes N’ Hammer program designed to educate residents on minor home improvements and repairs. The four-hour workshop includes: functioning of the home’s major plumbing and electric systems, repair methods, replacing and maintaining drywall, replacing window screens, fixing garbage disposals, toilet mechanisms, health and safety issues and tips for hiring a professional contractor for home repairs, etc. Neighborhood Partnership Housing Services, Inc. (NPHS) is a non-profit organization that operates a Healthy Homes Grant program. This program provides home safety repair grants to low-income senior homeowners and homeowners with permanent mobility disabilities. Information on these programs will be provided on the City’s website, including web links to the NHSIE and NPHS websites, and posted biennially in the local newspaper. The City will reach out to NHSIE and NPHS during the planning period to explore partnership options for expanding programs in Grand Terrace and opportunities for the City to provide technical assistance to homeowners participating in these programs.	Schedule one workshop per year throughout the planning period; post information about these organizations biennially in the local newspaper. Coordination with NHSIE and NPHS annually.	15% of assistance to households in the northwest area.	Maintenance and conservation of at least 20 homes



Program	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program 19 Place-Based Improvements	The City has multiple projects in its Capital Improvements Plan identified to improve mobility, and active transportation opportunities, and park quality in the northwestern part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. Specific efforts include: Street improvement and sidewalk repair (\$1.3 million in pavement rehabilitation and \$160,000 in neighborhood street lighting, sidewalk repair projects along Barton Road) Upzoning to allow increased housing choice and opportunities private investment. Geographic targeting of assistance programs in northwestern areas of the City.	As planned in CIP schedule	Northwestern area of the City	Improve lower resource areas of the City,, with 20% of funding and improvements in the northwest portion of the City. Implement at least two CIP projects during the planning period.
Program 17 Code Enforcement	The City will continue code enforcement efforts to maintain the value and safety of structures. The program addresses substandard structures, accumulation of trash and debris, inoperable vehicles, graffiti, and land use violations. Programs include, but are not limited to non-owner occupied inspection program, and exploring new methods for eliminating deteriorated or unsightly property conditions in residential areas. The City's Code Enforcement Department operates on a reactive basis and investigates approximately 700 code cases annually. Based on code enforcement trends, the City estimates that approximately 20 cases annually will be inspected for a variety of safety issues. Code enforcement will investigate and provide information on housing assistance programs in such cases. Additionally, the City's Code Enforcement operates the City's Non-Owner Occupied/Rental Property Program, which consists of an annual exterior inspection to ensure the property is maintained and to check if violations exist and are a habitual condition of the property. If violations are discovered during the exterior inspection, the property owner is notified and given ample time to make corrections. The inspections help to ensure the quality of the rental housing stock in the City. The City will continue to operate this program and will provide property owners with violations information on housing assistance and funding opportunities to improve their units (see Program 18 below). To evaluate the current housing conditions provide a better understanding of the amount of substandard housing, the City will conduct a ground survey of a sample of units geographically spread throughout the City. At least 30 units across the City will be included, and the survey will be conducted by Q2 2026.	Ongoing throughout the planning period	Northwestern area of the City	Maintenance and conservation; provide information on housing assistance to 30 households annually.



APPENDIX A: RHNA SITES INVENTORY MAP



VIII-202





APPENDIX B: RHNA SITES INVENTORY

APN	Address	Zip Code	Existing Use	Acreage	Zoning (Current)	Zoning (Proposed)	General Plan	Min. Density	Max. Density	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle
116728101	12667 MICHIGAN ST	92313	Small church	4.54	R1-7.2	R4	Low Residential Density	20	40	0	0	0	0	100	100	YES	NO	NO	NO
116720103	Northeast of Pico St and Sandburg Way	92324	Vacant	2.61	R1-7.2	R4	Low Residential Density	20	40	0	44	30	0	0	74	YES	NO	YES	YES
116727102	Van Buren Street, east of 12513	92324	Vacant	0.48	R1-7.2	R4	Low Residential Density	20	40	0	0	0	14	0	14	YES	NO	NO	NO
116716115	Rene Lane west of 22023	92313	Vacant	0.32	R1-7.2	R4	Low Residential Density	20	40	0	0	0	10	0	10	YES	NO	NO	NO
116716112	Rene Lane east of 22011	92313	Vacant	0.32	R1-7.2	R4	Low Residential Density	20	40	0	0	0	10	0	10	YES	NO	NO	NO
116716131	22000 DE BERRY ST	92313	Single Family Residential	0.64	R1-7.2	R4	Low Residential Density	20	40	1			10	7	17	YES	NO	YES	YES
116724101	12201 MICHIGAN ST	92313	Single Family Residential	1.08	R1-7.2	R4	Low Residential Density	20	40	1	0	0	30	0	30	YES	NO	NO	NO
116717102	De Berry Street east of 22009	92324	Vacant	0.53	R1-7.2	R4	Low Residential Density	20	40	0	9	6	0	0	15	YES	NO	NO	NO
027523171	0 LA CROSSE AVE	92324	Vacant	1.08	R2	R4	Medium Residential Density	20	40	0	19	12	0	0	31	YES	NO	NO	NO
027641128	North of Barton Road and Victoria Street	92324	Vacant	0.65	R1-10	R4	Low Residential Density	20	40	0	11	8	0	0	19	YES	NO	NO	NO
027641102	North of Barton Road and Victoria Street	92324	Vacant	3.10	R1-10	R4	Low Residential Density	20	40	0	37	25	0	0	62	YES	NO	YES	YES
027641127	North of Barton Road and Victoria Street	92324	Vacant	1.68	R1-10	R4	Low Residential Density	20	40	0	20	14	0	0	34	YES	NO	YES	YES
027620261	Palm Avenue, directly east of 22756	92324	Vacant	0.52	BRSP-AP	R4	Office Commercial	20	40	0	9	6	0	0	15	YES	NO	NO	NO
027620247	Palm Avenue, directly west of 22822	92324	Vacant	0.47	BRSP-AP	R4	Office Commercial	20	40	0	0	0	14	0	14	YES	NO	NO	NO
116718110	22040 VAN BUREN ST	92324	Single Family Residential	0.23	CM	R4	General Commercial	20	40	1	0	0	6	0	6	YES	NO	NO	NO
116718111	12490 MICHIGAN AVE	92324	Commercial and Services	0.36	CM	R4	General Commercial	20	40	0	0	0	11	0	11	YES	NO	NO	NO
116718108	12458 MICHIGAN ST	92324	Single Family Residential	0.69	CM	R4	General Commercial	20	40	1	11	8	0	0	19	YES	NO	NO	NO
116718109	12466 MICHIGAN ST	92324	Single Family Residential	0.76	CM	R4	General Commercial	20	40	1	13	8	0	0	21	YES	NO	NO	NO
027521136	Corner of Newport Ave and Grand Terrace Road	92324	Vacant	0.20	R2	R4	Medium Residential Density	20	40	0	0	0	6	0	6	YES	NO	NO	NO
027521109	22051 GRAND TERRACE AVE	92392	Single Family Residential	3.93	R2	R4	Medium Residential Density	20	40	1	58	0	44	9	111	YES	NO	NO	YES





APPENDIX C: PUBLIC PARTICIPATION SUMMARY

California law requires that local governments include public participation as part of the housing element. Specifically, Government Code section 65583(c)(7) states “that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

Early in the Housing Element update process the City created a webpage where meeting notices, draft documents and other housing references were posted.

https://www.grandterrace-ca.gov/departments/planning_development_services

In addition, a Housing Element *Frequently Asked Questions* was prepared and posted on the City website.

The Planning Commission conducted a public workshop on June 17, 2021 to provide the Commission and interested stakeholders an overview of the purpose and statutory requirements governing Housing Elements. Notices of the workshop were posted at City Hall, on the City website, in the Blue Mountain Outlook, which is delivered to all property owners in the City, and was also sent to the organizations listed below that represent the housing interests of lower-income households and persons with special needs.

After posting a draft Housing Element on October 15, 2021, public meetings were conducted by the Planning Commission on October 21 and the City Council on October 26, 2021. Notice of these meeting were also sent to organizations listed on the following page that have an interest in housing within the City.

Following review by the Planning Commission, City Council and interested stakeholders, the draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review pursuant to State law.

HCD comments were received and a revised draft Housing Element was prepared addressing HCD comments. Duly noticed public hearings were held before the Planning Commission on October 21, 2021 and City Council on November 9, 2021 to consider HCD comments and the revised draft Housing Element. Notice of all meetings was sent to the list of interested parties shown below.



Housing Element Stakeholder List

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

HDSI Management
3460 S. Broadway
Los Angeles, CA 90007

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

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

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

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

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

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

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

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

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

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

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

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

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

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

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

City of Colton
Development Services
659 N La Cadena Drive
Colton, CA 92324

Time for Change Foundation
PO Box 25040
San Bernardino, CA 92406

Riverside Highland Water
Don Hough, General Manager
12374 Michigan Street
Grand Terrace, CA 92313

San Bernardino County LAFCO
1170 W 3rd St #150
San Bernardino, CA 92415

San Bernardino County Housing Authority
715 E. Brier Drive
San Bernardino, CA 92408

Colton Water/Wastewater Division
106 S 10th Street
Colton, CA 92324

San Bernardino County Community
Development & Housing Dept
385 N. Arrowhead Ave., 3rd Floor
San Bernardino, CA 92415

Lighthouse Social Service Centers
Karyn Young-Lowe, MSW President
1003 E. Cooley Drive, Suite # 205
Colton, CA 92324

Aegis Builders
Darryl Moore
2331 W. Lincoln Avenue
Anaheim, CA 92801

Greens INV 15, LLC
Atman Kadakia, Managing Principal
8815 Research Drive
Irvine, CA 92618

Lewis Management Corp.
Adam Collier
1156 N. Mountain Avenue
Upland, CA 91786



Frequently Asked Questions 2021 Housing Element Update

1. What is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Grand Terrace General Plan² includes the following elements:

- Land Use
- Circulation
- Open Space & Conservation
- Public Health and Safety
- Noise
- Public Services and Facilities
- Housing
- Sustainable Development

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

State law³ establishes detailed requirements for Housing Elements. The overarching purpose of the Housing Element is set forth in California Government Code Section 65583:

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

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

² https://www.grandterrace-ca.gov/departments/planning_development_services/planning

³ California Government Code Sec. 65580 *et seq.*



Grand Terrace 2021 Housing Element FAQ

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

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

Housing Element certification is important for two main reasons:

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

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

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

- **Accommodating Regional Housing Needs.** Under State law⁷ all cities are required to plan for additional housing to accommodate population growth as well as existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies and development regulations to encourage a variety of housing types that are affordable for persons of all income levels, including multi-family rental housing and accessory dwelling units (“ADUs”). The Regional Housing Needs Assessment (“RHNA”) is the method by which each jurisdiction’s share of new housing needs is determined (see #5 below).

⁴ California Government Code Sec. 65585

⁵ California Government Code Sec. 65589.3.

⁶ AB 101 of 2019

⁷ California Government Code Sec. 65583



Grand Terrace 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law⁸ cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
 - ✓ Reasonable accommodation for persons with disabilities
 - ✓ Residential care facilities
 - ✓ Transitional and supportive housing
 - ✓ Emergency shelters and low-barrier navigation centers

4. What is “affordable” housing?

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

Table 1. Housing Income Categories

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

Source: California Government Code Sec. 65584(f)

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

Table 2. Affordable Housing Costs: San Bernardino County

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

Assumptions:

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

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

Source: Cal. HCD; JHD Planning LLC

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

Each California city is required to plan for new housing to accommodate its share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law⁹ by which housing needs are determined.

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

⁹ California Government Code Sec. 65584 et seq.



Grand Terrace 2021 Housing Element FAQ

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

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

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

Table 3. 6th Cycle RHNA: Grand Terrace, San Bernardino County and SCAG Region

	Grand Terrace	San Bernardino County	SCAG Region
Housing allocation 2021-2029	630	138,110	1,341,827

Source: SCAG, 3/4/2021

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

Table 4. 6th RHNA by Income Category: Grand Terrace

Very Low	Low	Moderate	Above Moderate	Total
189	92	106	243	630

Source: SCAG, 3/4/2021

6. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a city would need in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment (see #8 below). The RHNA is a planning requirement based upon housing need, *not a construction quota or mandate*. Cities are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.¹² Other than requirements for streamlined permit processing, there are

¹⁰ California Government Code Sec. 65584(d)

¹¹ <https://scag.ca.gov/housing>

¹² California Government Code Sec. 65913.4 (SB 35 of 2017)



Grand Terrace 2021 Housing Element FAQ

currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations as long as a Housing Element has been adopted in compliance with State law.

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

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

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

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

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

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

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

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

...



City of Grand Terrace **HOUSING ELEMENT UPDATE**

JOIN US FOR A
**VIRTUAL
COMMUNITY
WORKSHOP**

SCAN ME

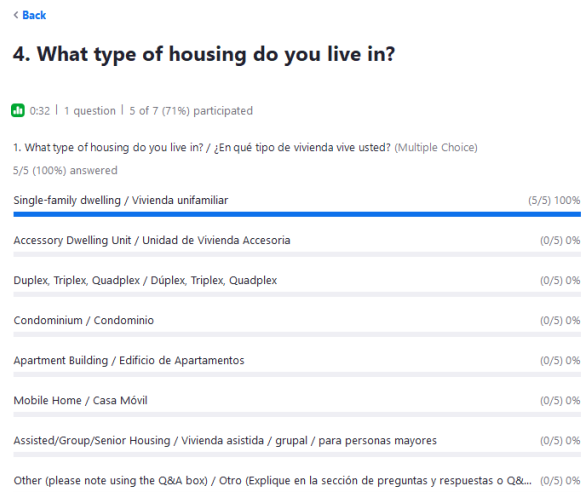
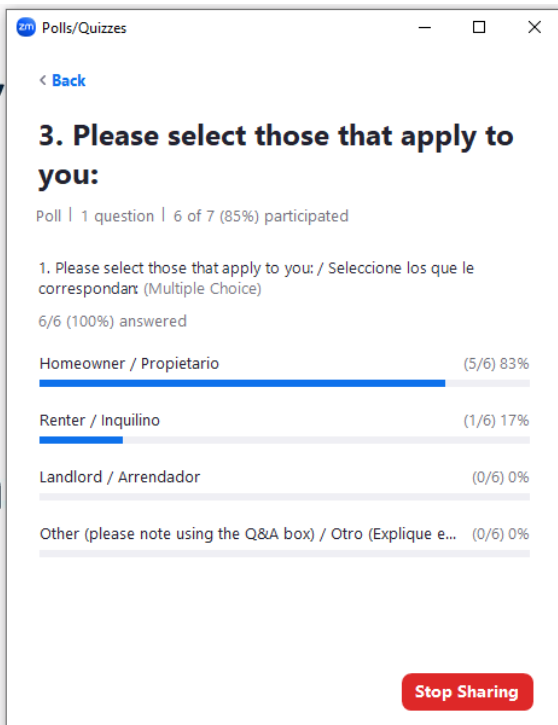
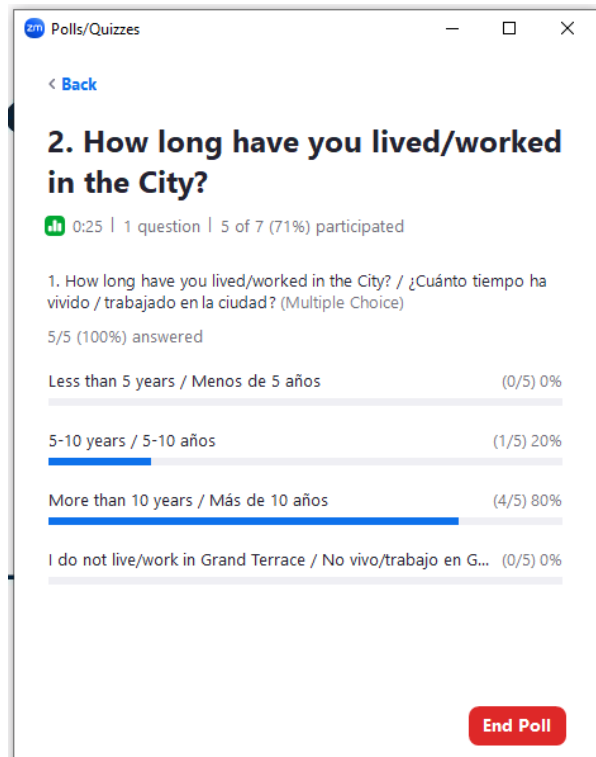


Update and Q&A on the revisions to the City's previously adopted
2021 - 2029 Housing Element

REGISTER HERE! **MONDAY, APRIL 15, 2024**
tinyurl.com/GrandTerraceHEU 6:00 PM - 7:30 PM



For more information, please visit www.grandterrace-ca.gov/departments/planning_development_services





2:04 | 1 question | 8 of 8 (100%) participated

5. Please Select the Top 3 Housing Issues

1. Please Select the Top Three (3) Housing Issues Facing People in Grand Terrace / Seleccione los tres (3) principales problemas de vivienda que enfrentan las personas en Grand Terrace (Multiple Choice)

8/8 (100%) answered

Insufficient housing supply / Disponibilidad limitada de la vivienda	(3/8) 38%
Difficulty paying rent, mortgage, down-payment, etc. / Dificultad para pagar el alquiler, la hipoteca...	(6/8) 75%
Lack of suitable or needed housing types (size, senior) / Falta de un tipo de vivienda adecuado ...	(4/8) 50%
ADA accessibility / Accesibilidad conforme a ADA	(3/8) 38%
Substandard housing quality/maintenance / Calidad de vivienda deficiente	(1/8) 13%
Housing segregation and discrimination / Segregación y discriminación en la vivienda	(1/8) 13%
Access to transit/commute times / Acceso a transporte/transporte de/al trabajo	(1/8) 13%
Overcrowding / Hacinamiento	(0/8) 0%
Homelessness / Vivir en las calles	(1/8) 13%
Other (please note using the Q&A box) / Otro (Explique en la sección de preguntas y respuestas ...)	(0/8) 0%

End Poll

1 question | 8 of 8 (100%) participated

6. Please provide your top 3 Programs

1. Please provide your top three (3) programs to improve housing access in Grand Terrace. / Indique los tres (3) programas que considera más importantes para mejorar el acceso a la vivienda en Grand Terrace. (Multiple Choice)

8/8 (100%) answered

Incentivize developers to include affordable units / Prover incentivos para desarrolladores urb...	(3/8) 38%
Require affordable units in new developments / Requerir unidades asequibles en nuevos desarr...	(3/8) 38%
Allow more higher-density (multi-family) housing / Permitir más viviendas de mayor densidad (m...	(3/8) 38%
Simplify the approval process / Simplificar el proceso de aprobación de proyectos	(5/8) 63%
Pre-designed plans for Accessory Dwelling Units (ADU) / Proporcionar acceso a planes prediseñ...	(4/8) 50%
Other (please note using the Q&A box) / Otro (Explique en la sección de preguntas y respuesta...	(2/8) 25%

Stop Sharing



APPENDIX D: SAMPLE HOUSING CONDITION SURVEY

SAMPLE HOUSING CONDITION SURVEY						
Address: _____			City: _____			
MAP # _____						
Vacant: Yes ☐ No ☐						
For Sale Yes ☐ No ☐						
CONSTRUCTION TYPE:			STRUCTURE TYPE:			
Wood Frame ☐			Single Family with Detached Garage ☐			
Masonry ☐			Single Family with Attached Garage ☐			
Mobile ☐			Duplex ☐			
Modular ☐			Multi-Family ☐ # of Units _____			
Other _____			Other _____			
FRONTAGE IMPROVEMENTS IF APPLICABLE:						
Curbs		Yes ☐ No ☐		Sidewalks		Yes ☐ No ☐
Paved Street		Yes ☐ No ☐		Driveway		Yes ☐ No ☐
Gutters		Yes ☐ No ☐		Adequate Site Drainage		Yes ☐ No ☐
#1 - FOUNDATION:			#4 - WINDOWS:			
0 Existing foundation in good condition.			0 No repair needed.			
10 Repairs needed			1 Broken window panes			
15 Needs a partial foundation			5 In need of repair.			
25 No foundation or needs a complete foundation.			10 In need of replacement.			
#2 - ROOFING:			#5 - ELECTRICAL:			
0 Does not need repair			0 No repair needed.			
5 Shingles missing			5 Minor repair			
5 Chimney needs repair			10 Replace main panel.			
10 Needs re-roofing						
25 Roof structure needs replacement and re-roofing.						
#3 - SIDING/STUCCO:			STRUCTURAL SCORING CRITERIA			
0 Does not need repair.			Sound: 9 or less			
1 Needs re-painting.			Minor: 10 - 15			
5 Needs to be patched and re-painted.			Moderate: 16 – 39			
10 Needs replacement and painting.			Substantial: 40 - 55			
10 Asbestos/Lead-Based.			Dilapidated: 56 and over			
DILAPIDATED UNIT						
56 A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.						
Points based on criteria outlined above	#1 Foundation	#2 Roofing	#3 Siding/Stucco	#4 Windows	#5 Electrical	TOTAL POINTS
Comments: _____						
Surveyor _____ Date _____						