



Affordable Housing Funding

How Ontario, Anaheim, Corona, Fontana, Pomona, and
Rancho Cucamonga Fund Affordable Housing Projects

Commissioned by The City of Ontario

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ROSE INSTITUTE
OF STATE AND LOCAL GOVERNMENT
CLAREMONT MCKENNA COLLEGE



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About the Rose Institute

The Rose Institute of State and Local Government is a leading source of objective, non-partisan information on California state and local governments. Founded at Claremont McKenna College in 1973, the Institute's mission is to enhance the education of students at CMC, produce high quality research, and promote public understanding on issues of state and local government, politics, and policy, with an emphasis on California.

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Euclid Avenue in Ontario, California (Adobe Stock)

I. Introduction

The City of Ontario commissioned the Rose Institute of State and Local Government at Claremont McKenna College to examine how Anaheim, Corona, Fontana, Pomona, and Rancho Cucamonga, along with Ontario, fund affordable housing projects.

Building housing in California is expensive. Land values, construction costs, materials, labor, development fees, permitting and development timelines, and regulatory requirements all drive up costs. It is difficult for developers to build affordable housing without significant subsidies. Financing for affordable housing projects typically is assembled from eight to twelve different sources.¹ These include federal, state, local, and private funds. This report examines the resources that the six cities have received since 2012, when redevelopment ended in California, for affordable housing projects.

We begin this report with an analysis in Section II of affordable housing projects using low-income housing tax credits in each of the six cities since 2012. Our analysis is based on data from the California Tax Credit Allocation Committee in the Office of the California State Treasurer.

It includes projects that were awarded tax credits from 2012-2024. The Placed in Service (PIS) date or deadline generally refers to the date on which a property is ready for occupancy and the federal credit period begins on that date.² Further details on funding for each project are available in Appendix 2.

Section III is an overview of funding from the United States Department of Housing and Urban Development. This section contains an analysis of various grants received by the six cities since 2012. Further details on Community Development Block Grants (CDBG) funding to each city are available in Appendix 1.

Section IV contains a summary of state resources for affordable housing, with a breakout of low-income housing tax credits to the six cities.

Section V has information on local resources, primarily an analysis of how the six cities charge in-lieu fees.

¹ California Senate Housing Committee, *Background on Financing Programs for Affordable Housing*. Sacramento, CA: 2021. <https://shou.senate.ca.gov/sites/shou.senate.ca.gov/files/Housing%20Finance%2010.2021.pdf>. Much of the explanatory text in this section is based on this report.

² "Affordable Housing - LIHTC Glossary," Westmont Advisors, accessed July 2, 2025, <https://westmontadvisors.com/tax-credit-advisory/affordable-housing-lihtc-glossary/>. <https://westmontadvisors.com/tax-credit-advisory/affordable-housing-lihtc-glossary/>.

II. Recent Projects

Ontario

PLACED IN SERVICE (PIS) DATE	PROJECT NAME	TOTAL UNITS	LOW INCOME UNITS
12/27/2018	Seasons at Ontario	80	78
12/31/2019	Ontario Townhouses	86	84
3/31/2020	Ontario Emporia Family Apartments	75	74
3/31/2021	Virginia Holt Apartments (Site A) Virginia Holt Apartments (Site B)	101	100
9/27/2024	Emporia Place II	50	49
TOTAL		392	385

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Ontario has executed five projects in the past decade, with 385 of the 392 total units low-income. Emporia Place II, the most recent development, is a public-private partnership which opened in September 2024.³ The project, located immediately south of the San Bernardino Freeway near the Euclid Avenue transit corridor, is a new construction large-family apartment complex (50 units total) with a mix of 1, 2, and 3-bedroom units. All are designated affordable except for the manager's unit. Units are priced to be affordable to those whose income is 30%-60% of the area median income (AMI) (10% of units to those 30% at or below AMI, 20% to those at or below 40% AMI, 30% to those at or below 50% AMI and 35% to those at or below 60% AMI). The project is estimated to cost \$30 million total, around \$613,000 per unit.⁴

PROJECT SPOTLIGHT

Ontario: Emporia Place II

CONSTRUCTION FINANCING

U.S. Bank, N.A	\$15,105,196
Ontario Housing Authority	\$2,700,000
Ontario Housing Authority	\$10,000,000
Deferred Developer Fee	\$1,100,000
Deferred Operating Deficit Reserves	\$119,444
Tax Credit Equity	\$1,654,516

PERMANENT FINANCING

U.S. Bank N.A	\$1,434,000
Ontario Housing Authority	\$2,700,000
Ontario Housing Authority	\$10,000,000
Tax Credit Equity	\$16,545,156

³ "Emporia Place II," Related California, accessed June 18, 2025, <https://www.relatedcalifornia.com/our-company/properties/emporia-place-ii>.

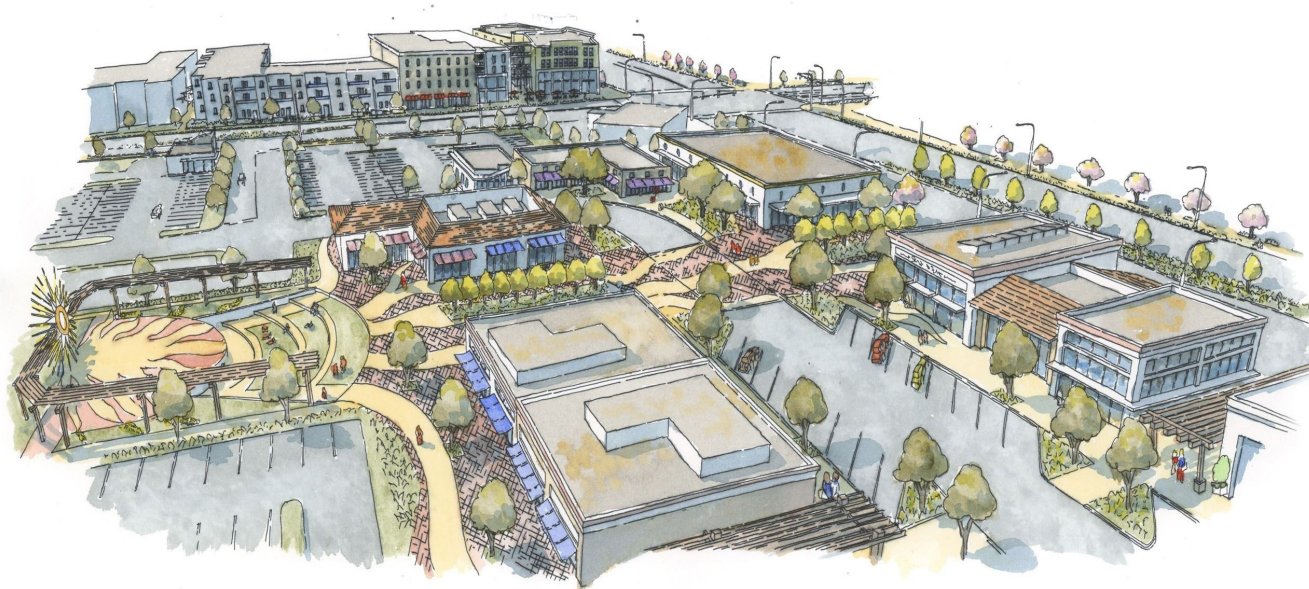
⁴ California Tax Credit Allocation Committee, *Project Staff Report: 2022 Second Round, Emporia Place II*. CA-22-043, Sacramento, CA: 2022. <https://www.treasurer.ca.gov/ctcac/meeting/2022/20220928/22-043.pdf>.

Source: California Tax Credit Allocation Committee, *Project Staff Report: 2022 Second Round, Emporia Place II*. CA-22-043, Sacramento, CA: 2022. <https://www.treasurer.ca.gov/ctcac/meeting/2022/20220928/22-043.pdf>.

Anaheim

PLACED IN SERVICE (PIS) DATE	PROJECT NAME	TOTAL UNITS	LOW INCOME UNITS
7/26/2013	Avon Dakota-Phase I	16	15
10/1/2013	Villa Anaheim	135	134
10/2/2013	Paseo Village Family Apartments	176	174
10/16/2013	The Crossings at Cherry Orchard	45	44
9/17/2014	Anton Monaco Apartments	232	229
10/15/2014	Stonegate Apartments Homes	38	37
11/14/2014	Cerritos Avenue Apartments	60	59
11/21/2014	Village Center Apartments	100	99
11/25/2014	Calendula Court (Site A) Calenda Court (Site B)	32	31
6/2/2016	Pebble Cove	111	110
9/1/2016	Lincoln Avenue Apartments	70	69
4/20/2017	Hermosa Village Phase I (Site A) Hermosa Village Phase I (Site B)	297	295
12/31/2017	Sea Wind Apartments	91	90
12/31/2017	Miracle Terrace Apartments	179	178
10/31/2018	Cobblestone Apartments	64	63
12/9/2018	Avon Dakota Phase II	21	21
11/13/2020	El Verano	54	53
7/23/2021	Buena Esperanza fka Jamboree PSH Econo Lodge Apt	70	69
12/15/2021	Hermosa Village Phase II	112	111
2/24/2023	Manchester-Orangewood Apartment Homes	102	101
9/27/2023	The Salvation Army Anaheim Center of Hope Apartment	72	70
11/14/2024	Anaheim Midway	86	85
7/1/2025	North Harbor	89	87
9/1/2026	Tampico Motel Conversion	32	31
10/1/2026	Lincoln Beach	47	46
TOTAL		2,331	2,301

Source: California Tax Credit Allocation Committee, "CTCAC History."



Source: Beach Boulevard Specific Plan: Beach and Lincoln (City of Anaheim)
<https://anaheim.net/1080/Beach-Boulevard>

Anaheim has executed 25 projects since 2013, with 2,331 total units, of which 2,301 are low-income. Lincoln Beach, located at the busy intersection of Beach Boulevard and Lincoln Avenue, is one of the most recent, scheduled to open in October 2026. Lincoln Beach is a new construction project for senior housing, with 46 affordable units, all 1-bedroom. All units are targeted at those with incomes at or below 30% AMI. The project will receive rental assistance from HUD Section 8 housing vouchers. It is estimated to cost a total of \$34 million, \$651,000 per unit.⁵

PROJECT SPOTLIGHT

Anaheim: Lincoln Beach

CONSTRUCTION FINANCING	
Citibank	\$17,611,884
Anaheim Housing Authority (AHA)	\$6,000,000
AHA: Land Donation	\$2,600,000
AHA: Site Prep Note	\$888,350
AHA: Transportation Note	\$60,959
Deferred Costs	\$4,320,390
Tax Credit Equity	\$2,596,629

PERMANENT FINANCING	
Citibank	\$6,366,637
Anaheim Housing Authority	\$6,000,000
AHA: Land Donation	\$2,600,000
AHA: Site Prep Note	\$888,350
AHA: Transportation Note	\$60,959
Deferred Developer Fee	\$851,408
Tax Credit Equity	\$17,310,858

Source: California Tax Credit Allocation Committee, *Project Staff Report: 2024 Second Round, Lincoln Beach*. CA-24-171, Sacramento, CA: 2024. <https://www.treasurer.ca.gov/ctcac/meeting/2024/1002/staff/24-171.pdf>.

⁵ California Tax Credit Allocation Committee, *Project Staff Report: 2024 Second Round, Lincoln Beach*. CA-24-171, Sacramento, CA: 2024. <https://www.treasurer.ca.gov/ctcac/meeting/2024/1002/staff/24-171.pdf>

Corona

PLACED IN SERVICE (PIS) DATE	PROJECT NAME	TOTAL UNITS	LOW INCOME UNITS
4/16/2015	Citrus Circle Apartments	61	60
12/31/2019	Corona Park Apartments	160	158
12/31/2019	Corona Community Villas	75	74
4/10/2020	East 6th Street Family Apartments	85	84
1/1/2028	Second Street Family Apartments	115	114
TOTAL		496	490

Source: California Tax Credit Allocation Committee, "CTCAC History."

Corona has executed five affordable housing projects using low-income housing tax credits since 2015. The most recently completed is the Corona Community Villas for senior affordable housing. This development, located on Corona's South Main Street, is an acquisition and rehabilitation project of 74 affordable units, a mix of studio and 1-bedroom apartments. The units all target at or below 50-60% of the area median income. The project receives rental assistance from HUD Section 8 project-based contract. The project is estimated to cost \$23 million total, around \$295,000 per unit.⁶

6 California Tax Credit Allocation Committee, *Project Staff Report: Tax Exempt Bond Project, Corona Community Villas*. CA-19-418, Sacramento, CA: 2019. <https://www.treasurer.ca.gov/ctcac/meeting/2019/20190116/staff/4/ca-19-418.pdf>.

PROJECT SPOTLIGHT

Corona: Corona Community Villas

CONSTRUCTION FINANCING	
Citibank N.A. - T.E. Bonds	\$19,932,177
Operating Income	\$884,380
Deferred Developer Fee	\$1,653,047
Tax Credit Equity	\$1,331,577

PERMANENT FINANCING	
Citibank N.A. - T.E. Bonds	\$14,005,900
Operating Income	\$884,380
Deferred Developer Fee	\$1,653,047
Tax Credit Equity	\$7,257,854

Source: California Tax Credit Allocation Committee, *Project Staff Report: Tax Exempt Bond Project, Corona Community Villas*. CA-19-418, Sacramento, CA: 2019. <https://www.treasurer.ca.gov/ctcac/meeting/2019/20190116/staff/4/ca-19-418.pdf>.

Fontana

PLACED IN SERVICE (PIS) DATE	PROJECT NAME	TOTAL UNITS	LOW INCOME UNITS
2/10/2016	Minerva Manor	63	62
4/27/2016	Siena Apartments	55	54
5/31/2017	Marygold Gardens Apartments	80	74
3/29/2018	Fontana Sierra Family Apartments	69	68
6/1/2019	Cascade Sunrise	80	79
8/2/2019	Dino Papavero Senior Centre	150	149
8/31/2019	Citrus Grove Apartments	51	50
10/21/2021	Sierra Avenue Family Apartments	60	59
TOTAL		608	595

Source: California Tax Credit Allocation Committee, "CTCAC History."

Fontana has executed eight affordable housing projects since 2016. The Sierra Avenue Family Apartments is the most recent. This development, located in a largely single-family residential area of Fontana, is a new construction large-family apartment complex (68 affordable units) with a mix of 2 and 3-bedroom units. With the exception of the manager's unit, all are designated affordable to those between 30% and 60% of the area median income. The project receives rental assistance from HUD Section 8 project-based vouchers. The project is estimated to cost \$25 million, about \$326,000 per unit.⁷

7 California Tax Credit Allocation Committee, *Project Staff Report: 2016 Second Round, Fontana Sierra Villa Apartments*. CA-16-077, Sacramento, CA: 2016. <https://www.treasurer.ca.gov/ctcac/meeting/staff/2016/20161019/5/16-077.pdf>.

PROJECT SPOTLIGHT

Fontana: Sierra Avenue Family Apartments

CONSTRUCTION FINANCING	
Union Bank	\$13,535,735
Fontana Housing Authority	\$5,000,000
Donated Land Value	\$3,312,000
Deferred Reserves	\$147,571
Deferred Developer Fee	\$1,000,000
Tax Credit Equity	\$3,109,577

PERMANENT FINANCING	
Union Bank - Tranche A	\$964,000
Union Bank - Tranche B	\$1,281,000
Fontana Housing Authority	\$5,000,000
Donated Land Value	\$3,312,000
Tax Credit Equity	\$15,297,883

Source: California Tax Credit Allocation Committee, *Project Staff Report: 2016 Second Round, Fontana Sierra Villa Apartments*. CA-16-077, Sacramento, CA: 2016. <https://www.treasurer.ca.gov/ctcac/meeting/staff/2016/20161019/5/16-077.pdf>.

Pomona

PLACED IN SERVICE (PIS) DATE	PROJECT NAME	TOTAL UNITS	LOW INCOME UNITS
2/29/2016	Holt & Hamilton Family Apartments	62	61
2/22/2017	Dudley Street Senior Apartments	84	83
11/21/2017	Mosaic Gardens at Pomona	46	45
1/16/2018	Holt Family Apartments	50	49
10/6/2021	Veterans Park Apartments	61	60
5/25/2023	West Mission Apartments	57	56
9/1/2026	Prisma Artist Lofts	75	74
2/1/2027	Holt & Main	160	158
TOTAL		595	586

Source: California Tax Credit Allocation Committee, "CTCAC History."

Pomona has executed six projects since 2016 and has another two in process. Holt & Main is the newest, scheduled for competition in 2027. This development, located on a formerly vacant lot on Holt Avenue, one of Pomona's largest transportation corridors, is a new construction large-family apartment complex (158 affordable units) with a mix of 1, 2, and 3-bedroom units. All are designated affordable except for 2 managers' units. The units are priced to be affordable to those between 30% and 70% of the area median income. The project will receive state funding from the Mixed-Income Program through CalHFA. The total estimated cost is \$78 million, about \$456,000 per unit. Holt & Main received a \$21 million state tax credit, much higher than the other projects which got \$2 million to \$5 million.⁸

8 California Debt Limit and Tax Credit Allocation Committees, *Project Staff Report: Qualified Private Activity Tax-Exempt Bond Project, Holt & Main*. CA-24-483, Sacramento, CA: 2024. <https://www.treasurer.ca.gov/ctcac/meeting/2024/0806/staff/CA-24-483.pdf>

PROJECT SPOTLIGHT

Pomona: Holt & Main

CONSTRUCTION FINANCING	
Citibank: Tax-Exempt	\$37,500,000
Citibank: Tax-Exempt Recycled	\$8,000,000
Citibank: Taxable	\$17,000,000
Deferred Operating Reserves	\$565,486
Deferred Developer Fee	\$8,033,648
Tax Credit Equity	\$7,645,461

PERMANENT FINANCING	
CalHFA: Tax-Exempt	\$18,090,000
CalHFA: MIP	\$4,000,000
Deferred Developer Fee	\$5,684,854
Tax Credit Equity	\$50,969,741

Source: California Debt Limit and Tax Credit Allocation Committees, *Project Staff Report: Qualified Private Activity Tax-Exempt Bond Project, Holt & Main*. CA-24-483, Sacramento, CA: 2024. <https://www.treasurer.ca.gov/ctcac/meeting/2024/0806/staff/CA-24-483.pdf>

Rancho Cucamonga

PLACED IN SERVICE (PIS) DATE	PROJECT NAME	TOTAL UNITS	LOW INCOME UNITS
1/1/2015	Villa del Norte	88	87
1/14/2019	Villa Pacifica II	60	59
10/28/2020	Day Creek Villas	91	78
10/28/2020	Day Creek Villas	49	49
TOTAL		288	273

Source: California Tax Credit Allocation Committee, "CTCAC History."

Rancho Cucamonga has executed four projects since 2015. The two Day Creek Villas projects are the most recent, completed in October 2020. Located in a mixed commercial and residential area, the Day Creek Villas projects built 91 new units for senior housing, with 78 affordable units targeted at or below 30-60% AMI. The projects receive rental assistance from HUD Section 8 project-based vouchers. They are estimated to cost a total of \$31 million, \$319,000 per unit.⁹



Source: Day Creek Senior Villas (National CORE)
<https://nationalcore.org/communities/day-creek-senior-villas/>

9 California Tax Credit Allocation Committee, *Project Staff Report: 2018 Second Round, Day Creek Villas*. CA-18-130, Sacramento, CA: 2018. <https://www.treasurer.ca.gov/ctcac/meeting/2018/20180919/staff/4/ca-18-130.pdf>.

PROJECT SPOTLIGHT

Rancho Cucamonga: Day Creek Villas

CONSTRUCTION FINANCING	
JP Morgan Chase	\$16,760,000
City of Rancho Cucamonga - Land	\$6,443,437
City of Rancho Cucamonga	\$1,891,198
FHLB AHP	\$930,000
Inland Empire Health Plan Loan	\$1,318,991
Tax Credit Equity	\$4,086,096

PERMANENT FINANCING	
JP Morgan Chase	\$2,251,180
City of Rancho Cucamonga - Land	\$6,443,437
FHLB AHP	\$930,000
Inland Empire Health Plan Loan	\$1,197,521
Deferred Developer Fee	\$83,684
Tax Credit Equity	\$20,524,686

Source: California Tax Credit Allocation Committee, *Project Staff Report: 2018 Second Round, Day Creek Villas*. CA-18-130, Sacramento, CA: 2018. <https://www.treasurer.ca.gov/ctcac/meeting/2018/20180919/staff/4/ca-18-130.pdf>.

III. Federal Resources

The United States Department of Housing and Urban Development (HUD) administers eight programs that support development of affordable housing. The cities in this report get funds from five of them. Cities and counties with more than 50,000 residents, known as entitlement jurisdictions, receive funds directly from HUD. Funds for smaller jurisdictions are awarded through the state.

Community Development Block Grant (CDBG)

The Community Development Block Grant Program (CDBG) provides communities with resources that can be used on a wide range of community development needs, including affordable housing. All six cities in this study receive CDBG funds directly from HUD, with the 11-year totals ranging from \$1.7 million for Corona to \$16 million for Anaheim. See Appendix I for more information on CDBG grants to each city.

CDBG Grants for Housing 2012-2022

PROGRAM YEAR	CITY					
	ONTARIO	ANAHEIM	CORONA	FONTANA	POMONA	RANCHO CUCAMONGA
Population (2024)	185,285	344,561	161,540	218,455	147,966	176,675
2012	\$379,646	\$1,648,630	\$127,843	\$70,920	\$778,900	\$463,234
2013	\$189,066	\$1,420,857	\$241,612	\$0	\$906,316	\$357,917
2014	\$289,182	\$1,486,016	\$82,780	\$432,315	\$821,755	\$268,944
2015	\$257,488	\$1,498,687	\$164,280	\$64,926	\$796,295	\$337,696
2016	\$48,025	\$1,565,632	\$130,564	\$301,889	\$788,579	\$385,576
2017	\$81,120	\$1,595,968	\$139,527	\$358,673	\$563,621	\$549,401
2018	\$121,718	\$1,792,333	\$323,633	\$534,612	\$794,917	\$387,324
2019	\$144,691	\$1,349,710	\$149,723	\$291,352	\$678,955	\$451,934
2020	\$164,729	\$1,438,003	\$65,283	\$728,777	\$805,674	\$208,604
2021	\$73,692	\$1,301,919	\$66,444	\$1,188,919	\$590,298	\$143,984
2022	\$75,063	\$1,411,230	\$169,070	\$1,910,774	\$608,374	\$483,085
TOTAL	\$1,824,420	\$16,508,984	\$1,660,758	\$5,883,158	\$8,133,683	\$4,037,699

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports/>; U.S. Census Bureau, "Quick Facts: Rancho Cucamonga city, California; Pomona city, California; Fontana city, California; Corona city, California; Anaheim city, California; Ontario city, California," accessed June 19, 2025, <https://www.census.gov/quickfacts/fact/table/ranchocucamongacitycalifornia,pomonacitycalifornia,fontanacitycalifornia,coronacitycalifornia,anaheimcitycalifornia,ontariocitycalifornia#>.

HOME Investment Partnerships Program (HOME)

The HOME Investment Partnerships Program (HOME) provides formula grants to states and local governments, often in partnership with local nonprofit groups. Funds can be used for a wide range of purposes, including building, buying, and rehabilitating affordable housing. HOME funds can also be used to provide direct rental assistance to low-income people. HOME is the largest of the federal block grants to states and local governments designed exclusively to create affordable housing for low-income households. All cities in this study except Rancho Cucamonga receive HOME funds.

HOME Award Amounts, 2012-2024

YEAR	PROGRAM NAME AND TYPE	AMOUNT AWARDED				
		ONTARIO	ANAHEIM	CORONA	FONTANA	POMONA
Population (2024)		185,285	344,561	161,540	218,455	147,966
2012	HOME	\$453,191	\$1,119,762	\$294,295	\$379,525	\$520,792
2013	HOME	\$430,661	\$1,101,964	\$281,050	\$395,883	\$520,836
2014	HOME	\$483,778	\$1,128,282	\$296,679	\$434,219	\$546,702
2015	HOME	\$434,607	\$1,012,156	\$274,942	\$405,440	\$514,397
2016	HOME	\$467,481	\$1,067,408	\$296,986	\$447,396	\$535,235
2017	HOME	\$477,845	\$1,060,786	\$301,389	\$477,403	\$555,790
2018	HOME	\$709,939	\$1,504,518	\$472,950	\$722,667	\$803,709
2019	HOME	\$659,631	\$1,406,689	\$446,458	\$658,460	\$778,285
2020	HOME	\$746,910	\$1,564,078	\$496,999	\$714,986	\$851,778
2021	HOME	\$2,713,297	\$1,511,156	\$497,089	\$726,670	\$880,191
2021	HOME: ARP	\$748,625	\$5,476,903	\$1,799,854	\$2,633,658	\$3,190,091
2022	HOME	\$820,945	\$1,672,684	\$535,448	\$758,888	\$893,657
2023	HOME	\$819,086	\$1,665,695	\$526,976	\$738,533	\$905,134
2024	HOME	\$672,147	\$1,314,088	\$405,215	\$604,794	\$723,880
TOTAL		\$10,638,143	\$22,606,169	\$6,926,330	\$10,098,522	\$12,220,477

Source: "HUD Awards and Allocations," HUD Exchange, accessed June 19, 2025, <https://www.hudexchange.info/grantees/allocations-awards>.

Emergency Solutions Grants (ESG)

The Emergency Solutions Grants (ESG) Program funds efforts to combat homelessness. It provides funds to: “(1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents; (5) rapidly re-house homeless individuals and families; and (6) prevent families/individuals from becoming homeless.”¹⁰ Ontario, Anaheim, Fontana, and Pomona all receive ESG funds.

ESG Program Funding

YEAR	PROGRAM NAME AND TYPE	AMOUNT DISBURSED			
		ONTARIO	ANAHEIM	FONTANA	POMONA
Population (2024)		185,285	344,561	218,455	147,966
2012	ESG	\$189,104	\$389,204	\$165,289	\$220,994
2013	ESG	\$126,332	\$297,704	\$129,064	\$148,253
2014	ESG	\$140,174	\$350,210	\$149,544	\$172,577
2015	ESG	\$160,673	\$377,598	\$166,238	\$180,540
2016	ESG	\$160,932	\$380,081	\$171,346	\$181,083
2017	ESG	\$157,628	\$371,956	\$169,910	\$178,441
2018	ESG	\$156,098	\$365,684	\$166,466	\$181,281
2019	ESG	\$156,918	\$361,359	\$177,282	\$183,894
2020	ESG	\$160,290	\$370,931	\$619,569	\$629,131
2020	ESG: Covid 2	\$1,584,528	\$8,700,250	\$1,723,436	\$6,135,460
2020	ESG: Covid 1	\$552,724	\$1,279,072	\$179,675	\$182,448
2021	ESG	\$159,018	\$367,817	\$179,056	\$177,141
2022	ESG	\$160,533	\$368,201	\$179,126	\$174,299
2023	ESG	\$158,507	\$373,660	\$175,340	\$159,204
2024	ESG	\$165,475	\$376,975	\$173,930	\$155,702
TOTAL		\$4,188,934	\$14,730,702	\$4,525,271	\$9,060,448

Source: HUD Exchange, “HUD Awards and Allocations”

Housing Opportunities for Persons with AIDS (HOPWA)

The Housing Opportunities for Persons With AIDS (HOPWA) Program is a federal program dedicated to the housing needs of people living with HIV/AIDS.¹¹ Under the HOPWA Program, HUD makes grants to states, local communities, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families. There are two types of HOPWA assistance. Short-Term Rent, Mortgage, and Utility (STRMU) assistance provides short-term help to households that are not getting other HOPWA support. Tenant-Based Rental Assistance (TBRA) provides a subsidy to HOPWA-eligible households in a unit of their choice. HOPWA TBRA is portable, provided that the new unit is within the provider's service area and meets the program's and grantee's criteria.¹² Anaheim is the only city in this study to receive HOPWA funds.

Anaheim, CA HOPWA Awards: 2014-2024

YEAR	AWARD AMOUNT
2014	\$1,536,515
2015	\$1,523,729
2016	\$1,540,538
2017	\$1,755,395
2018	\$1,988,481
2019	\$2,246,413
2020	\$2,530,330
2020 - Covid	\$368,235
2021	\$2,841,127
2022	\$3,257,373
2023	\$3,590,476
2024	\$3,608,623
TOTAL	\$26,787,235

Source: HUD Exchange, "HUD Awards and Allocations."

Continuum of Care Program

The Continuum of Care (CoC) Program provides funding to quickly rehouse homeless individuals and families.¹³ Pomona is the only city in our study to receive CoC funds.

Pomona, CA Awards through Los Angeles City and County Continuum of Care

YEAR	PROGRAM AND PROJECT NAME	AWARD AMOUNT
2013	Pomona Transitional Living Center	\$165,243
2014	Pomona Transitional Living Center	\$165,243
2015	Pomona Transitional Living Center	\$165,243
2016	Pomona COC-PSH Renewal FY 16-17	\$1,047,763
TOTAL		\$1,543,492

Source: HUD Exchange, "HUD Awards and Allocations."

¹¹ "Hopwa: Housing Opportunities for Persons with AIDS," HUD Exchange, accessed June 19, 2025, <https://www.hudexchange.info/programs/hopwa/>.

¹² Housing Opportunities for Persons with AIDS, *HOPWA TBRA or STRMU: Which is the Best Fit?* Washington, DC. <https://files.hudexchange.info/resources/documents/HOPWA-Factsheet-TBRA-vs-STRMU.pdf>

¹³ "Continuum of Care Program," HUD Partners, accessed June 23, 2025, <https://www.hud.gov/hud-partners/community-coc>.



California State Capitol Building (Adobe Stock)

IV. State Resources

California uses three primary sources to fund affordable housing production: voter-approved bonds; on-going, statutorily-required programs; and various one-time, discretionary initiatives.¹⁴

In recent years voters have approved significant bond measures related to affordable housing. In 2018 the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) provided \$4 billion and the No Place Like Home Act of 2018 (Proposition 2) provided \$2 billion. In 2024, voters approved the Behavioral Health Infrastructure Bond Act of 2024 (Proposition 1). Proposition 1 will provide about \$2 billion in permanent supportive housing for veterans and other people with behavioral health challenges who are at risk of, or experiencing, homelessness. Funds from the 2018 bond measures have been committed to projects; funds from the 2024 bond measure will be awarded to applicants beginning in summer 2025.¹⁵

California commits roughly \$1 billion in annual statutorily required programs for affordable housing. Primary sources are the Tax Credit Allocation Committee's Low-Income

Housing Tax Credits (since 1987); revenue from a \$75 fee on certain real estate documents, per Chapter 364 of 2017 (SB2, Atkins); and the Affordable Housing and Sustainable Communities program (administered by the Strategic Growth Council and funded by the Greenhouse Gas Reduction Fund).¹⁶ Low-Income Housing Tax Credit allocations are discussed below.

Finally, the California Legislature has funded various one-time housing initiatives in recent years. The state has allocated nearly \$12 billion of such funds since 2019. It has not provided any discretionary funding for those purposes in 2024-25. Moreover, the 2024-25 budget package reverts \$641 million in previously appropriated funds. The governor's 2025-26 budget does not include any discretionary spending or reduction proposals for affordable housing production.¹⁷ See Appendix 3 for a table of major discretionary spending for affordable housing production.

¹⁴ California Legislative Analyst's Office, *Overview of State Funding for Affordable Housing*. Sacramento, CA: February 27, 2025, 1, <https://lao.ca.gov/handouts/socservices/2025/Affordable-Housing-Production-022725.pdf>.

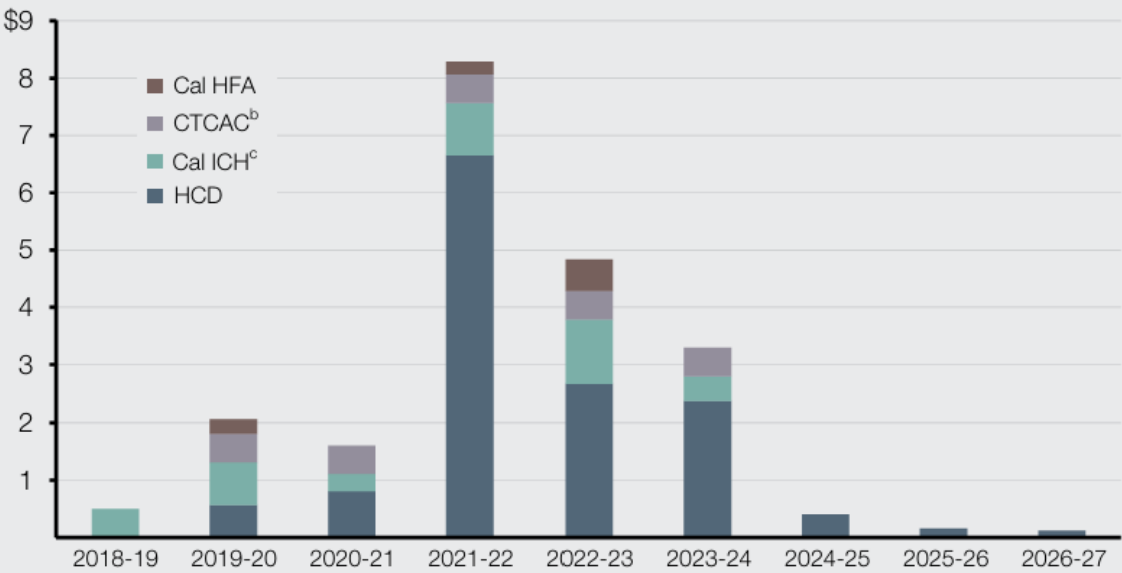
¹⁵ California Legislative Analyst's Office, *Overview of State Funding for Affordable Housing*, 1.

¹⁶ California Legislative Analyst's Office, *Overview of State Funding for Affordable Housing*, 1.

¹⁷ California Legislative Analyst's Office, *Overview of State Funding for Affordable Housing*, 2.

Major Discretionary Housing and Homelessness Spending Augmentations Since 2018-19^a

(In Billions)



^a This table generally captures the major discretionary spending actions within the state entities principally responsible for administering housing programs. Other state entities have also received discretionary funding in recent years. The table does not include previously authorized base funding for some of these programs. The table reflects all fund sources.

^b Although the discretionary tax credit is authorized in the year in which it is displayed, the revenue impact of the change accrues over subsequent years.

^c Formerly the Homeless Coordinating and Financing Council.

Cal HFA = California Housing Finance Agency; CTCAC = California Tax Credit Allocation Committee; Cal ICH = California Interagency Council on Homelessness; and HCD = Department of Housing and Community Development.



Low-Income Housing Tax Credits

The Tax Credit Allocation Committee (TCAC) in the State Treasurer's Office allocates both federal and state tax credits to affordable housing developers.¹⁸ These developers invite corporations to buy into their projects to take advantage of the tax credits. The TCAC allocates a defined amount of 9% credits through a competitive system. The 4% credits are automatic with an allocation of tax-exempt bond financing from the Debt Limit Allocation Committee in the State Treasurer's Office. See Appendix 2 for details on projects for which low-income tax credits have been allocated to the cities.

Low-Income Housing Tax Credit by City and Year¹⁹

		ONTARIO	ANAHEIM	CORONA	FONTANA	POMONA	RANCHO CUCAMONGA
2012	Total Federal	\$0	\$5,960,881	\$0	\$0	\$0	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	7	0	0	0	0
	Total Units	0	702	0	0	0	0
	Low-Income Units	0	692	0	0	0	0
2013	Total Federal	\$0	\$835,482	\$1,170,655	\$673,017	\$0	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	2	1	1	0	0
	Total Units	0	32	61	63	0	0
	Low-Income Units	0	31	60	62	0	0
2014	Total Federal	\$0	\$2,788,622	\$0	\$1,257,270	\$1,557,010	\$829,941
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	2	0	1	1	1
	Total Units	0	170	0	55	62	88
	Low-Income Units	0	168	0	54	61	87
2015	Total Federal	\$0	\$708,505	\$0	\$0	\$2,665,559	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	1	0	0	2	0
	Total Units	0	111	0	0	130	0
	Low-Income Units	0	110	0	0	128	0
2016	Total Federal	\$0	\$4,563,502	\$0	\$629,142	\$0	\$582,368
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	5	0	1	0	1
	Total Units	0	631	0	80	0	60
	Low-Income Units	0	626	0	74	0	59
2017	Total Federal	\$409,489	\$605,843	\$953,443	\$1,429,852	\$1,452,729	\$0
	Total State	\$0	\$2,019,477	\$0	\$0	\$0	\$0
	Number of Projects	1	1	1	1	1	0
	Total Units	80	21	85	69	50	0
	Low-Income Units	78	21	84	68	49	0

¹⁸ California Senate Housing Committee, *Background on Financing Programs for Affordable Housing*, 7.

¹⁹ California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Low-Income Housing Tax Credit by City and Year (continued)

		ONTARIO	ANAHEIM	CORONA	FONTANA	POMONA	RANCHO CUCAMONGA
2018	Total Federal	\$3,976,085	\$1,499,221	\$1,898,701	\$2,522,885	\$0	\$2,677,334
	Total State	\$4,450,985	\$0	\$0	\$0	\$0	\$0
	Number of Projects	4	1	1	3	0	2
	Total Units	262	54	160	281	0	140
	Low-Income Units	258	53	158	278	0	127
2019	Total Federal	\$0	\$3,184,137	\$743,684	\$1,571,839	\$1,839,851	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	2	1	1	1	0
	Total Units	0	172	75	60	61	0
	Low-Income Units	0	170	74	59	60	0
2020	Total Federal	\$0	\$543,400	\$0	\$0	\$1,373,503	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	1	0	0	1	0
	Total Units	0	112	0	0	57	0
	Low-Income Units	0	111	0	0	56	0
2021	Total Federal	\$0	\$3,606,772	\$0	\$0	\$0	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	0	2	0	0	0	0
	Total Units	0	158	0	0	0	0
	Low-Income Units	0	155	0	0	0	0
2022	Total Federal	\$1,798,566	\$0	\$0	\$0	\$0	\$0
	Total State	\$0	\$0	\$0	\$0	\$0	\$0
	Number of Projects	1	0	0	0	0	0
	Total Units	50	0	0	0	0	0
	Low-Income Units	49	0	0	0	0	0
2023	Total Federal	\$0	\$2,500,000	\$0	\$0	\$0	\$0
	Total State	\$0	\$1,168,231	\$0	\$0	\$0	\$0
	Number of Projects	0	1	0	0	0	0
	Total Units	0	89	0	0	0	0
	Low-Income Units	0	87	0	0	0	0
2024	Total Federal	\$0	\$3,046,419	\$0	\$0	\$6,210,315	\$0
	Total State	\$0	\$0	\$0	\$0	\$26,369,477	\$0
	Number of Projects	0	2	0	0	2	0
	Total Units	0	79	0	0	235	0
	Low-Income Units	0	77	0	0	232	0
2012-2024 Totals	Total Federal	\$6,184,140	\$29,842,784	\$4,766,483	\$8,084,005	\$15,098,967	\$4,089,643
	Total State	\$4,450,985	\$3,187,708	\$0	\$0	\$26,369,477	\$0
	Number of Projects	6	27	4	8	8	4
	Total Units	392	2,331	381	608	595	288
	Low-Income Units	385	2,301	376	595	586	273

Local Early Action Planning Program (LEAP) and SB 2

The 2019-2020 budget funded the Local Early Action Planning Grant Program (LEAP) with \$119 million for cities and counties. LEAP provided one-time grant funding to cities and counties to update their planning documents and implement process improvements that will help accelerate housing production.²⁰ All six cities received LEAP grants and all but Corona received SB2 planning grants.

LEAP and SB2 Funding by City

	ONTARIO	ANAHEIM	CORONA	FONTANA	POMONA	RANCHO CUCAMONGA
SB2	\$310,000	\$625,000	-	\$625,000	\$310,000	\$310,000
LEAP	\$500,000	\$750,000	\$215,000	\$500,000	\$500,000	\$500,000

Source: "Planning Grants and Local Housing Strategies Map," California Department of Housing and Community Development, accessed June 19, 2025, <https://cahcd.maps.arcgis.com/apps/MapSeries/index.html?appid=cobof1f398774e9c805ef0ebcf4ebd45>.

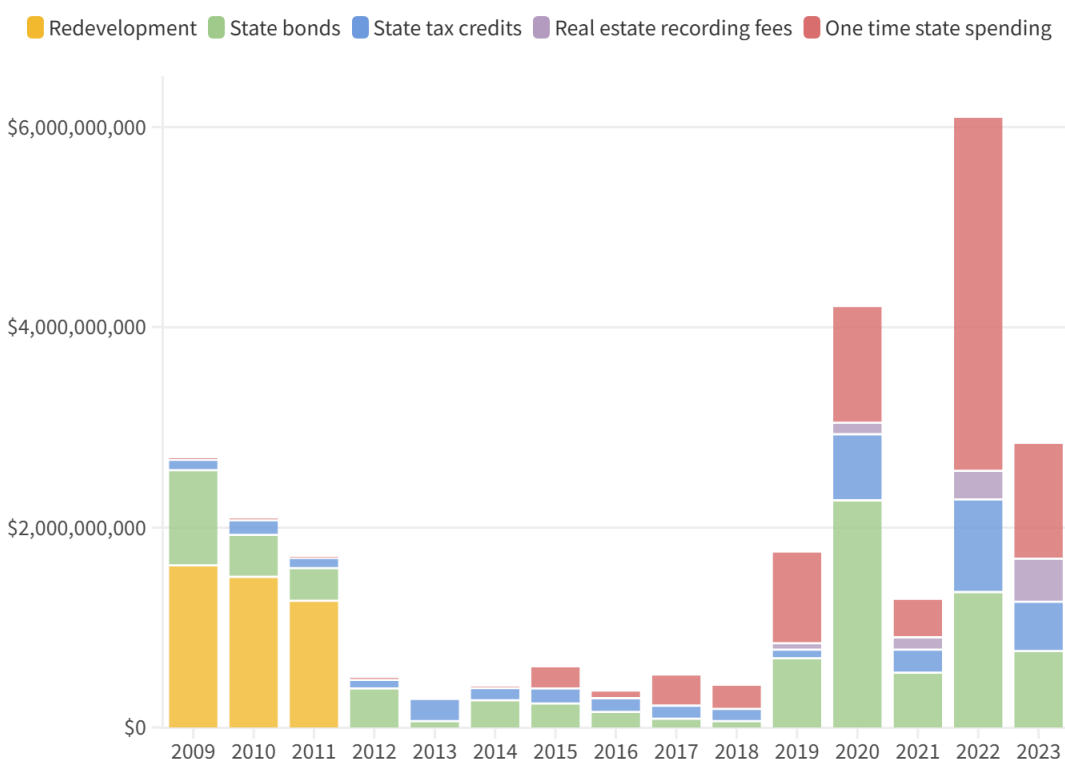
²⁰ "Local Early Action Planning (LEAP) Grants," California Department of Housing and Community Development, accessed June 18, 2025, <https://www.hcd.ca.gov/funding/archive/leap>.

V. Local Resources

In addition to federal and state funds, cities also have local resources to support affordable housing. Until 2012, redevelopment agency funds were the largest component of local resources. Authorized by the California Legislature in 1945, redevelopment agencies were a tool to address regional economic issues. They allowed local government bodies to declare certain areas as blighted and then use tax increment financing to make local improvements.²¹

Changes in 1976 and 1993 required redevelopment agencies to spend 20% of their tax increment funding on affordable housing. By 2008, redevelopment agencies were receiving 12% of all property tax revenue in California.²² When the California Legislature abolished redevelopment agencies in 2012, local governments lost the single largest source of non-federal money for affordable housing.²³ Figure 2 shows California's changing landscape for affordable housing funding since 2009.

How much California spends on affordable housing



Source: [California Housing Partnership](#) • Adjusted to 2023 dollars

CAL MATTERS

Source: Ben Christopher and Manuela Tobias, "Californians: Here's Why Your Housing Costs Are so High."

²¹ Jessica Jin, "Unwinding Redevelopment Agencies," The Rose Institute of State and Local Government, April 11, 2013, <https://roseinstitute.org/unwinding-redevelopment-agencies/>.

²² Maria Hart, "The Perils and Promises of Redevelopment: Examining the Use of Tax Increment Financing in California Cities" (master's thesis, University of California Berkeley, 2023). https://ternercenter.berkeley.edu/wp-content/uploads/2023/06/The-Perils-and-Promises-of-Redevelopment_FINAL_Hart.pdf.

²³ Ben Christopher and Manuela Tobias, "Californians: Here's Why Your Housing Costs Are so High," CalMatters, October 15, 2024, <https://calmatters.org/explainers/california-housing-costs-explainer/#99137a41-ea55-4323-a13e-3e2413244982>.



Downtown Rancho Cucamonga (Adobe Stock)

Cities that had redevelopment agencies may still have funds available in those accounts, but they are dwindling. Many cities provide a variety of legislative mechanisms to support the development of affordable housing which may include in-lieu fees among others.²⁴

In-lieu fees are now an important source of local funds for affordable housing. Cities generally use one of three methods for calculating the fees. The *affordability gap* method is based on the difference between fair market rate and what a low-to-moderate income family can afford. The *production cost* method is based on the difference between the cost of developing a comparable affordable unit and the income generated by the unit. Finally, the *index fees* method sets fees based on metrics such as square footage, density, and location.²⁵ Some cities also charge affordable housing impact fees rather than in-lieu fees, which may be waived if developers designate a portion of their units as affordable housing.²⁶

Ontario, Anaheim, Fontana, and Pomona use in-lieu fees to fund affordable housing. Corona uses impact fees

to finance public facilities and infrastructure, but not affordable housing;²⁷ it uses in-lieu fees for parks²⁸ and parking.²⁹ In-lieu fees range from \$3.37 per square foot in Ontario to \$10.00 per square foot in Anaheim. Fontana assesses residential in-lieu fees on a per unit basis (\$1,574 for single family, \$768 for multi-family) and by square footage for non-residential fees. Pomona calculates in lieu fees based on square footage of the land and varies by construction type. Finally, Rancho Cucamonga imposes an impact fee for affordable housing development on nonresidential development projects. That fee is based on gross floor area.

²⁴ California Senate Housing Committee, *Background on Financing Programs for Affordable Housing*.

²⁵ Aaron Shroyer, *Determining In-Lieu Fees in Inclusionary Zoning Policies* (Washington, D.C: Urban Institute, 2020), <https://www.urban.org/sites/default/files/publication/102230/determining-in-lieu-fees-in-inclusionary-zoning-policies.pdf>.

²⁶ *Affordable Housing Impact Fee Programs* (Local Progress & Grounded Solutions Network, 2019) <https://localprogress.org/wp-content/uploads/2019/01/Affordable-Housing-Impact-Fee-Programs.pdf>

²⁷ City of Corona, Corona Municipal Code §16.23, https://codelibrary.amlegal.com/codes/corona/latest/corona_ca/o-o-o-48204

²⁸ City of Corona, Corona Municipal Code §16.25, https://codelibrary.amlegal.com/codes/corona/latest/corona_ca/o-o-o-49226

²⁹ City of Corona, Corona Municipal Code §17.76.060, https://codelibrary.amlegal.com/codes/corona/latest/corona_ca/o-o-o-54693

In-Lieu Fees for Affordable Housing

City	Type of Fee	Rates	Notes
Ontario ³⁰	In-lieu Fee	\$3.37 per square foot	Applies to residential development projects exclusively in the Ontario Ranch area. Rate adjusts every year based on increases in the Consumer Price Index
Anaheim ³¹	In-Lieu Fee	\$10.00 per square foot of the total habitable leasable space in an entire applicable residential project	Applies to all residential development
Corona ³²	N/A	N/A	No in-lieu fees or impact fees specifically for affordable housing
Fontana ³³	Impact Fee	Residential Fees per Dwelling Unit: SDFU: \$1,574 Multifamily: \$768 Non-Residential Fees per Building SF: Retail: \$1.88 Office: \$1.31 Industrial: \$0.15	This applies to multifamily rental projects and non-residential development projects; residential developments of less than five dwelling units are exempt.
	In-Lieu Fee	Information not available	Applies to newly constructed residential ownership units
Pomona ³⁴	In-Lieu Fee	Calculated per square foot of saleable or leasable land and varies by type of construction (single-family, townhomes, and apartments) and number of units. For example, each square foot of land for a three-unit development has an in-lieu fee of: SF: \$0.41 Townhome: \$0.33 Apartment: \$0.33 Up to 30+ units with a fee schedule of: SF: \$11.40 Townhome: \$9.30 Apartment: \$9.20	Applies to all residential developments; developments with two or fewer units are exempt.
Rancho Cucamonga ³⁵	Impact Fee	2021 Rates per square foot: Retail/Commercial: \$1.00 Office: \$1.00 Industrial: \$6.00 Warehouse: \$6.00 Research and Development: \$6.00	Applies to non-residential development projects. The last official publication was from 2021, but the ordinance requires yearly adjustments based on the Engineering News Record Construction Cost Index.

30 Correspondence with the City of Ontario Finance Department; City of Ontario, *Notice of Adjournment of the Regular City Council Meeting of the City of Ontario, California*. 46700.00120\40855783.1, Ontario, CA: 2022. <https://granicus-production-attachments.s3.amazonaws.com/ontarioca/64e6e6cf96eca640f95123d4d0dc9fdo.pdf>.

31 City of Anaheim, *Anaheim City Council Action Agenda*. Anaheim, CA: 2024. <https://records.anaheim.net/CityClerk/DocView.aspx?id=5649468&dbid=o&repo=CITYOFANAHEIM&cr=1>.

32 City of Corona, *City of Corona Development Impact Fees*. Corona, CA: 2024. https://cdn.prod.website-files.com/65799af8ef225180df1baze/67e9819bb1cf0579594e399a_DIF%20Update%202024.pdf.

33 City of Fontana, *City of Fontana Annual Report on Development Impact Fees*. Fontana, CA: 2024. <https://www.fontanaca.gov/DocumentCenter/View/45430/2024-Annual-Report-for-Development-Impact-Fees>.

34 City of Pomona, *City of Pomona Council Report*. Pomona, CA: 2021. <https://public-records.ci.pomona.ca.us/WebLink/DocView.aspx?id=100670&dbid=o&repo=CH-IMAGE&searchid=42e69572-362e-4beb-9ba0-83942e0c1955>.

35 City of Rancho Cucamonga, *Resolution No. 2021-131*. Rancho Cucamonga, CA: 2021. <https://rcdocs.cityofrc.us/WebLink/DocView.aspx?id=635742&dbid=o&repo=RanchoCucamonga>.

VI. Conclusion

Cities across California are struggling to produce enough affordable housing. Moreover, the ongoing funding shortfall may well get worse in coming years as challenges facing federal, state, and local budgets increase. As the use of in-lieu fees is one of the resources that cities control, raising these rates may be something to consider. Raising rates will, of course, increase project costs, potentially further exacerbating the affordability crisis. Consequently, cities are rightfully wary.

Anaheim recently established the Anaheim Local Housing Trust Fund to be used exclusively to provide or assure continued production of affordable housing. This pool of money is funded by a \$30 million grant from Disney, \$15 million paid now and the balance in five years.³⁶ Unfortunately, none of the other five cities in this study is home to a business with resources comparable to Disney.

³⁶ Michael Slaten, "Anaheim to decide how first \$15 million from Disney for affordable housing should be used," Orange County Register, May 15, 2025. <https://www.ocregister.com/2025/05/27/anaheim-to-decide-how-first-15-million-from-disney-for-affordable-housing-should-be-used>.

Appendix I: CDBG Individual City Tables

Ontario

PROGRAM YEAR	MATRIX AND CODE AND ACTIVITY GROUP	MATRIX CODE NAME	HOUSING DISBURSEMENTS	PERCENT OF TOTAL DISBURSED PER PY
PY 2012	14A HR	Rehab Single-Unit Residential	\$2,014	0.11%
	15 HR	Code Enforcement	\$377,631	20.04%
	Subtotal		\$379,646	20.15%
PY 2013	15 HR	Code Enforcement	\$189,066	7.96%
	Subtotal		\$189,066	7.96%
PY 2014	14G HR	Acquisition for Rehabilitation	\$10,576	0.87%
	15 HR	Code Enforcement	\$278,607	22.94%
	Subtotal		\$289,182	23.81%
PY 2015	14A HR	Rehab Single-Unit Residential	\$20,912	0.92%
	14G HR	Acquisition for Rehabilitation	\$180,092	7.88%
	15 HR	Code Enforcement	\$56,484	2.47%
	Subtotal		\$257,488	11.27%
PY 2016	14A HR	Rehab Single-Unit Residential	\$23,181	1.46%
	14G HR	Acquisition for Rehabilitation	\$1,895	0.12%
	15 HR	Code Enforcement	\$22,949	1.45%
	Subtotal		\$48,025	3.03%
PY 2017	14B HR	Rehab Multi-Unit Residential	\$81,120	5.72%
	Subtotal		\$81,120	5.72%
PY 2018	14B HR	Rehab Multi-Unit Residential	\$21,064	0.92%
	14G HR	Acquisition for Rehabilitation	\$3,829	0.17%
	15 HR	Code Enforcement	\$96,825	4.25%
	Subtotal		\$121,718	5.34%
PY 2019	14B HR	Rehab Multi-Unit Residential	\$114,921	9.49%
	14G HR	Acquisition for Rehabilitation	\$29,770	2.46%
	Subtotal		\$144,691	11.95%
PY 2020	14B HR	Rehab Multi-Unit Residential	\$25,411	1.34%
	15 HR	Code Enforcement	\$139,318	7.37%
	Subtotal		\$164,729	8.71%
PY 2021	14A HR	Rehab Single-Unit Residential	\$44,739	4.37%
	15 HR	Code Enforcement	\$28,953	2.83%
	Subtotal		\$73,692	7.20%
PY 2022	14A HR	Rehab Single-Unit Residential	\$7,374	0.22%
	15 HR	Code Enforcement	\$67,689	1.99%
	Subtotal		\$75,063	2.21%
TOTAL CBDG HOUSING DISBURSEMENTS			\$1,824,420	
AVERAGE PY HOUSING DISBURSEMENT			\$165,856	
AVERAGE % OF TOTAL DISBURSEMENT TOWARD HOUSING			9.76%	

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports>.

Anaheim

PROGRAM YEAR	MATRIX AND CODE AND ACTIVITY GROUP	MATRIX CODE NAME	HOUSING DISBURSEMENTS	PERCENT OF TOTAL DISBURSED PER PY
PY 2012	14A HR	Rehab; Single-Unit Residential	\$95,223	2.41%
	15 HR	Code Enforcement	\$1,553,406	39.31%
	Subtotal		\$1,648,630	41.72%
PY 2013	15 HR	Code Enforcement	\$1,420,857	31.85%
	Subtotal		\$1,420,857	31.85%
PY 2014	15 HR	Code Enforcement	\$1,486,016	33.87%
	Subtotal		\$1,486,016	33.87%
PY 2015	15 HR	Code Enforcement	\$1,498,687	33.28%
	Subtotal		\$1,498,687	33.28%
PY 2016	14A HR	Rehab; Single-Unit Residential	\$24,531	0.56%
	15 HR	Code Enforcement	\$1,541,101	35.28%
	Subtotal		\$1,565,632	35.84%
PY 2017	14A HR	Rehab; Single-Unit Residential	\$50,402	0.76%
	15 HR	Code Enforcement	\$1,545,567	23.27%
	Subtotal		\$1,595,968	24.03%
PY 2018	14A HR	Rehab; Single-Unit Residential	\$368,540	7.83%
	15 HR	Code Enforcement	\$1,423,793	30.26%
	Subtotal		\$1,792,333	38.09%
PY 2019	14A HR	Rehab; Single-Unit Residential	\$122,075	3.33%
	15 HR	Code Enforcement	\$1,227,634	33.50%
	Subtotal		\$1,349,710	36.83%
PY 2020	14A HR	Rehab; Single-Unit Residential	\$52,183	1.28%
	15 HR	Code Enforcement	\$1,385,820	34.12%
	Subtotal		\$1,438,003	35.41%
PY 2021	14A HR	Rehab; Single-Unit Residential	\$172,286	3.93%
	15 HR	Code Enforcement	\$1,129,633	25.75%
	Subtotal		\$1,301,919	29.68%
PY 2022	14A HR	Rehab; Single-Unit Residential	\$81,628	1.66%
	15 HR	Code Enforcement	\$1,329,602	26.99%
	Subtotal		\$1,411,230	28.65%
TOTAL CBDG HOUSING DISBURSEMENTS			\$16,508,984	
AVERAGE PY HOUSING DISBURSEMENT			\$1,500,817	
AVERAGE % OF TOTAL DISBURSEMENT TOWARD HOUSING			33.57%	

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports>.

Corona

PROGRAM YEAR	MATRIX AND CODE AND ACTIVITY GROUP	MATRIX CODE NAME	HOUSING DISBURSEMENTS	PERCENT OF TOTAL DISBURSED PER PY
PY 2012	14A HR	Rehab, Single-Unit Residential	\$69,249	6.91%
	15 HR	Code Enforcement	\$58,593	5.85%
	Subtotal		\$127,843	12.76%
PY 2013	14A HR	Rehab, Single-Unit Residential	\$183,125	11.52%
	15 HR	Code Enforcement	\$58,486	3.68%
	Subtotal		\$241,612	15.20%
PY 2014	14A HR	Rehab, Single-Unit Residential	\$22,556	1.83%
	15 HR	Code Enforcement	\$60,223	4.88%
	Subtotal		\$82,780	6.71%
PY 2015	14A HR	Rehab, Single-Unit Residential	\$80,118	7.01%
	15 HR	Code Enforcement	\$84,163	7.36%
	Subtotal		\$164,280	14.37%
PY 2016	14A HR	Rehab; Single-Unit Residential	\$45,875	7.51%
	15 HR	Code Enforcement	\$84,689	13.87%
	Subtotal		\$130,564	21.38%
PY 2017	14A HR	Rehab; Single-Unit Residential	\$111,464	10.29%
	15 HR	Code Enforcement	\$28,062	2.59%
	Subtotal		\$139,527	12.88%
PY 2018	14A HR	Rehab; Single-Unit Residential	\$247,281	31.97%
	15 HR	Code Enforcement	\$76,352	9.87%
	Subtotal		\$323,633	41.85%
PY 2019	14A HR	Rehab; Single-Unit Residential	\$66,581	5.64%
	15 HR	Code Enforcement	\$83,141	7.04%
	Subtotal		\$149,723	12.69%
PY 2020	14A HR	Rehab; Single-Unit Residential	\$6,731	0.32%
	15 HR	Code Enforcement	\$58,552	2.77%
	Subtotal		\$65,283	3.09%
PY 2021	14A HR	Rehab; Single-Unit Residential	\$6,374	1.73%
	15 HR	Code Enforcement	\$60,070	16.31%
	Subtotal		\$66,444	18.04%
PY 2022	14A HR	Rehab; Single-Unit Residential	\$99,948	14.44%
	15 HR	Code Enforcement	\$69,122	9.98%
	Subtotal		\$169,070	24.42%
TOTAL CBDG HOUSING DISBURSEMENTS			\$1,660,758	
AVERAGE PY HOUSING DISBURSEMENT			\$150,978	
AVERAGE % OF TOTAL DISBURSEMENT TOWARD HOUSING			16.67%	

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports>.

Fontana

PROGRAM YEAR	MATRIX AND CODE AND ACTIVITY GROUP	MATRIX CODE NAME	HOUSING DISBURSEMENTS	PERCENT OF TOTAL DISBURSED PER PY
PY 2012	15 HR	Code Enforcement	\$70,920	3.27%
	Subtotal		\$70,920	3.27%
PY 2013	Subtotal		\$0	0%
PY 2014	13 HR	Direct Homeownership Assistance	\$9,300	0.40%
	14A HR	Rehab; Single-Unit Residential	\$9,942	0.43%
	14G HR	Acquisition for Rehabilitation	\$413,073	17.82%
	Subtotal		\$432,315	18.65%
PY 2015	14A HR	Rehab; Single-Unit Residential	\$37,854	2.25%
	14G HR	Acquisition for Rehabilitation	\$27,072	1.61%
	Subtotal		\$64,926	3.86%
PY 2016	14A HR	Rehab; Single-Unit Residential	\$270,988	9.17%
	14G HR	Acquisition for Rehabilitation	\$30,901	1.05%
	Subtotal		\$301,889	10.22%
PY 2017	14A HR	Rehab; Single-Unit Residential	\$358,673	16.18%
	Subtotal		\$358,673	16.18%
PY 2018	14A HR	Rehab; Single-Unit Residential	\$534,612	26.67%
	Subtotal		\$534,612	26.67%
PY 2019	14A HR	Rehab; Single-Unit Residential	\$291,352	23.78%
	Subtotal		\$291,352	23.78%
PY 2020	14A HR	Rehab; Single-Unit Residential	\$115,926	7.32%
	14G HR	Acquisition for Rehabilitation	\$612,851	38.70%
	Subtotal		\$728,777	46.02%
PY 2021	14A HR	Rehab; Single-Unit Residential	\$247,651	12.15%
	14G HR	Acquisition for Rehabilitation	\$941,268	46.18%
	Subtotal		\$1,188,919	58.33%
PY 2022	14A HR	Rehab; Single-Unit Residential	\$196,194	8.25%
	14G HR	Acquisition for Rehabilitation	\$1,714,580	72.14%
	Subtotal		\$1,910,774	80.39%
TOTAL CBDG HOUSING DISBURSEMENTS			\$5,883,158	
AVERAGE PY HOUSING DISBURSEMENT			\$588,316	
AVERAGE % OF TOTAL DISBURSEMENT TOWARD HOUSING			28.74%	

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports>.

Pomona

PROGRAM YEAR	MATRIX AND CODE AND ACTIVITY GROUP	MATRIX CODE NAME	HOUSING DISBURSEMENTS	PERCENT OF TOTAL DISBURSED PER PY
PY 2012	14A HR	Rehab; Single-Unit Residential	\$152,765	4.31%
	14J HR	Housing Services	\$226,972	6.41%
	15 HR	Code Enforcement	\$399,163	11.27%
	Subtotal		\$778,900	22.00%
PY 2013	14A HR	Rehab; Single-Unit Residential	\$85,303	4.48%
	14B HR	Rehab; Multi-Unit Residential	\$49,728	2.61%
	14J HR	Housing Services	\$352,242	18.51%
	15 HR	Code Enforcement	\$419,043	22.02%
	Subtotal		\$906,316	47.63%
PY 2014	14A HR	Rehab; Single-Unit Residential	\$177,987	6.63%
	14B HR	Rehab; Multi-Unit Residential	\$81,800	3.05%
	14J HR	Housing Services	\$232,220	8.66%
	15 HR	Code Enforcement	\$329,748	12.29%
	Subtotal		\$821,755	30.63%
PY 2015	14A HR	Rehab; Single-Unit Residential	\$108,955	5.56%
	14B HR	Rehab; Multi-Unit Residential	\$565	0.03%
	14I HR	Lead-Based/Lead Hazard Test/Abate	\$1,130	0.06%
	14J HR	Housing Services	\$286,528	14.61%
	15 HR	Code Enforcement	\$399,116	20.35%
	Subtotal		\$796,295	40.60%
PY 2016	14A HR	Rehab; Single-Unit Residential	\$7,500	0.47%
	14I HR	Lead-Based/Lead Hazard Test/Abate	\$565	0.04%
	14J HR	Housing Services	\$284,059	17.76%
	15 HR	Code Enforcement	\$496,455	31.05%
	Subtotal		\$788,579	49.31%
PY 2017	14A HR	Rehab; Single-Unit Residential	\$40,310	1.45%
	14J HR	Housing Services	\$210,530	7.58%
	15 HR	Code Enforcement	\$312,781	11.26%
	Subtotal		\$563,621	20.28%
PY 2018	14A HR	Rehab; Single-Unit Residential	\$60,068	3.53%
	14I HR	Lead-Based/Lead Hazard Test/Abate	\$955	0.06%
	14J HR	Housing Services	\$342,468	20.14%
	15 HR	Code Enforcement	\$391,426	23.02%
	Subtotal		\$794,917	46.75%
PY 2019	14A HR	Rehab; Single-Unit Residential	\$175,579	7.67%
	14I HR	Lead-Based/Lead Hazard Test/Abate	\$1,395	0.06%
	14K HR	Housing Counseling	\$195,814	8.55%
	15 HR	Code Enforcement	\$306,167	13.37%
	Subtotal		\$678,955	29.66%
PY 2020	14A HR	Rehab; Single-Unit Residential	\$165,858	7.16%
	14J HR	Housing Services	\$205,376	8.87%
	14K HR	Housing Counseling	\$50,248	2.17%
	15 HR	Code Enforcement	\$384,192	16.60%
	Subtotal		\$805,674	34.80%
PY 2021	14A HR	Rehab; Single-Unit Residential	\$122,890	7.16%
	14I HR	Lead-Based/Lead Hazard Test/Abate	\$770	0.04%
	14J HR	Housing Services	\$132,281	7.71%
	15 HR	Code Enforcement	\$334,356	19.49%
	Subtotal		\$590,298	34.41%
PY 2022	14A HR	Rehab; Single-Unit Residential	\$68,950	3.93%
	14K HR	Housing Counseling	\$187,832	10.70%
	15 HR	Code Enforcement	\$351,592	20.03%
	Subtotal		\$608,374	34.65%
TOTAL CBDG HOUSING DISBURSEMENTS				\$8,133,683
AVERAGE PY HOUSING DISBURSEMENT				\$739,426
AVERAGE % OF TOTAL DISBURSEMENT TOWARD HOUSING				35.52%

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports>.

Rancho Cucamonga

PROGRAM YEAR	MATRIX AND CODE AND ACTIVITY GROUP	MATRIX CODE NAME	HOUSING DISBURSEMENTS	PERCENT OF TOTAL DISBURSED PER PY
PY 2012	14A Rehab	Single-Unit Residential	\$462,685	60.42%
	16A	Residential Historic Preservation	\$549	0.07%
	Subtotal		\$463,234	60.49%
PY 2013	14A	Rehab; Single-Unit Residential	\$357,456	46.33%
	16A	Residential Historic Preservation	\$460	0.06%
	Subtotal		\$357,917	46.39%
PY 2014	14A	Rehab; Single-Unit Residential	\$268,944	52.72%
	Subtotal		\$268,944	52.72%
PY 2015	14A	Rehab; Single-Unit Residential	\$337,696	54.56%
	Subtotal		\$337,696	54.56%
PY 2016	14A	Rehab; Single-Unit Residential	\$385,576	43.82%
	Subtotal		\$385,576	43.82%
PY 2017	14A	Rehab; Single-Unit Residential	\$549,401	57.80%
	Subtotal		\$549,401	57.80%
PY 2018	14A	Rehab; Single-Unit Residential	\$387,324	31.36%
	Subtotal		\$387,324	31.36%
PY 2019	14A	Rehab; Single-Unit Residential	\$451,934	56.77%
	Subtotal		\$451,934	56.77%
PY 2020	14A	Rehab; Single-Unit Residential	\$208,604	35.13%
	Subtotal		\$208,604	35.13%
PY 2021	14A	Rehab; Single-Unit Residential	\$143,984	16.96%
	Subtotal		\$143,984	16.96%
PY 2022	14A	Rehab; Single-Unit Residential	\$483,085	24.30%
	Subtotal		\$483,085	24.30%
TOTAL CBDG HOUSING DISBURSEMENTS			\$6,579,188	
AVERAGE PY HOUSING DISBURSEMENT			\$346,273	
AVERAGE % OF TOTAL DISBURSEMENT TOWARD HOUSING			41.70%	

Source: "CDBG Activity Expenditure Reports," HUD Exchange, accessed 19 June, 2025, <https://www.hudexchange.info/programs/cdbg/cdbg-expenditure-reports>.

Appendix II: Low Income Housing Tax Credits by City

Ontario

YEAR	TYPE OF TAX CREDIT FUNDING	CONSTRUCTION TYPE	HOUSING TYPE	PROJECT NAME	PLACED IN SERVICE (PIS) DATE	TOTAL UNITS	LOW INCOME UNITS	ANNUAL FEDERAL AWARD	TOTAL STATE AWARD
2017	4%	Acquisition/Rehabilitation	Non-Targeted	Seasons at Ontario	12/27/18	80	78	\$409,489	
2018	4%	Acquisition/Rehabilitation	Large Family	Ontario Townhouses	12/31/19	86	84	\$1,224,254	
2018	9%	New Construction	Large Family	Ontario Emporia Family Apartments	3/31/20	75	74	\$1,336,755	\$4,450,985
2018	4%	New Construction	Large Family	Virginia Holt Apartments (Site A) Virginia Holt Apartments (Site B)	3/31/21	101	100	\$1,415,076	
2022	9%	New Construction	Large Family	Emporia Place II	9/27/24	50	49	\$1,798,566	
TOTAL						392	385	\$6,184,140	\$4,450,985

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Anaheim

YEAR	TYPE OF TAX CREDIT FUNDING	CONSTRUCTION TYPE	HOUSING TYPE	PROJECT NAME	PLACED IN SERVICE (PIS) DATE	TOTAL UNITS	LOW INCOME UNITS	ANNUAL FEDERAL AWARD	TOTAL STATE AWARD
2012	9%	Acquisition/Rehabilitation	Large Family	Avon Dakota-Phase I	7/26/13	16	15	\$467,223	
2012	4%	Acquisition/Rehabilitation	Seniors	Villa Anaheim	10/1/13	135	134	\$727,539	
2012	4%	Acquisition/Rehabilitation	Large Family	Paseo Village Family Apartments	10/2/13	176	174	\$966,349	
2012	4%	New Construction	Large Family	The Crossings at Cherry Orchard	10/16/13	45	44	\$588,776	
2012	4%	New Construction	Non-Targeted	Anton Monaco Apartments	9/17/14	232	229	\$1,450,461	
2012	9%	New Construction	Large Family	Stonegate Apartments Homes	10/15/14	38	37	\$481,535	
2012	9%	New Construction	Large Family	Cerritos Avenue Apartments	11/14/14	60	59	\$1,278,998	
2014	4%	Acquisition/Rehabilitation	At-Risk	Village Center Apartments	11/21/14	100	99	\$830,622	
2013	9%	New Construction	Large Family	Calendula Court (Site A) Calendula Court (Site B)	11/25/14	32	31	\$835,482	
2015	4%	Acquisition/Rehabilitation	Non-Targeted	Pebble Cove	6/2/16	111	110	\$708,505	
2014	9%	New Construction	Large Family	Lincoln Avenue Apartments	9/1/16	70	69	\$1,958,000	
2016	4%	Acquisition/Rehabilitation	Large Family	Hermosa Village Phase I (Site A) Hermosa Village Phase I (Site B)	4/20/17	297	295	\$1,809,240	
2016	4%	Acquisition/Rehabilitation	Non-Targeted	Sea Wind Apartments	12/31/17	91	90	\$693,288	
2016	4%	Acquisition/Rehabilitation	Seniors	Miracle Terrace Apartments	12/31/17	179	178	\$1,667,579	
2016	4%	Acquisition/Rehabilitation	Non-Targeted	Cobblestone Apartments	10/31/18	64	63	\$393,395	
2017	9%	Acquisition/Rehabilitation	Large Family	Avon Dakota Phase II	12/9/18	21	21	\$605,843	\$2,019,477
2018	9%	New Construction	Special Needs	El Verano	11/13/20	54	53	\$1,499,221	
2019	4%	Acquisition/Rehabilitation	Special Needs	Buena Esperanza fka Jamboree PSH Econo Lodge Apt	7/23/21	70	69	\$684,137	
2020	4%	Acquisition/Rehabilitation	Large Family	Hermosa Village Phase II	12/15/21	112	111	\$543,400	
2019	9%	New Construction	Large Family	Manchester-Orangewood Apartment Homes	2/24/23	102	101	\$2,500,000	
2021	4%	New Construction	Special Needs	The Salvation Army Anaheim Center of Hope Apartment	9/27/23	72	70	\$1,334,297	
2021	9%	New Construction	Large Family	Anaheim Midway	11/14/24	86	85	\$2,272,475	
2023	9%	Adaptive Reuse	Special Needs	North Harbor	7/1/25	89	87	\$2,500,000	\$1,168,231
2024	4%	New Construction	Special Needs	Tampico Motel Conversion	9/1/26	32	31	\$1,122,797	
2024	9%	New Construction	Seniors	Lincoln Beach	10/1/26	47	46	\$1,923,622	
TOTAL						2,331	2,301	\$29,842,784	\$3,187,708

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Corona

YEAR	TYPE OF TAX CREDIT FUNDING	CONSTRUCTION TYPE	HOUSING TYPE	PROJECT NAME	PLACED IN SERVICE (PIS) DATE	TOTAL UNITS	LOW INCOME UNITS	ANNUAL FEDERAL AWARD	TOTAL STATE AWARD
2013	9%	Acquisition/Rehabilitation	Large Family	Citrus Circle Apartments	4/16/15	61	60	\$1,170,655	
2018	4%	Acquisition/Rehabilitation	Non-Targeted	Corona Park Apartments	12/31/19	160	158	\$1,898,701	
2019	4%	Acquisition/Rehabilitation	Seniors	Corona Community Villas	12/31/19	75	74	\$743,684	\$4,450,985
2017	4%	New Construction	Large Family	East 6th Street Family Apartments	4/10/20	85	84	\$953,443	
2025	4%	New Construction	Large Family	Second Street Family Apartments	1/1/28	115	114	\$3,742,221	
TOTAL						496	490	\$8,508,704	\$4,450,985

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Fontana

YEAR	TYPE OF TAX CREDIT FUNDING	CONSTRUCTION TYPE	HOUSING TYPE	PROJECT NAME	PLACED IN SERVICE (PIS) DATE	TOTAL UNITS	LOW INCOME UNITS	ANNUAL FEDERAL AWARD	TOTAL STATE AWARD
2013	4%	New Construction	Seniors	Minerva Manor	2/10/16	63	62	\$673,017	
2014	9%	New Construction	Large Family	Siena Apartments	4/27/16	55	54	\$1,257,270	
2016	4%	Acquisition/Rehabilitation	At-Risk	Marygold Gardens Apartments	5/31/17	80	74	\$629,142	
2017	4%	New Construction	Large Family	Fontana Sierra Family Apartments	3/29/18	69	68	\$1,429,852	
2018	4%	Acquisition/Rehabilitation	Seniors	Cascade Sunrise	6/1/19	80	79	\$707,492	
2018	4%	Acquisition/Rehabilitation	Non-Targeted	Citrus Grove Apartments	8/31/19	51	50	\$733,573	
2018	4%	Acquisition/Rehabilitation	Seniors	Dino Papavero Senior Centre	8/2/19	150	149	\$1,081,820	
2019	9%	New Construction	Large Family	Sierra Avenue Family Apartments	10/21/21	60	59	\$1,571,839	
TOTAL						608	595	\$8,084,005	\$0

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Pomona

YEAR	TYPE OF TAX CREDIT FUNDING	CONSTRUCTION TYPE	HOUSING TYPE	PROJECT NAME	PLACED IN SERVICE (PIS) DATE	TOTAL UNITS	LOW INCOME UNITS	ANNUAL FEDERAL AWARD	TOTAL STATE AWARD
2014	9%	New Construction	Large Family	Holt & Hamilton Family Apartments	2/29/16	62	61	\$1,557,010	
2015	9%	New Construction	Seniors	Dudley Street Senior Apartments	2/22/17	84	83	\$1,349,474	
2015	9%	New Construction	Large Family	Mosaic Gardens at Pomona	11/21/17	46	45	\$1,316,085	
2017	4%	New Construction	Large Family	Holt Family Apartments	1/16/18	50	49	\$1,452,729	
2019	9%	New Construction	Large Family	Veterans Park Apartments	10/6/21	61	60	\$1,839,851	
2020	9%	New Construction	Large Family	West Mission Apartments	5/25/23	57	56	\$1,373,503	
2024	9%	New Construction	Large Family	Prisma Artist Lofts	9/1/26	75	74	\$2,500,000	\$5,369,477
2024	4%	New Construction	Large Family	Holt & Main	2/1/27	160	158	\$3,710,315	\$21,000,000
TOTAL						595	586	\$15,098,967	\$26,369,477

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Rancho Cucamonga

YEAR	TYPE OF TAX CREDIT FUNDING	CONSTRUCTION TYPE	HOUSING TYPE	PROJECT NAME	PLACED IN SERVICE (PIS) DATE	TOTAL UNITS	LOW INCOME UNITS	ANNUAL FEDERAL AWARD	TOTAL STATE AWARD
2014	9%	Rehabilitation	Large Family	Villa del Norte	1/1/15	88	87	\$829,941	
2016	4%	New Construction	Seniors	Villa Pacifica II	1/14/19	60	59	\$582,368	
2018	9%	New Construction	Seniors	Day Creek Villas	10/28/20	91	78	\$2,137,988	
2018	4%	New Construction	Seniors	Day Creek Villas	10/28/20	49	49	\$539,346	
TOTAL						288	273	\$4,089,643	\$0

Source: California Tax Credit Allocation Committee, "CTCAC History : Active Projects Receiving Tax Credits 1989-2025 YTD," accessed June 19, 2025, <https://www.treasurer.ca.gov/ctcac/history.asp>.

Appendix III: Major Discretionary Augmentations

Major Discretionary Housing Spending Augmentations Since 2018-19^a

(In Millions)

Program	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Program Total
Department of Housing and Community Development								
Homekey Program	—	\$800	\$1,600	\$1,300	—	—	—	\$3,700
Housing Accelerator Program	—	—	1,750	250	—	—	—	2,000
HHAPP ^b	—	—	—	—	\$840	—	\$260	1,100
Emergency Rental Assistance	—	—	1,950	—	—	—	—	1,950
IIG Program ^c	\$300	—	250	200	25	—	—	775
REAP ^d	250	—	300	—	—	—	—	550
Foreclosure Intervention Housing Preservation Program ^e	—	—	—	155	83	—	—	238
Portfolio Reinvestment Program	—	—	300	50	100	—	—	450
IIG Program - Catalytic (formerly knowns as adaptive reuse)	—	—	—	150	250	—	—	400
CalHome ^f	—	—	—	98	50	—	—	148
Multifamily Housing Program ^g	—	—	—	100	75	—	—	175
State Excess Sites Local Government Matching Grant Program	3	—	45	25	75	—	—	148
Joe Serna Jr. Farmworker Housing Grant Program ^h	—	—	50	50	—	—	—	100
Manufactured Housing Opportunity and Revitalization Program	—	—	—	25	75	—	—	100
Veteran Housing and Homeless Prevention Program	—	—	—	50	—	—	—	50
Golden State Acquisition Fund	—	—	50	—	—	—	—	50
Migrant Farmworker Housing Deferred Maintenance	—	—	30	—	—	—	—	30
Transitional Age Youth Program	13	8	22	56	56	\$43	43	283
Subtotals	(566)	(\$808)	(\$6,347)	(\$2,509)	(\$1,629)	(\$43)	(\$303)	(\$12,246) (Continued)

Program	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Program Total
California Tax Credit Allocation Committee								
State Low-Income Housing Tax Credit Program (LIHTC) ⁱ	\$500	\$500	\$500	\$500	\$500	—	—	\$2,500
Subtotals	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(—)	(—)	(\$2,500)
^a This table generally captures the major discretionary spending actions to HCD and CTCAC. The table also does not include the No Place Like Home Program Act of 2018 and the Veterans and Affordable Housing Bond Act of 2018, which were authorized by voters. The table reflects all fund sources. ^b The Governor's 2024-25 budget proposes to delay \$260 million in HHAPP funding from 2023-24 to 2025-26. ^c Bond proceeds have also supported the IIG Program—\$850 million from Proposition 1C (2006) and \$300 million from Proposition 1 (2018). Reflects the Governor's 2024-25 budget proposed \$200 million General Fund reduction. ^d Reflects the Governor's 2024-25 budget proposed \$300 million General Fund reduction. ^e Reflects Governor's 2024-25 proposal to reduce General Fund for FHHP by \$85 million in 2024-25, \$100 million in 2025-26, and 62.5 million in 2026-27. ^f Reflects the Governor's 2024-25 proposal to reduce General Fund support for CalHome by \$152.5 million ^g Reflects the Governor's 2024-25 proposal to reduce General Fund support for MHP by \$250 million ^h Bond proceeds from Proposition 1 (2018)—\$300 million—have also supported farmworker housing. ⁱ Does not include the annual \$100 million available for LIHTC from the state. HHAPP = Homeless Housing, Assistance and Prevention Program; IIG = Infill Infrastructure Grant; REAP = Regional Early Action Planning; LIHTC = LowIncome Housing Tax Credit; FHHP = Low Income Housing Tax Credit; and MHP = Multifamily Housing Program.								

Source: [Update on Major Recent Housing Augmentations](#)

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