



PRE-CERTIFIED

LOCAL HOUSING DATA

FOR THE CITY OF **CORONA**

AUGUST 2020



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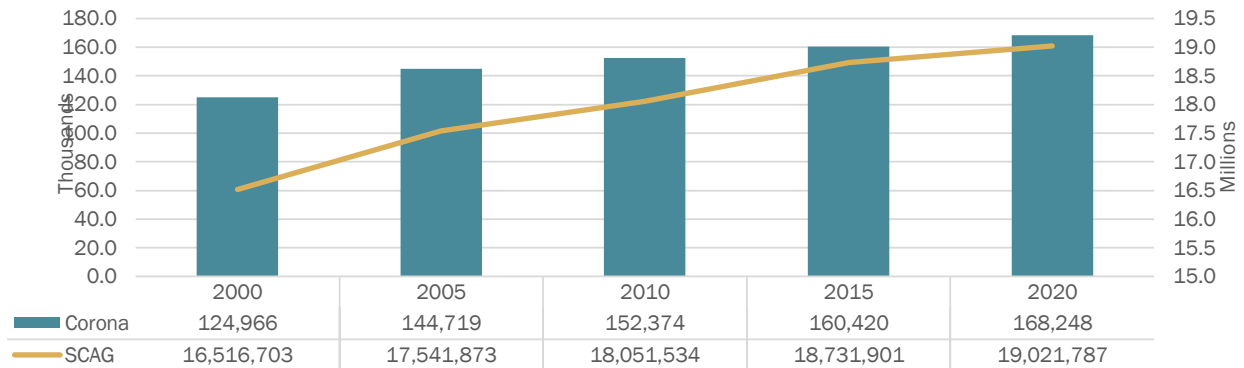
Pre-Certified Local Housing Data for Corona

Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

This report contains a wide range of jurisdiction-level data elements intended to provide an understanding housing need experienced in Corona as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

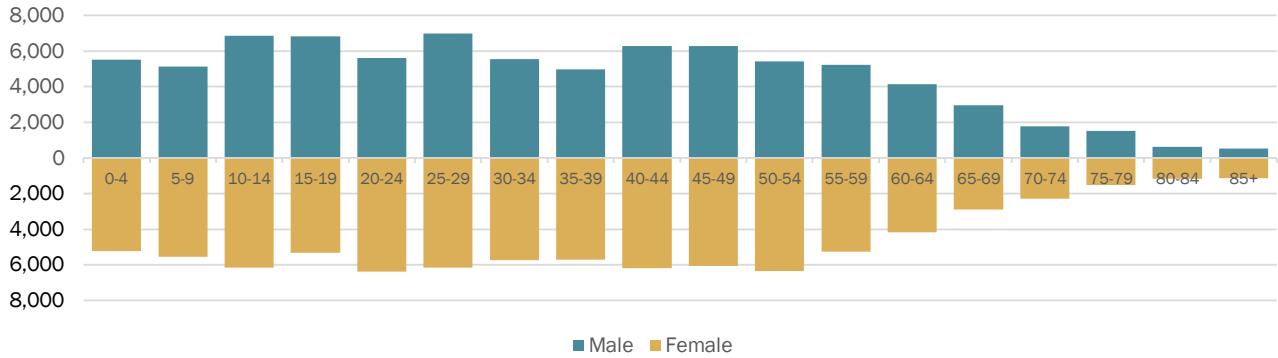
Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

Corona has a 2020 total population of 168,248 including 646 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Corona from 2000 to 2020. Over this period Corona had an annual growth rate of 1.5% compared to 0.7% for the region.

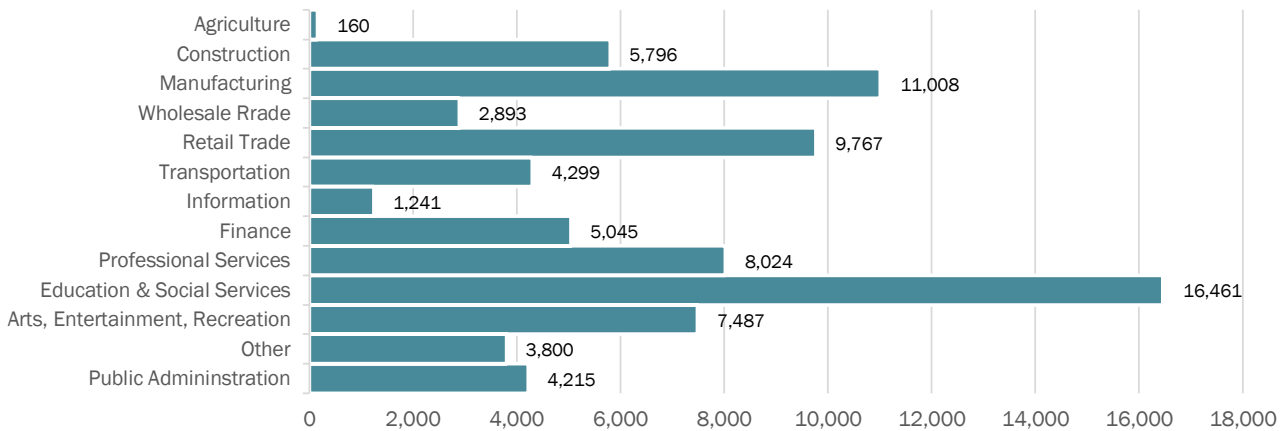
Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of Corona is 49.7% male and 50.3% female. The share of the population of Corona which is under 18 years of age is 25.4%, which is higher than the regional share of 23.4%. Corona's seniors (65 and above) make up 9.9% of the population, which is lower than the regional share of 13%.

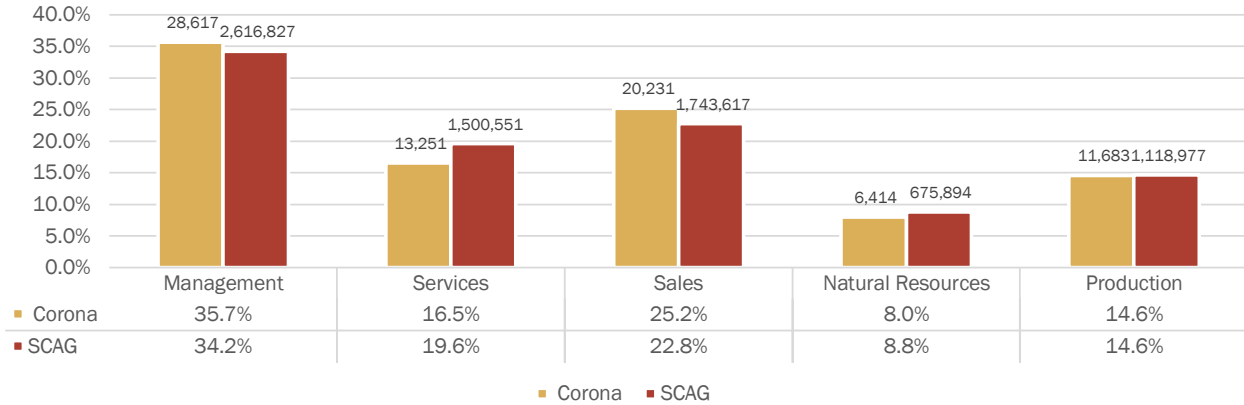
Employment by Industry



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

Corona has 80,196 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 16,461 employees (20.5% of total) and the second most prevalent industry is Manufacturing with 11,008 employees (13.7% of total).

Employment by Occupation



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

In addition to understanding the industries in which the residents of Corona work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Corona is Management, in which 28,617 (35.7% of total) employees work. The second-most prevalent type of work is in Sales, which employs 20,231 (25.2% of total) in Corona.

Farmworkers

Farmworkers by Occupation:

Corona	Percent of total Corona workers:	SCAG Total	
152	0.19%	57,741	Total jobs: Farming, fishing, and forestry occupations
92	0.16%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

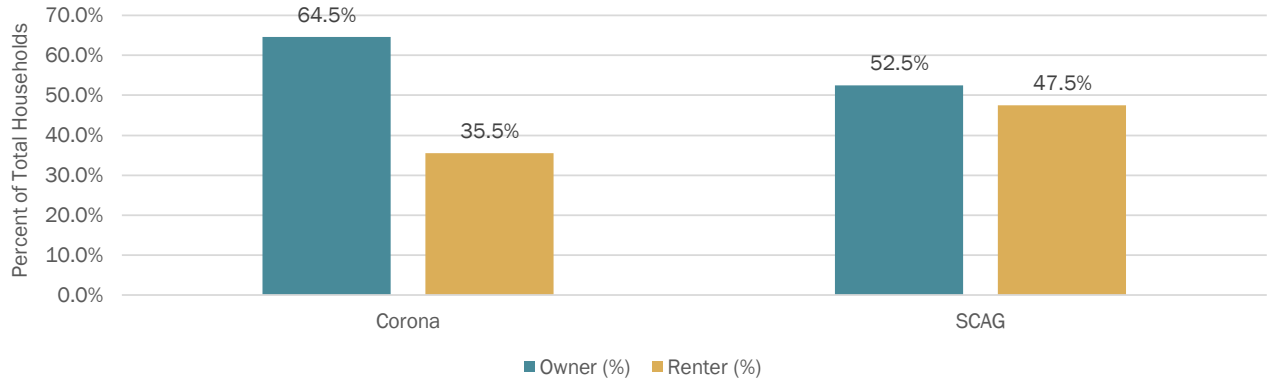
Employment in the Agricultural Industry:

Corona	Percent of total Corona workers:	SCAG Total	
129	0.16%	73,778	Total in agriculture, forestry, fishing, and hunting
76	0.13%	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.

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

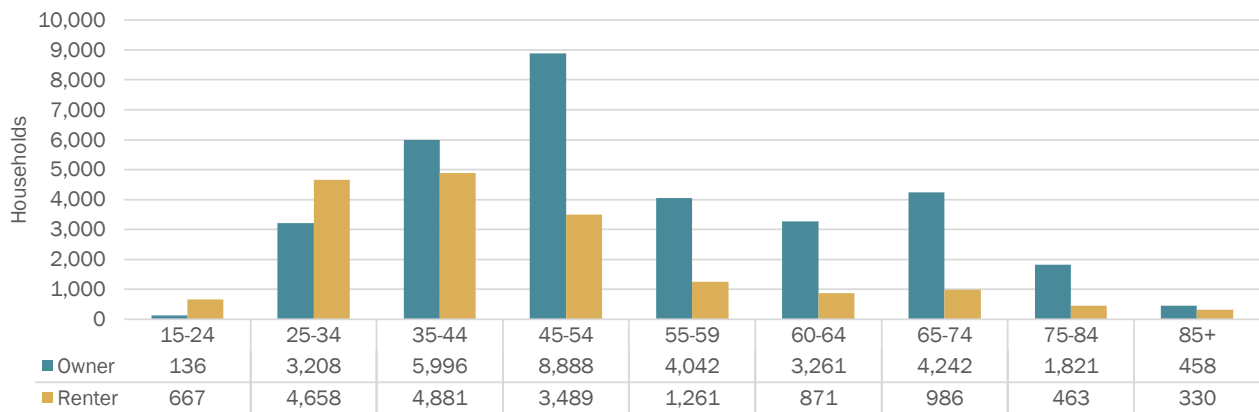
Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Corona's housing stock consists of 49,658 total units, 32,052 of which are owner-occupied and 17,606 of which are renter-occupied. The share of renters in Corona is lower than in the SCAG region overall.

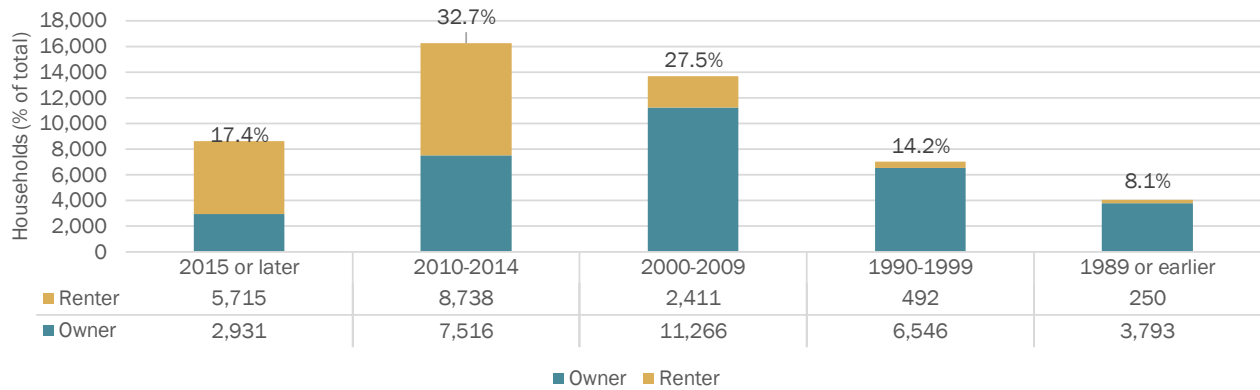
Housing Tenure By Age



American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Corona, the age group where renters outnumber owners the most is 15-24 (by 66.1%). The age group where owners outnumber renters the most is 65-74 (by 62.3%).

Housing Tenure by Year Moved to Current Residence

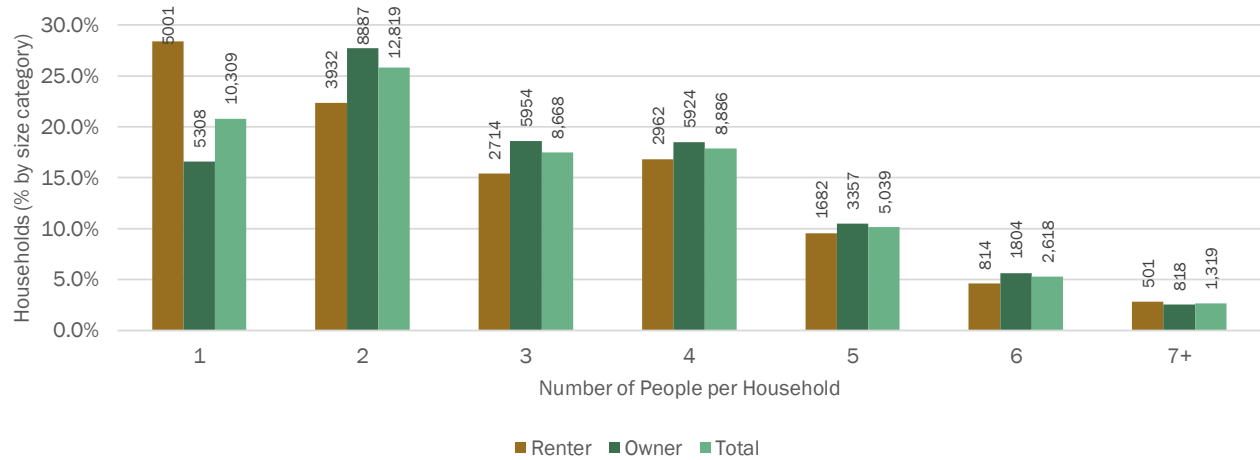


American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Corona, the period during which most people started living in their current residence was 2010-2014 (32.7%) followed by 2000-2009 (27.5%).

II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED

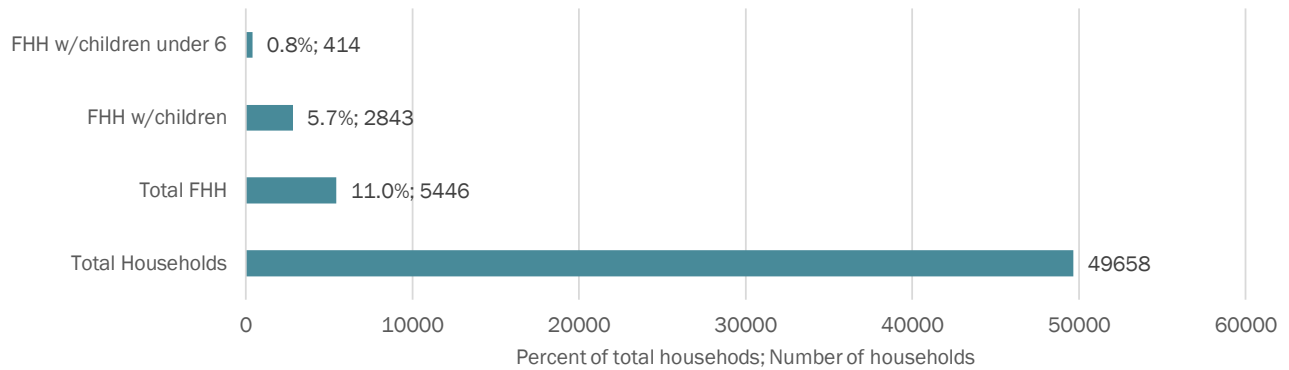
Households by Household Size



American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Corona for owners, renters, and overall. The most commonly occurring household size is of two people (25.8%) and the second-most commonly occurring household is of one person (20.8%). Corona has a lower share of single-person households than the SCAG region overall (20.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2.7% vs. 3.1%).

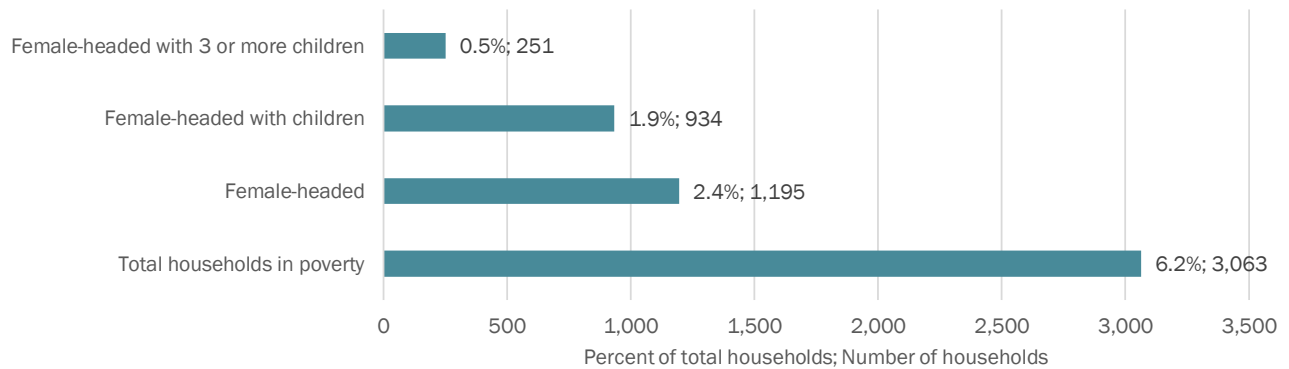
Female Headed Households (FHH)



American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of Corona's 49,658 total households, 11% are female-headed (compared to 14.3% in the SCAG region), 5.7% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

6.2 percent of Corona's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year.

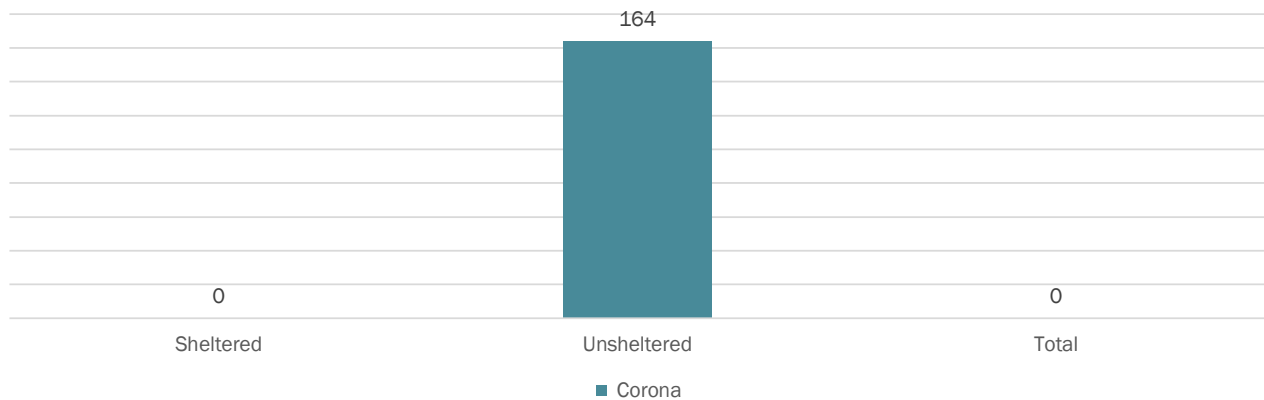
Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	770	530	1,300	16.0%
	30-50% HAMFI	685	555	1,240	15.3%
	50-80% HAMFI	935	430	1,365	16.8%
	80-100% HAMFI	525	180	705	8.7%
	> 100% HAMFI	3,070	435	3,505	43.2%
TOTAL		5,985	2,130	8,115	

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

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Corona's 8,115 such households, 16% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 31.3% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS

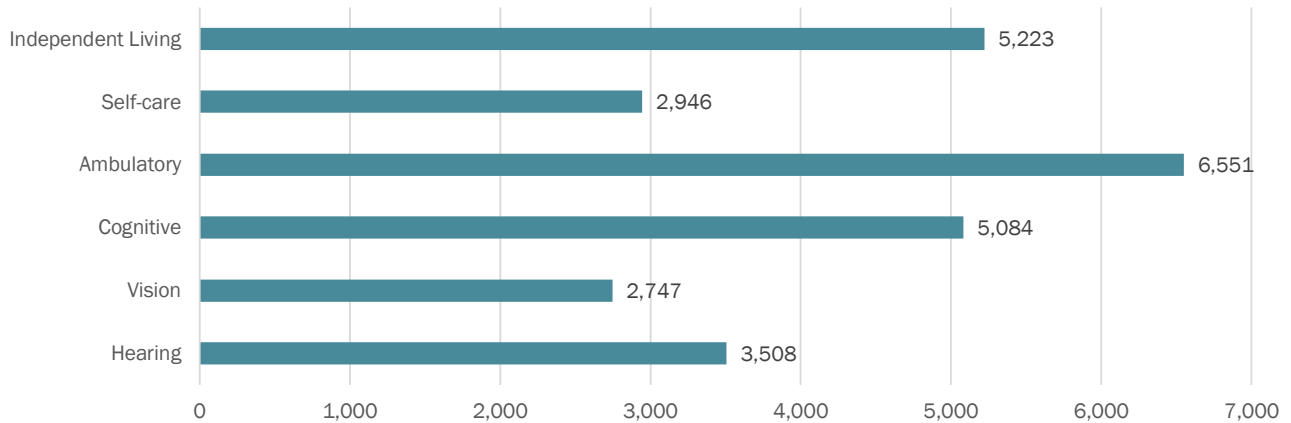


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

#N/A

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

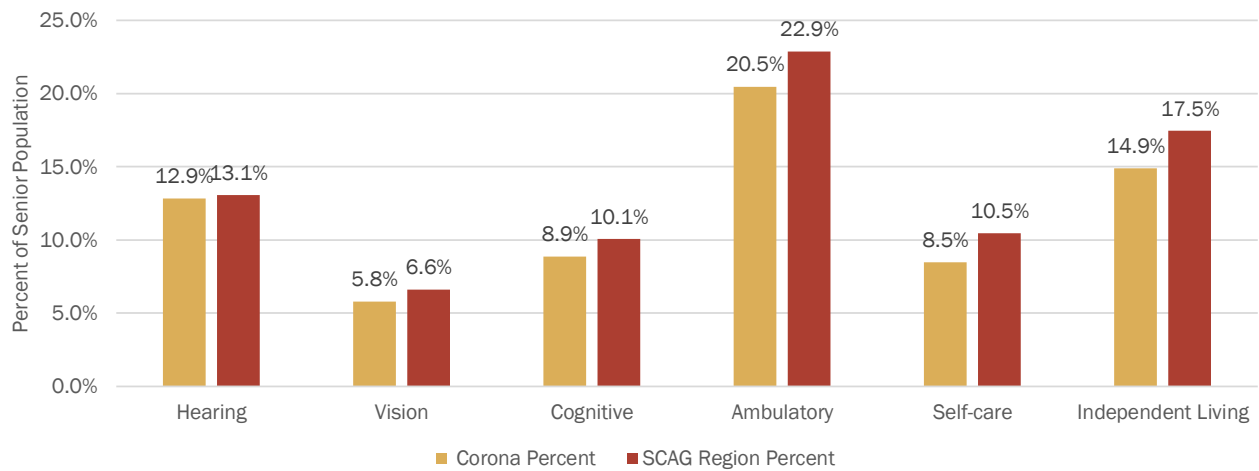
Disability by Type



American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

In Corona, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 20.5% of Corona's seniors (and 22.9% of seniors in the SCAG region).

Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	2,745	40%	74,080	74%
Unemployed	251	4%	4,098	4%
Not in Labor Force	3,891	56%	21,649	22%
TOTAL	6,887		99,827	

American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Corona, 39.9% of the population with a disability is employed, compared to 74.2% of the non-disabled population.

Developmental Disabilities

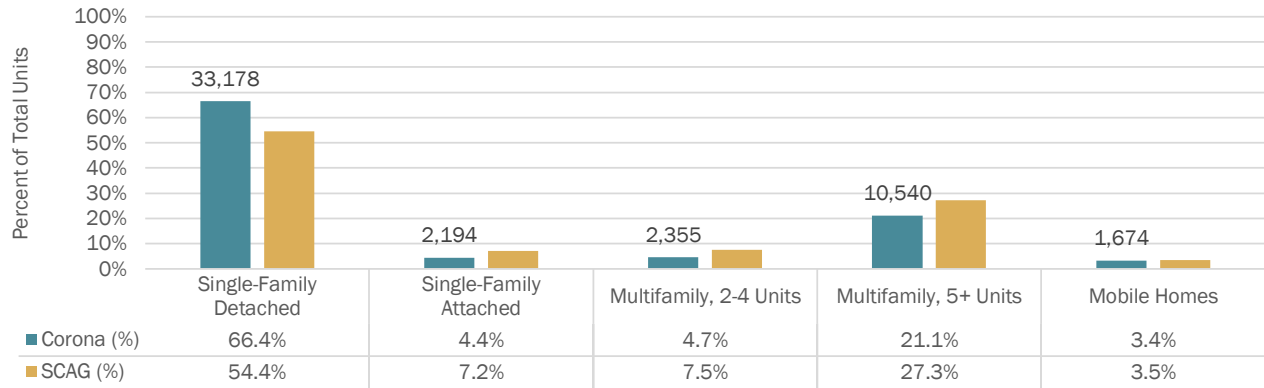
	Corona
By Residence: Home of Parent/Family/Guardian	505
Independent/Supported Living	10
Community Care Facility	56
Intermediate Care Facility	58
Foster/Family Home	10
Other	5
By Age: 0 - 17 Years	644
18+ Years	316
TOTAL	1604

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.

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

V. HOUSING STOCK CHARACTERISTICS

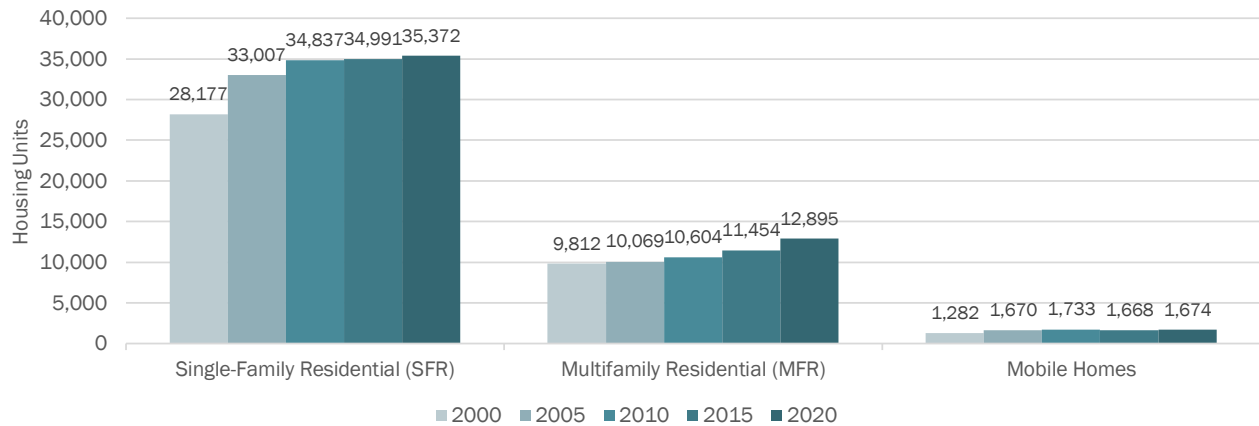
Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Corona, which has a total of 49,941 housing units. The most prevalent housing type in Corona is single-family detached with 33,178 units. The share of all single-family units in Corona is 70.8%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in Corona, there are 48,151 occupied-units, which equates to a 3.6% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.481.

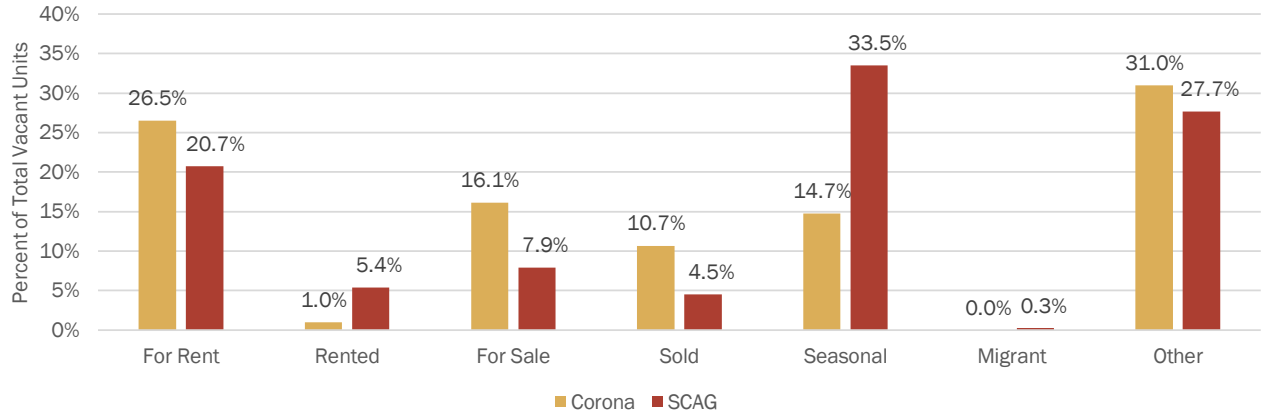
Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Corona. When comparing 2000 to 2020, SFR units increased by 7,195, MFR units increased by 3,083, and mobile units increased by 392.

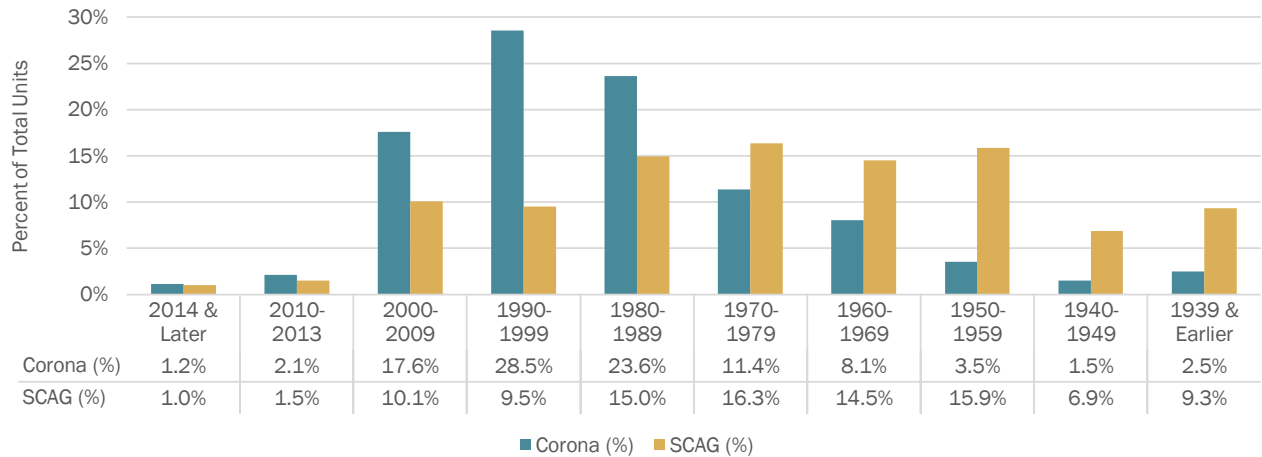
Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

The ACS provides additional detail on vacant housing units by category.

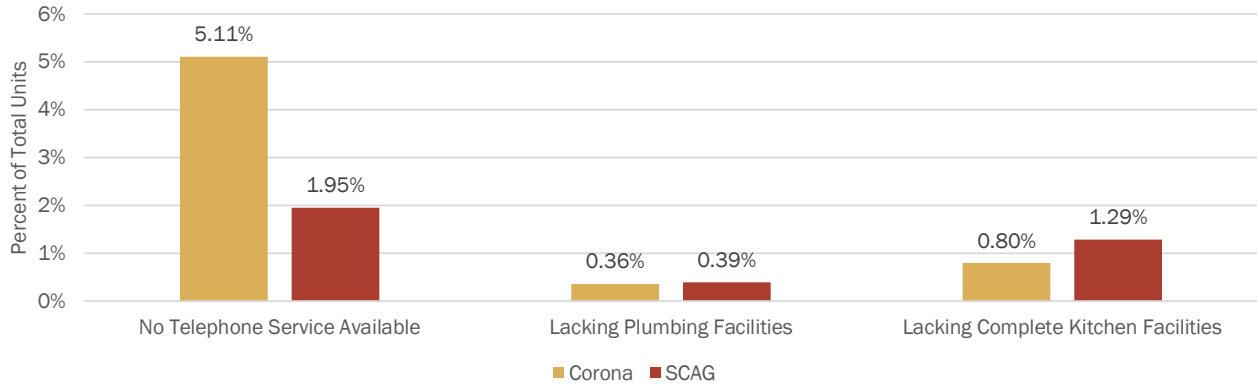
Housing Units by Year Structure Built



American Community Survey 2014-2018 5-year estimates.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Corona's housing units were built is 1990-1999, while in the SCAG region more units were built during 1970-1979 than any other period.

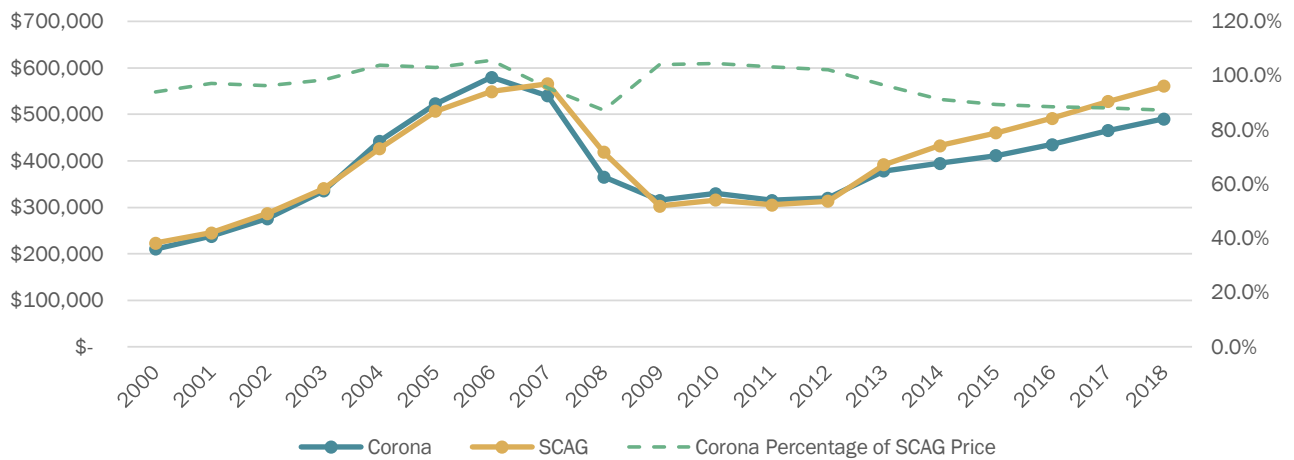
Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Corona, 2,537 units lack telephone service, 180 units lack plumbing facilities, and 395 units lack complete kitchen facilities.

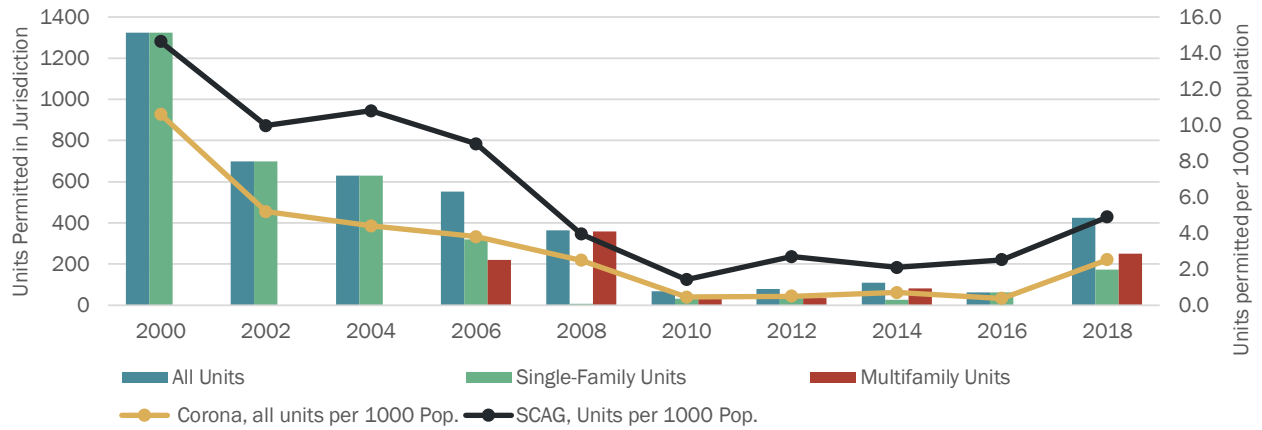
Median Home Sales Price for Existing Homes



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

Between 2000 and 2018, median home sales prices in Corona increased 133% while prices in the SCAG region increased 151%. 2018 median home sales prices in Corona were \$490,000 and the highest experienced since 2000 was \$580,000 in 2006. Prices in Corona have ranged from a low of 87.2% of the SCAG region median in 2008 and a high of 105.6% in 2006.

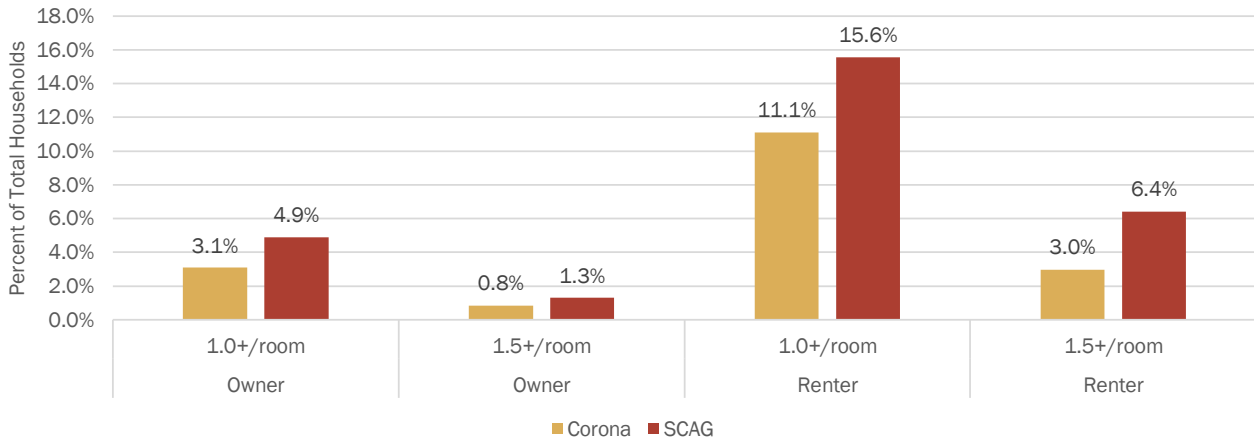
Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

In Corona, 989 owner-occupied and 1,953 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 270 owner-occupied households and 523 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

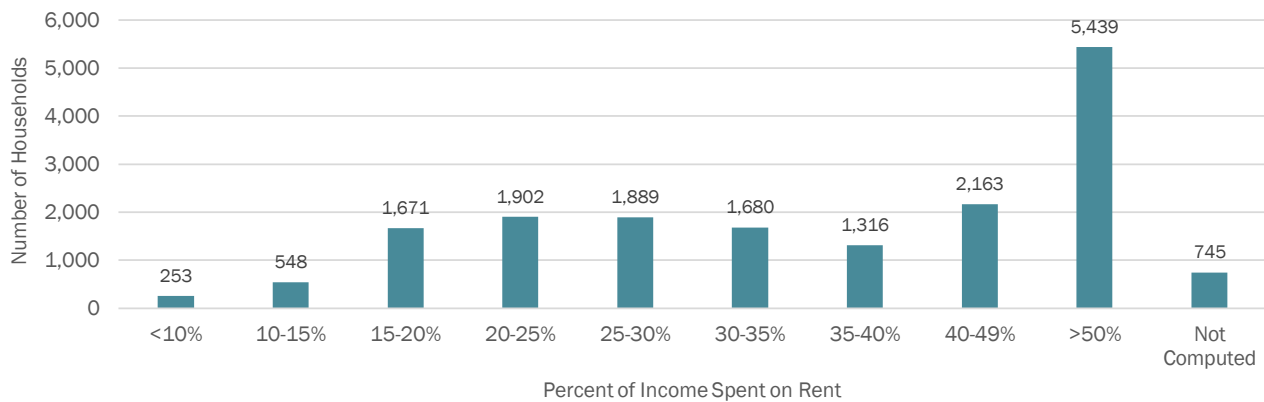
Cost Burden by Income

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	293	329	3,120
30-50% HAMFI	874	1,020	2,945
50-80% HAMFI	1,490	2,795	2,350
80-100% HAMFI	1,510	1,940	864
> 100% HAMFI	22,885	5,655	710
Total Households	27,052	11,739	9,989

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

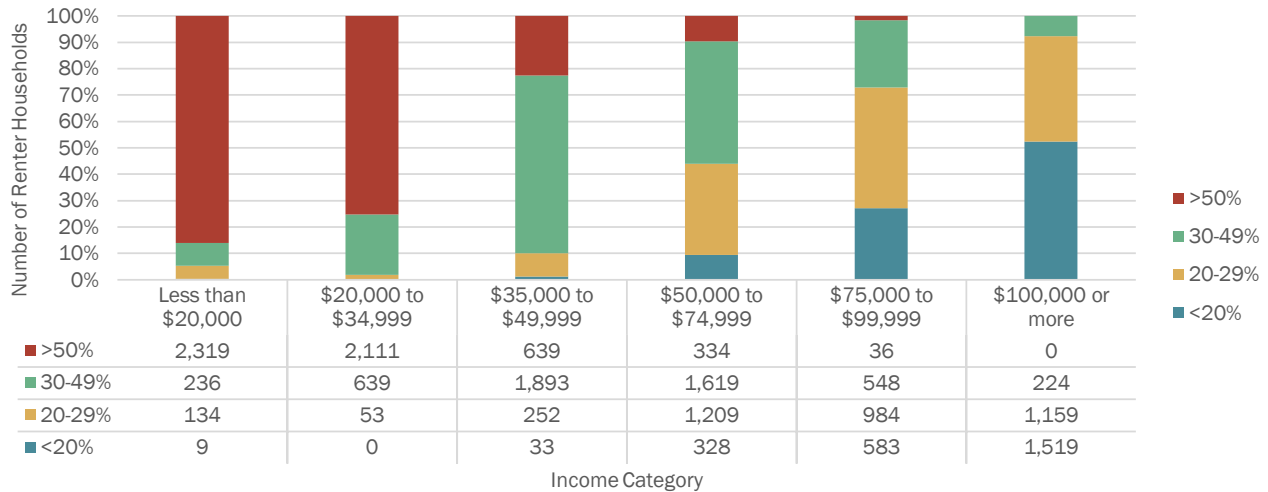
Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden.' These data indicate the number of households in Corona by their income relative to the surrounding area and their share of income spent on housing.

Spending on Rent



Across Corona's 17,606 renter households, 10,598 (60.2%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 5,439 renter households in Corona (30.9%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

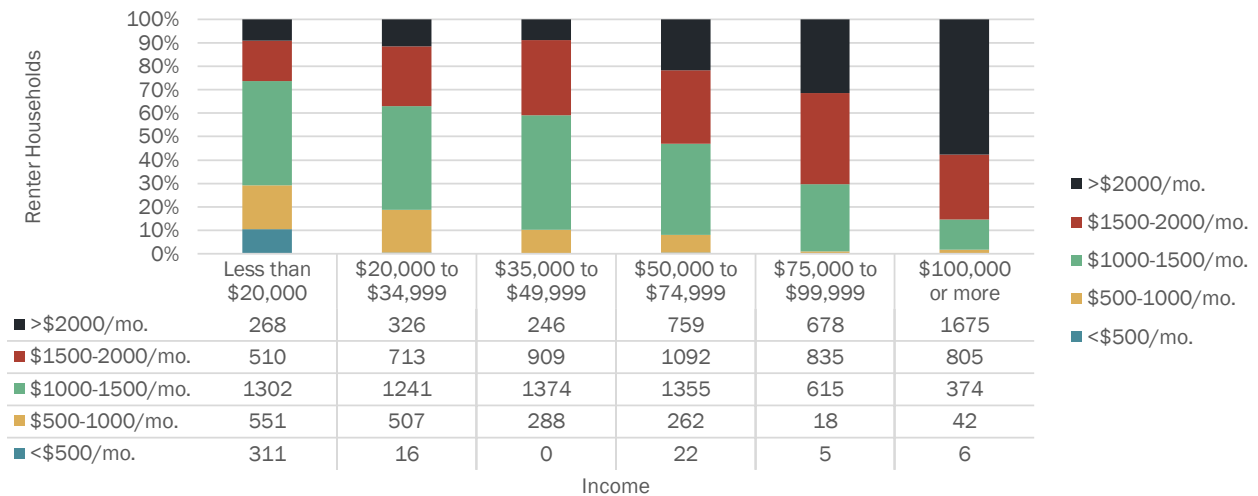
Spending on Rent by Income



American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of Corona's 16,861 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

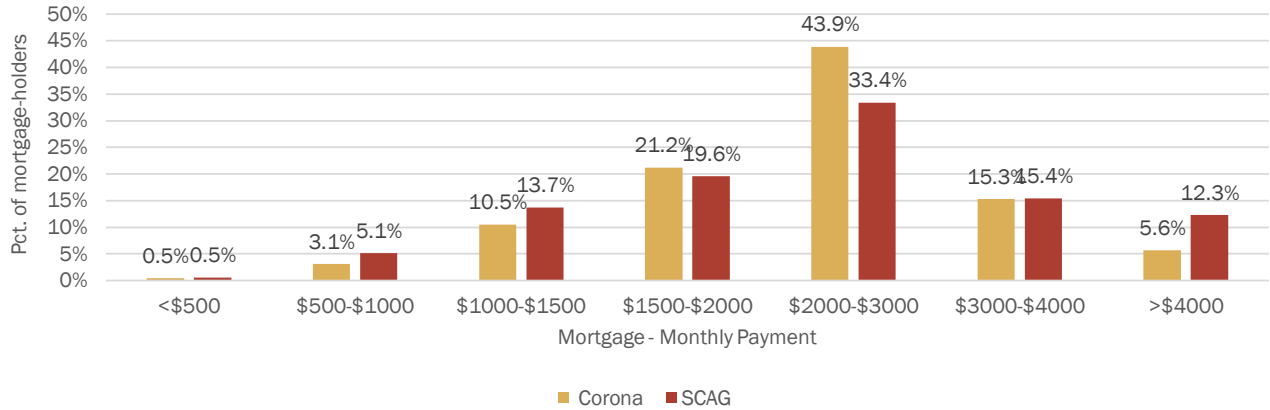
Household Income by (Cash) Rent



American Community Survey 2014-2018 5-year estimates.

Corona renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <\$500/month (2.1% of Corona renters) to >\$2000/month (23.1% of Corona renters). The most common rent category in Corona is \$1000-1500/month with 36.6% of renters.

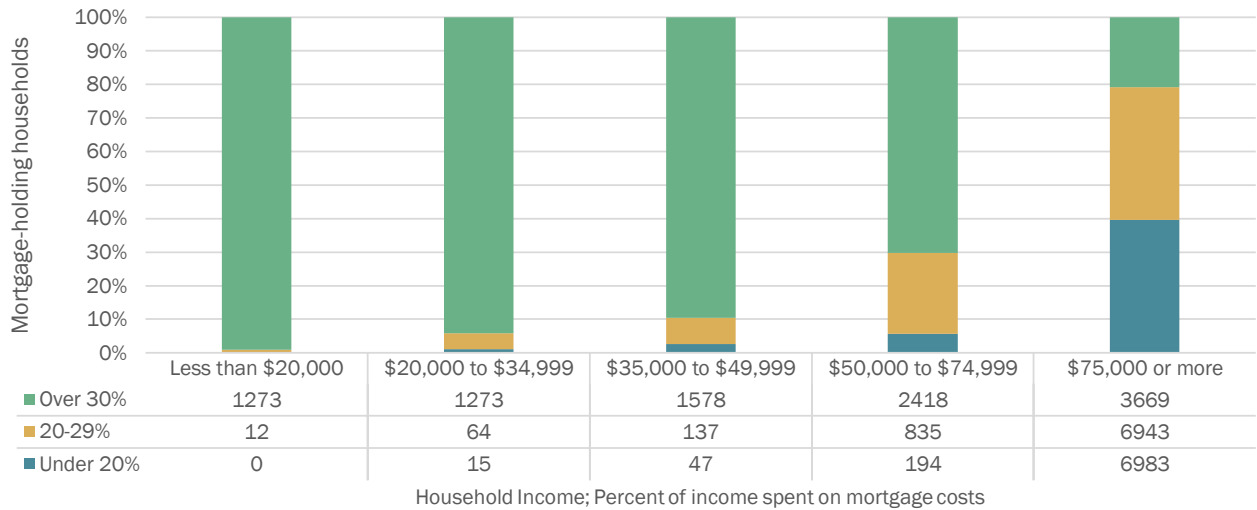
Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

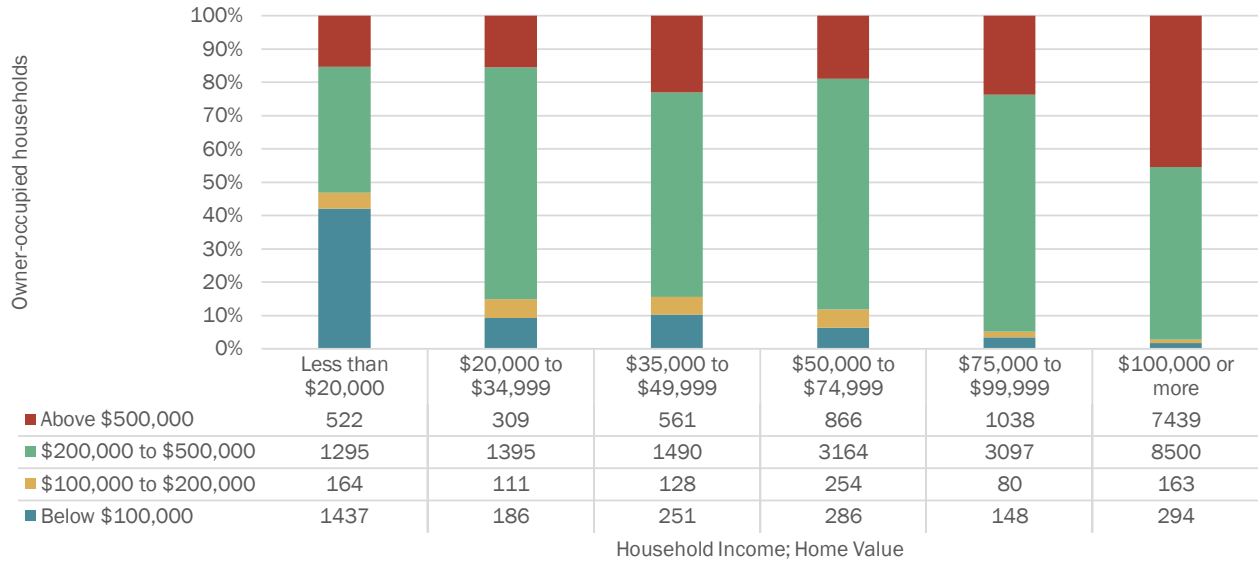
While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 64.5% of Corona and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Corona is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

Costs for Mortgage Holders by Income



Mortgage-holding households in Corona can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Corona mortgage-holding households is \$75,000 or more (17,595 households) and the most prevalent share of income spent on mortgage costs is over 30% (10,211 households).

Household Income by Home Value (for owned units)



Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Corona. The most commonly-occurring income category amongst owner households in Corona is \$100,000 or more (16,396 households) and the most commonly-occurring home value category is \$200,000 to \$500,000 (18,941 households).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	22,060	1,460	6.6%
Black, non-Hispanic	2,665	260	9.8%
Asian and other, non-Hispanic	6,846	619	9.0%
Hispanic	17,770	1,945	10.9%
TOTAL	49,341	4,284	8.7%
Renter-occupied	17,225	2,470	14.3%
Owner-occupied	32,125	1,825	5.7%
TOTAL	49,350	4,295	8.7%

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

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Corona. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in Corona is Hispanic (10.9% compared to 8.7% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

Risk Level	Definition:	Low-income units in jurisdiction	Percent of county's low-income units
Very High	At-risk of converting to market rate within the next year	0	0%
High	At-risk of converting to market rate in the next 1-5 years	35	3%
Moderate	At-risk of converting to market rate in the next 5-10 years	7	1%
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	1,113	96%
TOTAL		1,155	100%

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at <http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf>. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

VIII. REGIONAL HOUSING NEEDS ALLOCATION

6th Cycle Regional Housing Needs Allocation for Corona:

	Units
Very-Low Income (<50% of AMI)	1,748
Low Income (50-80% of AMI)	1,038
Moderate Income (80-120% of AMI)	1,094
Above Moderate Income (>120% of AMI)	2,198
TOTAL	6,078

SCAG, 2020. Estimate based on final adopted RHNA methodology (3/5/20). Final RHNA allocation will be issued following the conclusion of the RHNA appeals process in early 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

MAJOR DATA SOURCES USED

	DESCRIPTION	FOR MORE INFORMATION, PLEASE SEE
ACS	American Community Survey 2014-2018 5-year estimates	www.data.census.gov
DOF	CA DOF E-5 Population and Housing Unit Estimates	www.dof.ca.gov/forecasting/demographics/
CHAS	HUD CHAS, 2012-2016	www.huduser.gov/portal/datasets/cp.html
CA DDS	California Department of Developmental Services	www.dds.ca.gov/transparency/
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx



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El Centro, CA 92243
Tel: (213) 236-1967

ORANGE COUNTY

OCTA Building
600 South Main St., Ste. 741
Orange, CA 92868
Tel: (213) 236-1997

RIVERSIDE COUNTY

3403 10th St., Ste. 805
Riverside, CA 92501
Tel: (951) 784-1513

SAN BERNARDINO COUNTY

1170 West 3rd St., Ste. 140
San Bernardino, CA 92410
Tel: (213) 236-1925

VENTURA COUNTY

4001 Mission Oaks Blvd., Ste. L
Camarillo, CA 93012
Tel: (213) 236-1960