



Economic Profile and Market Conditions

Existing Conditions Report

May 2020



Summary

This chapter provides an overview of economic and market conditions for the City of Rancho Cucamonga. It reviews the city's population and demographic trends, employment and workforce characteristics, and local housing market trends. The city's market performance and economic characteristics are compared to the Inland Empire region (defined in this report as the combined San Bernardino and Riverside Counties). The findings will form the basis for the commercial and residential market analysis in the Citywide Visioning phase of the Rancho Cucamonga General Plan update.

Impact of COVID-19

The analyses in this report were conducted prior to, and during the initial stages of, the COVID-19 global pandemic. At the time of writing, California, like many states, is taking steps to slow the spread of the coronavirus and has issued a shelter-in-place order, interrupting a wide range of economic activity. While it is too early to bring many specific conclusions about the pandemic to bear on the General Plan, or on any long-term planning effort, COVID-19 will no doubt have profound short- and long-term effects on the region's economy. These impacts will include job losses and an overall economic retraction in the very near term, as well as potentially lasting shifts in the labor market, new business investment, and commute patterns. While the available data and, thus, the key findings in this report reflect mainly pre-pandemic conditions, some of the likely impacts of the pandemic are noted where appropriate.

Key Findings

- Since the Great Recession, population growth of both Rancho Cucamonga and the Inland Empire region has slowed to a modest rate of one percent per year.
- Despite a relative balance between the number of jobs and the number of employed residents pre-pandemic, there is a mismatch between the types of jobs available in Rancho Cucamonga and residents' skills. Rancho Cucamonga has a highly skilled resident workforce with higher educational attainment than the region as a whole.
- Due to the mismatch in local jobs and the skill levels of residents, 85% of Rancho Cucamonga residents commute to other locations for work, and only 15% of residents work in Rancho Cucamonga. The shelter-in-place measures in response to the COVID-19 pandemic have resulted in a steep drop in commute volumes, especially for office workers. It is not yet clear if this is a temporary situation, or a more lasting shift to remote working and telecommuting.
- Providing more workforce housing options in Rancho Cucamonga would help reduce the amount of in-commuting required from other lower cost cities.
- Largely due to its good access to transportation facilities and ports of entry, Rancho Cucamonga is a very competitive location for manufacturing and logistics industries.
- Employment in logistics is expected to continue growing nationally and in the region. While manufacturing output remains strong, the number of jobs in manufacturing industries are not forecast to grow. However, both logistics and manufacturing industries can spin-off jobs in other supporting industries, including technology and business services.
- Rancho Cucamonga has a diverse economic base that also includes knowledge-based firms, lodging near the Ontario airport, and several corridors of retail businesses.
- Accommodations and retail have been severely affected by the shelter-in-place measures in response to the COVID-19 pandemic. It is unknown what the duration of the impacts will be, but it is likely that traditional brick-and-mortar retail and the hospitality industry will take longer to recover than other sectors.
- In addition to logistics, regional economic forecasts show potential for growth in a variety of sectors, including health care and knowledge-based industries, which have higher average wages. However, the COVID-19 pandemic may impede new investment and job growth in the short term.
- Like in most of California, housing costs (particularly for owner-occupied homes) have escalated rapidly in recent years, while the rate of housing production has fallen.

List of relevant documents + regulations

- Economic Background Report (Strategic Economics, 2014)
- Economic Development Strategic Plan (Strategic Economics, 2015)
- Rancho Cucamonga General Plan and EIR (2010)

Population and Demographics

This section provides an overview of Rancho Cucamonga's population and demographic characteristics, highlighting key areas where Rancho Cucamonga's residents differ from the Inland Empire region as a whole.

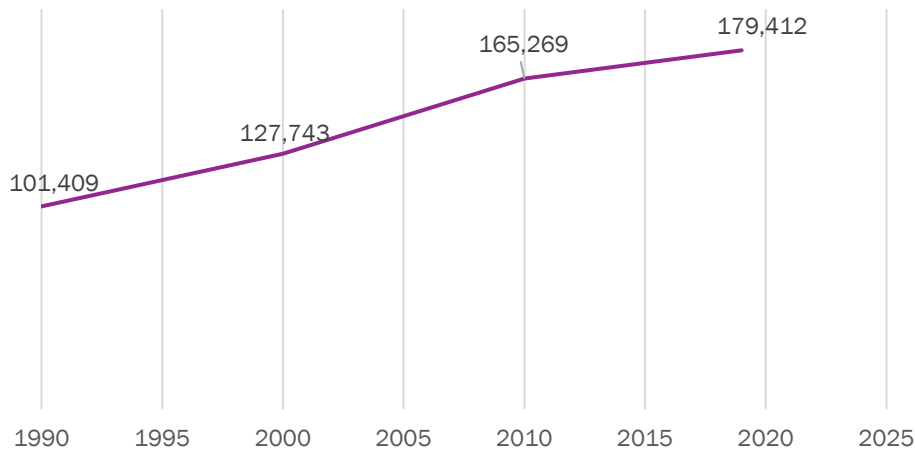
Introduction

Rancho Cucamonga's population growth and some key demographic indicators are described in this section, including a comparison to the Inland Empire region (defined in this report as the combination of San Bernardino and Riverside Counties). The first subsection examines population growth trends for Rancho Cucamonga and the Inland Empire, while the second subsection profiles basic demographic characteristics such as household size and composition, race and ethnicity, age distribution, educational attainment, and household income.

Population

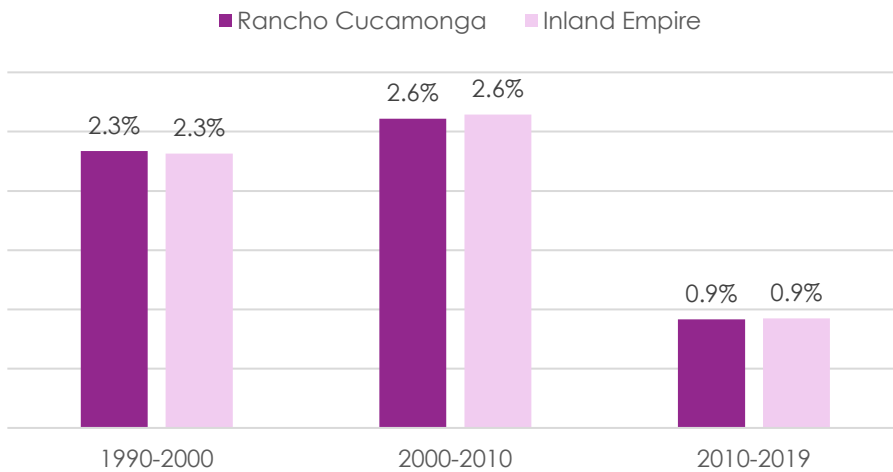
- **Rancho Cucamonga and the Inland Empire as a whole grew rapidly in the 1990s and 2000s, but growth has slowed as the city recovered from the Great Recession and approaches buildout.** The 1990s and 2000s saw a boom of single-family residential development in Rancho Cucamonga and in the Inland Empire generally, with the number of residents in both the city and the region growing at more than two percent annually (Figures 1 and 2). After the Great Recession, population growth has slowed to 0.9 percent per year during the 2010s.
- **As Rancho Cucamonga meets State mandates for housing production over the next decade, the city's population may expand by one to two percent per year.** The Regional Housing Needs Assessment (RHNA) process required by California law is expected to allocate 10,500 units to Rancho Cucamonga over an eight-year period beginning in 2021. As shown in Figure 3, nearly half this number is required to be affordable to low and very low income households. Meeting this mandate would translate to population growth of approximately 2000 to 4000 residents per year.

Figure 1. Population of Rancho Cucamonga, 1990 to 2019



Sources: U.S. Decennial Census, 1990-2010; California Department of Finance, 2019; Strategic Economics, 2020.

Figure 2. Average Annual Population Growth, Rancho Cucamonga and Inland Empire, 1990 to 2019



Sources: U.S. Decennial Census, 1990-2010; California Department of Finance, 2019-2030; Strategic Economics, 2020.

Figure 3. Regional Housing Needs Allocation by Income Category, Rancho Cucamonga, 2021-2028

	Units	Share
Very low income	3,236	31%
Low income	1,916	18%
Moderate income	2,033	19%
Above moderate income	3,315	32%
Total Units	10,500	100%

Sources: Southern California Association of Governments RHNA Estimate as of March 2020; Strategic Economics, 2020.

Demographics

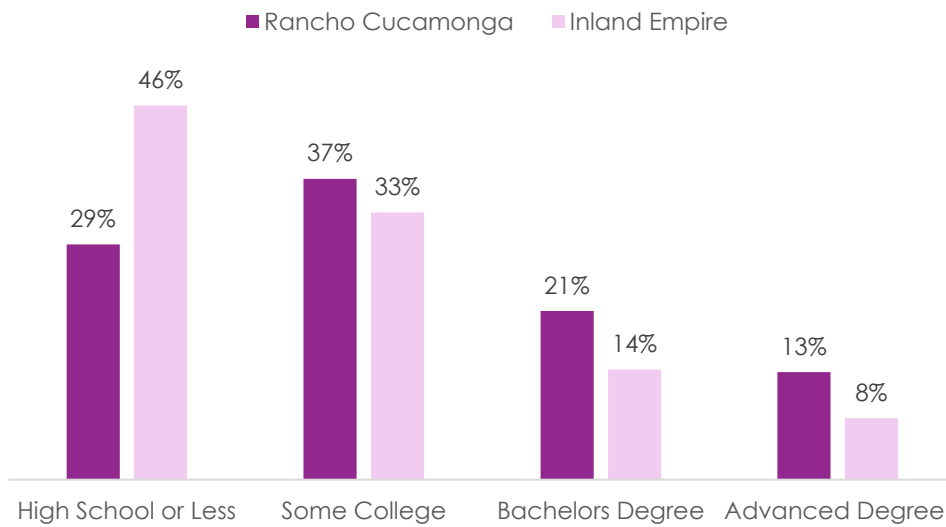
- **Rancho Cucamonga, like most surrounding communities, is predominantly a family community.** In both Rancho Cucamonga and the Inland Empire, about three quarters of households are families, shown in Figure 4. At 3.1 persons per household, the average household size in Rancho Cucamonga is higher than the national average (2.6), but slightly lower than the average household size in the Inland Empire (3.3). Both Rancho Cucamonga and the wider region have a similar mix of age groups (Figure 7).
- **Rancho Cucamonga’s residents have higher levels of educational attainment and higher incomes compared to the Inland Empire.** One third of Rancho Cucamonga residents have Bachelor’s degrees or above, as compared with only 22 percent in the Inland Empire (Figure 5). The City’s more highly educated workforce enjoys overall higher incomes than many surrounding communities, with a median household income approximately \$24,000 higher per year than the median for the Inland Empire (Figure 6).
- **Rancho Cucamonga is an ethnically diverse community, but with a somewhat smaller share of Hispanic or Latino residents than the surrounding region.** Hispanic or Latino residents still make up the largest ethnic group (38 percent versus 51 percent for the region), followed by non-Hispanic White, Asian, and Black residents (Figure 7).

Figure 4. Average Household Size and Household Types in Rancho Cucamonga and the Inland Empire, 2014-2018

	Rancho Cucamonga		Inland Empire	
	Number	Share	Number	Share
Average Household Size	3.1		3.3	
Household Type				
Families w/ children	21,719	39%	539,005	40%
Families w/o children	21,124	38%	466,618	35%
Householder living alone	10,383	19%	274,107	20%
Other non-family household	2,724	5%	69,252	5%
Total Households	55,950	100%	1,348,982	100%

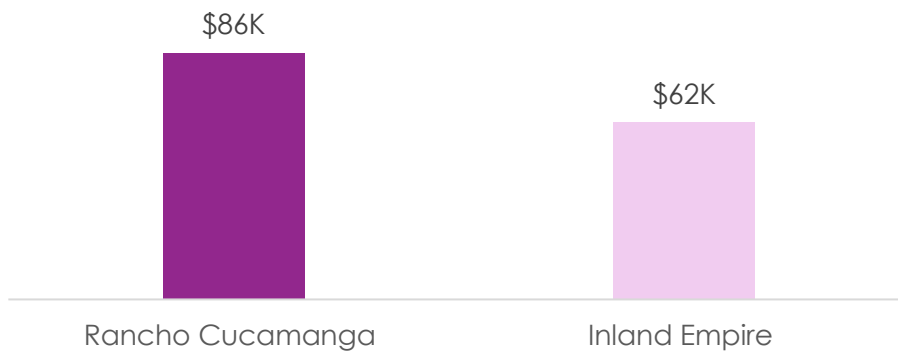
Sources: American Community Survey, 2014-2018; Strategic Economics, 2020.

Figure 5. Educational Attainment for Population over 25 Years of Age in Rancho Cucamonga and the Inland Empire, 2014-2018



Sources: U.S. Census American Community Survey, 2014-2018; Strategic Economics, 2020.

Figure 6. Median Household Income in Rancho Cucamonga and the Inland Empire, 2014-2018



Sources: U.S. Census American Community Survey, 2014-2018; Strategic Economics, 2020.

Figure 7. Race/Ethnicity and Age in Rancho Cucamonga and Inland Empire, 2014-2018

	Rancho Cucamonga		Inland Empire	
	Number	Share	Number	Share
Race and Ethnicity				
White, non-Hispanic	64,732	37%	1,479,730	33%
Black or African-American, non-Hispanic	15,621	9%	313,367	7%
Asian or Pacific Islander, non-Hispanic	22,527	13%	305,241	7%
Hispanic or Latino	66,540	38%	2,282,330	51%
All Other Races, non-Hispanic	6,259	4%	138,031	3%
Total		100%		100%
Age				
Under 18	41,961	24%	1,186,660	26%
18 to 24	17,185	10%	470,058	10%
25 to 44	49,542	28%	1,225,673	27%
45 to 64	47,577	27%	1,074,356	24%
65 and over	19,414	11%	561,952	12%
Total		100%		100%
<i>Sources: American Community Survey, 2014-2018; Strategic Economics, 2020.</i>				

Workforce and Employment

This section gives an overview of Rancho Cucamonga's resident workforce and employment within the city, including a discussion of commute patterns, the match between jobs and residents' skills and major industry sectors where Rancho Cucamonga is competitive.

Introduction

This section analyzes the employment patterns of both the residents who live in Rancho Cucamonga and the jobs located within the city. Commute patterns, both inbound and outbound, are illustrated, with particular attention to the match between residents' jobs and skill-levels and the job opportunities currently found in Rancho Cucamonga. This is followed by an analysis of the city's industry sectors, current trends in regional employment, and potential areas of growth and transition for the city's economy. These trends will lay the groundwork for the land use strategy and visioning in the General Plan.

Where appropriate, the potential impacts of COVID-19 are discussed, although the long-term effects of the pandemic on Rancho Cucamonga's workforce and employment remain unclear.

Workforce and Employment Overview

- **Prior to the COVID-19 pandemic, Rancho Cucamonga had approximately 82,000 jobs.** There were approximately 76,000 employed residents in Rancho Cucamonga, for a ratio of 1.08 jobs per employed resident (Figure 8).
- **In 2016, the California Employment Development Department (EDD) was projecting significant regional employment increases in the coming years (including in logistics, health care, hospitality, construction, and knowledge-based employment), suggesting that Rancho Cucamonga is well positioned to continue growing.** EDD has projected 228,000 new jobs in the Inland Empire between 2016 and 2026, which would represent a 16 percent increase in regional employment during the ten-year period.
- **However, the COVID-19 pandemic has already resulted in job losses and will alter the economic outlook globally and locally.** While most of the current wave of unemployment claims have yet to be officially reported as of this writing, the unemployment rate in the Inland Empire is expected to reach more than 30 percent in May 2020.¹ The most vulnerable industries are expected to be leisure and hospitality, retail trade, and certain services such as childcare and personal services.² It is still too early to predict the pace or extent of recovery from these losses.

Commute Patterns and Jobs-Skills Match

- **While there is an overall balance between the number of jobs and resident workers in Rancho Cucamonga, only fifteen percent of resident workers actually work within the city.** Prior to the shelter-in-place measures, the remaining 85 percent of resident workers commutes to nearby communities or to employment centers in Downtown Los Angeles, San Bernardino, or Orange County (Figure 9).

¹ "Employment Impact of COVID-19: Southern California," Los Angeles Economic Development Corporation Institute for Applied Economics, April 21, 2020.

² "COVID-19: Economic & Fiscal Vulnerabilities and Impacts," Economic & Planning Systems, Inc., April 30, 2020.

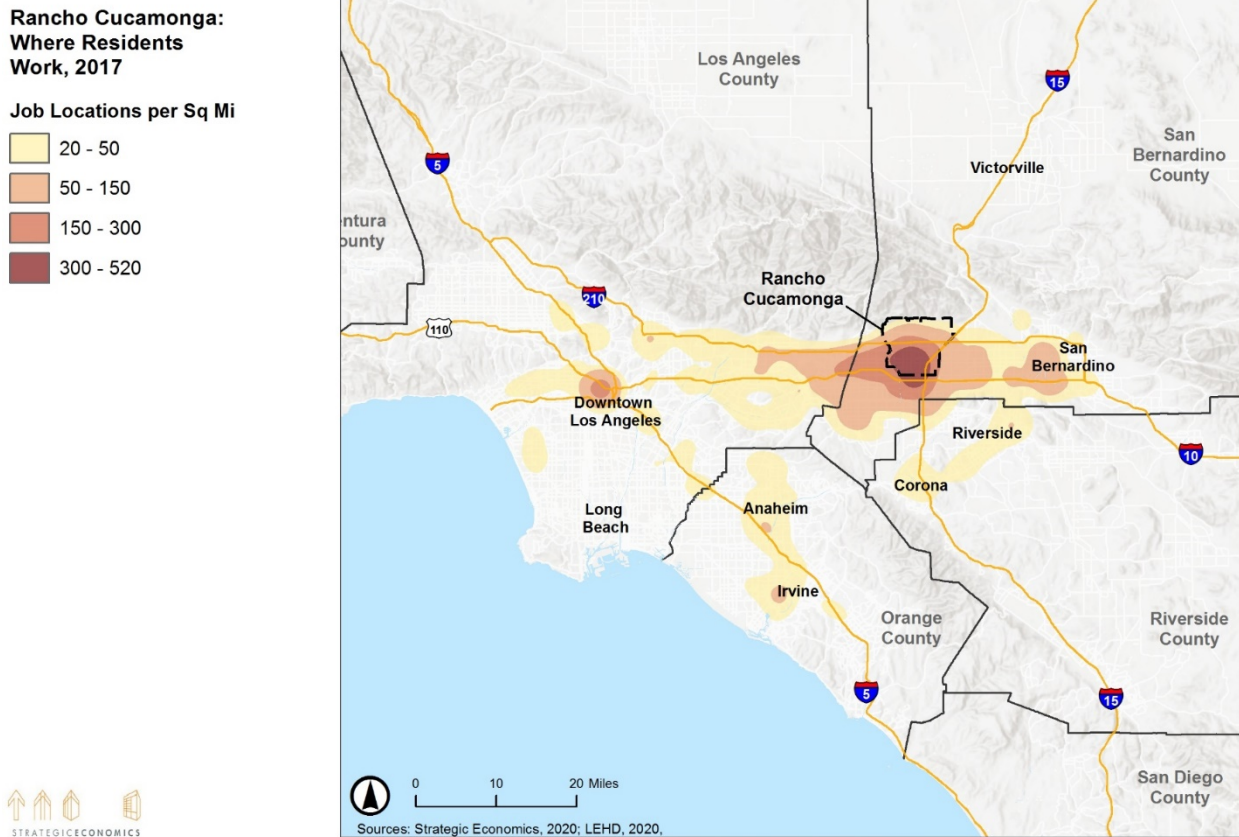
- **Workers employed in Rancho Cucamonga commute into the city from a variety of locations, including nearby cities, Los Angeles, Orange County, and even the Victor Valley (Figure 10).** The city’s freeway access and Metrolink station facilitate connections with the broader region, largely from areas to the east and north with lower housing costs. According to stakeholder interviews, the lengthy commutes from the east and northern regions is partially a result of the cost of housing in Rancho Cucamonga compared to those locations.
- **COVID-19 is expected to significantly reduce both inbound and outbound commuting for the foreseeable future.** Recent layoffs and furloughs, as well as employed people newly working from home, have drastically curtailed commute volumes in and out of Rancho Cucamonga. Even as the local economy recovers and begins to restore and add jobs, some of this reduction in commuting may last over the medium- to long-term as social distancing measures continue and remote working, shopping, and business transactions are increasingly normalized.
- **The skill levels required for jobs that are currently in Rancho Cucamonga are not well-balanced with the educational attainment levels of Rancho Cucamonga residents.** Strategic Economics estimated the educational requirements for the industry sectors located in Rancho Cucamonga based on data from the Bureau of Labor Statistics. A comparison between these estimates and the education levels of resident workers in Rancho Cucamonga is shown in Figure 11. Employers in Rancho Cucamonga employ relatively few city residents because overall, most of the jobs associated with the major industry sectors within the city do not require a degree beyond high school. While an estimated 69 percent of jobs require a high school degree or less, most of the workers in Rancho Cucamonga have at least some postsecondary education, with one-third having a bachelor’s degree or higher.
- **There is also a mismatch between jobs and residents at the industry level.** As shown in Figure 12, the production, distribution, and repair and dining, accommodations, and entertainment sectors combined have 35,800 jobs, but only about 26,600 of Rancho Cucamonga’s residents work in these sectors. Meanwhile, more of Rancho Cucamonga residents work in health, social services, and education fields than is represented in the city’s employment base. (See the next section for further analysis of the city’s industry sectors.)

Figure 8. Rancho Cucamonga Employment Overview, 2017 (Pre-COVID-19)

Jobs Located in Rancho Cucamonga	81,718
Employed Residents in Rancho Cucamonga	75,951
Jobs / Employed Resident	1.08
Share of Residents Also Working in Rancho Cucamonga	15%

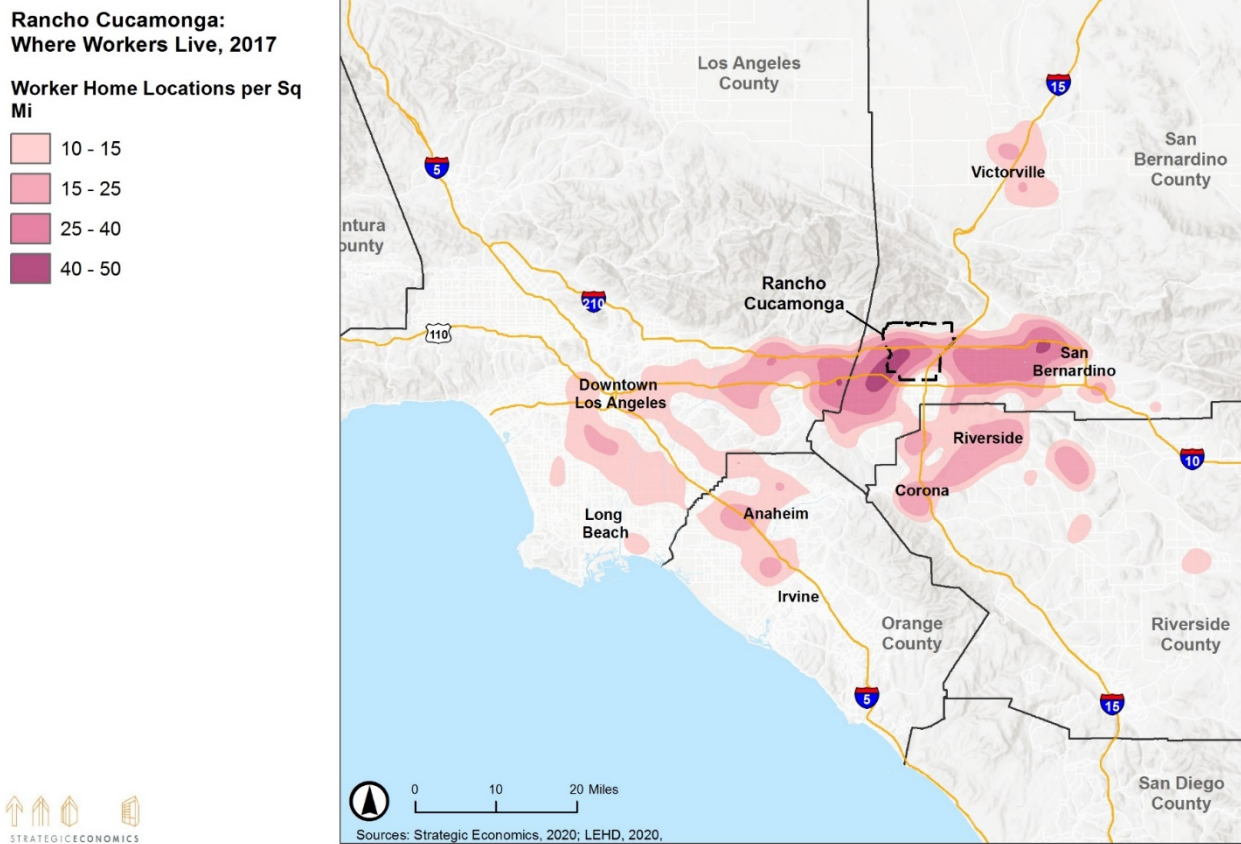
Sources: US Census Longitudinal Employer-Household Dynamics, 2017; Strategic Economics, 2020.

Figure 9. Outbound Commutes: Where Rancho Cucamonga Residents Work, 2017



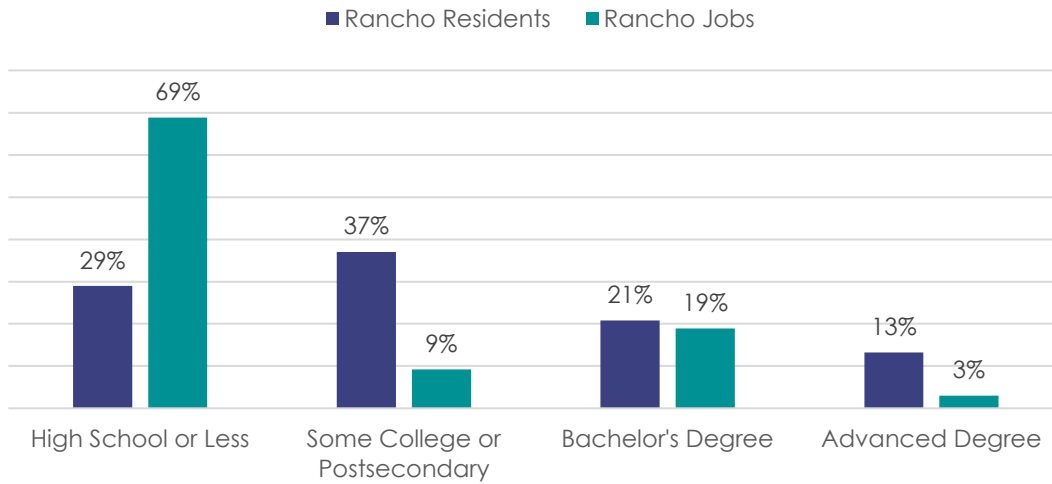
Sources: US Census Longitudinal Employer-Household Dynamics, 2017; Strategic Economics, 2020.

Figure 10: Inbound Commutes: Where Rancho Cucamonga Workers Live, 2017



Sources: US Census Longitudinal Employer-Household Dynamics, 2017; Strategic Economics, 2020.

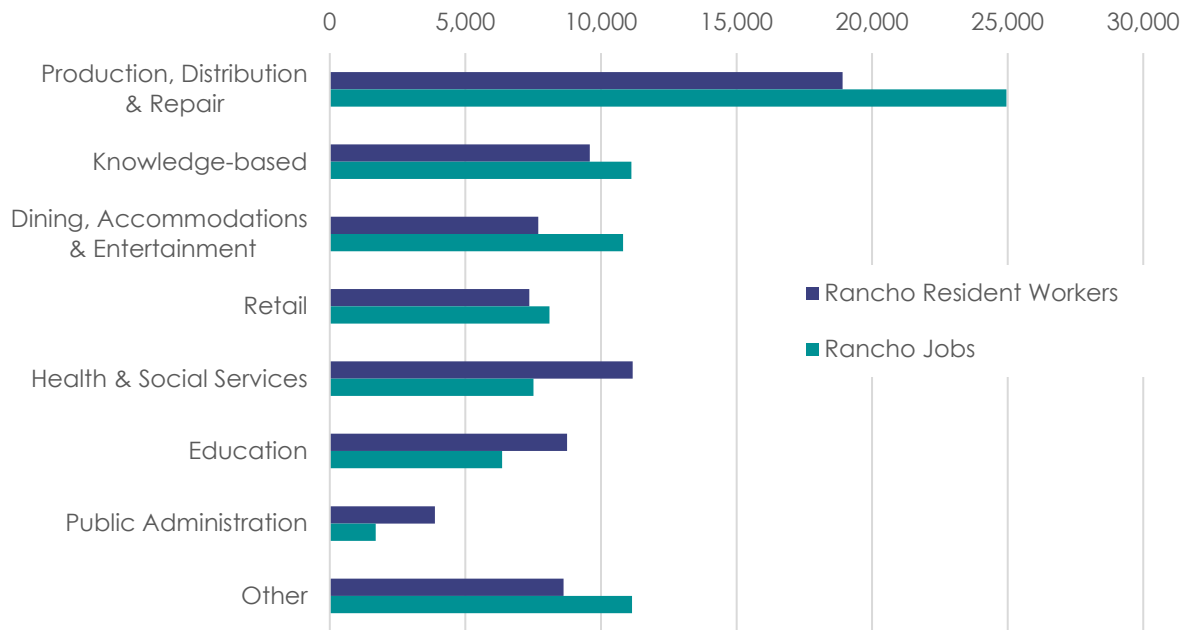
Figure 11. Educational Attainment of Rancho Residents and the Minimum Educational Requirements of Rancho Jobs, 2017



Rancho Residents shown are for ages 25 and older.

Sources: American Community Survey, 2014-2018; Longitudinal Employment Household Dynamics, 2017; U.S. Bureau of Labor Statistics, 2018; Strategic Economics, 2020.

Figure 12. Industries for Rancho Cucamonga Resident Workers Compared with Rancho Cucamonga Jobs, 2017



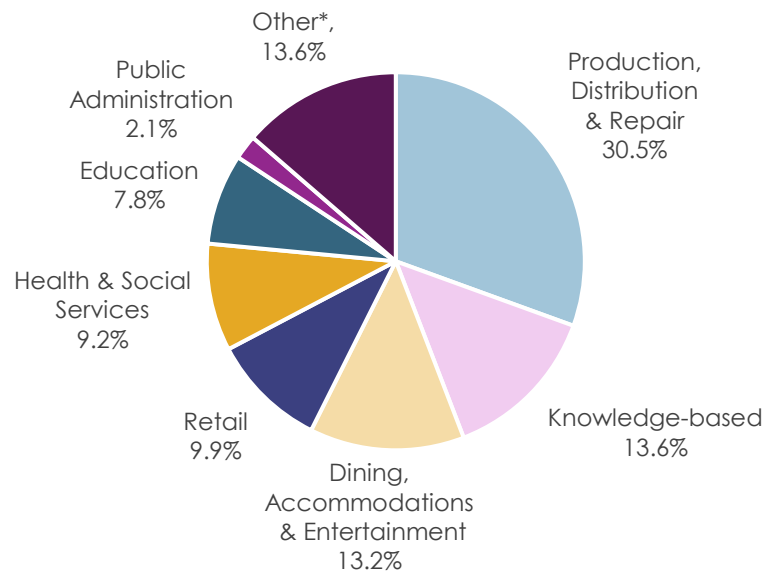
The "Other" industry category includes Administration & Support; Waste Management & Remediation; Other Services; Utilities; and Agriculture, Forestry, Fishing & Hunting.

Sources: US Census Longitudinal Employer-Household Dynamics, 2017; Strategic Economics, 2020.

Industry Employment Sectors

- **Manufacturing has been an important part of Rancho Cucamonga’s employment base, but there is limited growth potential for traditional manufacturing jobs.** Like the Inland Empire as a whole, Rancho Cucamonga historically has had a strong economic base in manufacturing. Currently about 12 percent of all jobs are in the manufacturing sector, shown in Figure 14. However, national trends are forecasting low employment growth in manufacturing due to a higher degree of automation and global competition. Locally, the number of manufacturing firms in Rancho Cucamonga has dropped from 239 in 2011 to 230 in 2017, according to estimates from County Business Patterns (Figure 15).
- **Rancho Cucamonga is a competitive location for the wholesale trade and logistics industries.** In addition to good freeway connectivity, Rancho Cucamonga has good access to the Ontario Airport, BNSF rail lines, and the Port of Los Angeles. These transportation facilities are all keys assets for the logistics industry, which includes transportation and warehousing businesses. Currently wholesale trade and logistics jobs account for about 11 percent of total citywide employment (Figure 14).
- **Helping to diversify the city’s employment base, other significant industry sectors include knowledge-based industries, dining, accommodations, and retail.** Although it is not a major office center, 14 percent of employment in Rancho Cucamonga is in knowledge-based industries. Prior to COVID-19, there was significant hotel employment due to the proximity of nearby Ontario International Airport, as well as approximately 10 percent of jobs in retail, spread among the city’s several retail clusters (Figure 14).
- **Demand for dining, accommodations, and brick-and-mortar retail have been drastically reduced by shelter-in-place measures, and these industries are unlikely to be completely restored to their pre-pandemic operations.** While the longer-term future of these industries is still unclear, social distancing measures will continue to reduce travel and accommodations demand in the near-term. The freeze on many brick-and-mortar sales may accelerate a preexisting trend toward e-commerce sales.
- **While the employment growth estimates from 2011 to 2017 are not currently available, the number of firms in Rancho Cucamonga has grown by 21 percent during that period.** About half of new firms were in the production, distribution and repair (PDR) and knowledge-based sectors. Although the health care, education, and dining, accommodations, and entertainment sectors represent a smaller share of firms citywide, the rate of growth in the number of firms in those sectors was the strongest (Figure 15).
- **Rancho Cucamonga is well-positioned to capture employment growth in a variety of industries, building on its strengths in wholesale trade, logistics, and accommodations, with potential growth in areas that generate higher-paying jobs, such as office-based and health care employment.** According to projections from the California Employment Development Department (Figure 16), logistics-related industries are anticipated to expand by over 60,000 jobs in the Inland Empire between 2016 and 2026. While most logistics businesses create mostly lower-skilled employment (and may require larger format buildings than can be accommodated in Rancho Cucamonga), new businesses and higher quality jobs can be created in industries that support logistics, such as information technology. Other industries with a strong regional economic outlook include education, health care, leisure and hospitality, construction, and professional and business services.
- **As many industries, including manufacturing and logistics, become more technologically advanced, they will spur growth in a variety of occupations, some of which will require more skilled labor.** Rancho Cucamonga can strengthen relationships with existing educational institutions, including the school districts and Chaffey College, as well as local employers, to prepare students and adults for a variety of jobs. These workforce development partnerships, along with other economic development efforts, can help to ensure that the next generation of Rancho Cucamonga’s workforce can find job opportunities locally, rather than commuting to other job centers.

Figure 13. Employment in Rancho Cucamonga by Industry Category, 2017



*The "Other" industry category includes Administration & Support; Waste Management & Remediation; Other Services; Utilities; and Agriculture, Forestry, Fishing & Hunting.

Sources: US Census Longitudinal Employer-Household Dynamics, 2017; Strategic Economics, 2020.

Figure 14. Employment in Rancho Cucamonga by Industry Category and Sector, 2017

Industry Sector	Numbers of Employees	Share of Employment
Production, Distribution & Repair	24,958	30.5%
Manufacturing	10,145	12.4%
Construction	5,954	7.3%
Transportation and Warehousing	4,481	5.5%
Wholesale Trade	4,378	5.4%
Knowledge-Based	11,121	13.6%
Finance and Insurance	5,213	6.4%
Professional, Scientific, and Technical Services	3,312	4.1%
Real Estate and Rental and Leasing	1,268	1.6%
Management of Companies and Enterprises	870	1.1%
Information	458	0.6%
Dining, Accommodations & Entertainment	10,821	13.2%
Accommodation and Food Services	10,135	12.4%
Arts, Entertainment, and Recreation	686	0.8%
Retail Trade	8,098	9.9%
Health Care and Social Assistance	7,516	9.2%
Educational Services	6,359	7.8%
Public Administration	1,698	2.1%
Other	11,129	13.6%
Administration & Support, Waste Management and Remediation	7,972	9.8%
Other Services (excluding Public Administration)	2,119	2.6%
Utilities	1,038	1.3%
Agriculture, Forestry, Fishing and Hunting	18	0.0%
Total	81,718	

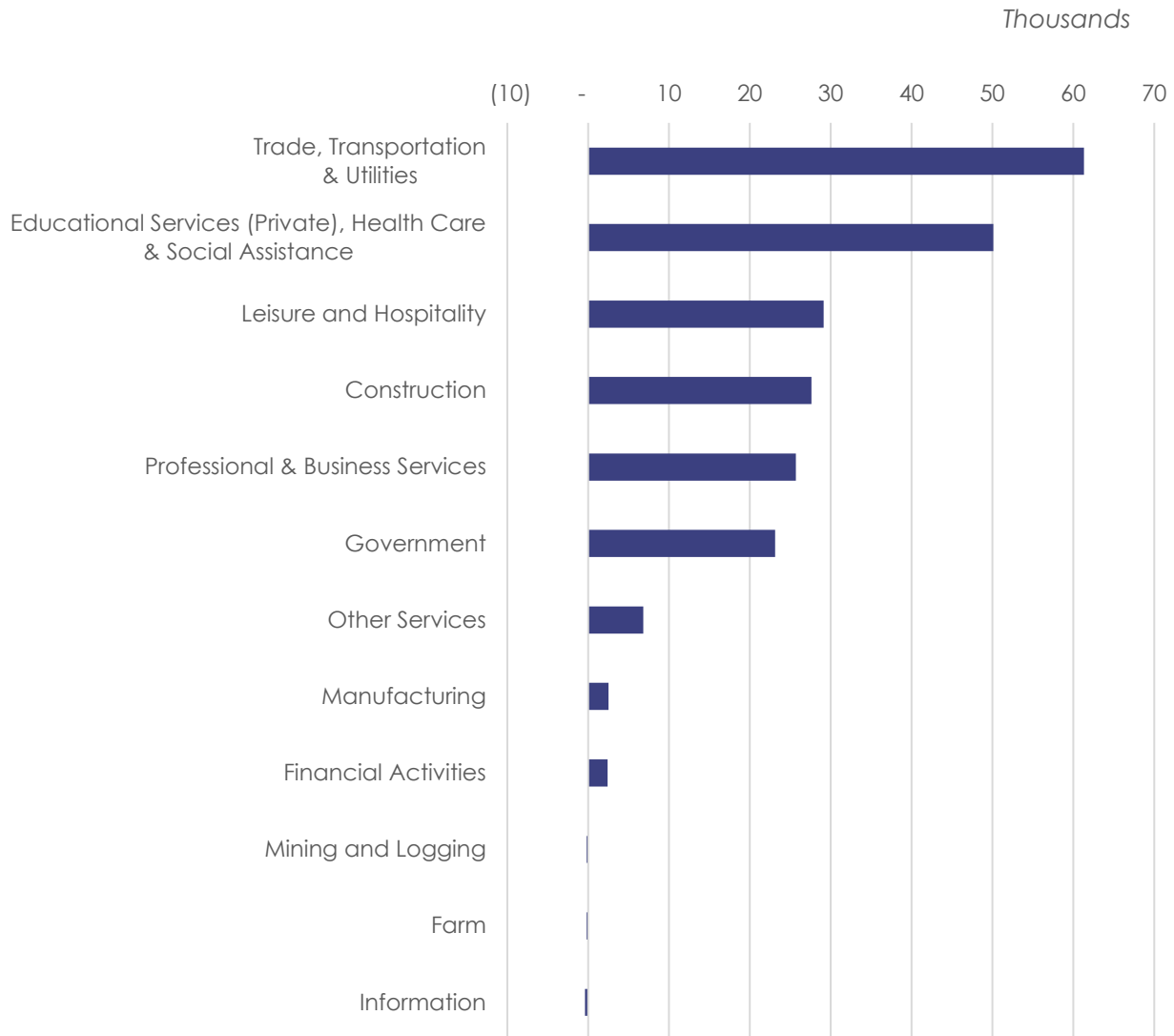
Sources: US Census Longitudinal Employer-Household Dynamics, 2017; Strategic Economics, 2020.

Figure 15. Number of Firms by Industry Sector in Rancho Cucamonga, 2011-2017

Industry Sector	2011	2017	Net Change, 2011-2017	Percent Change, 2011-2017
Production, Distribution, and Repair	1,087	1,255	168	15%
Manufacturing	239	230	-9	-4%
Construction	373	427	54	14%
Transportation and Warehousing	148	183	35	24%
Wholesale Trade	327	415	88	27%
Knowledge-Based	838	1,057	219	26%
Finance and Insurance	215	241	26	12%
Professional, Scientific & Technical	390	496	106	27%
Real Estate and Rental and Leasing	181	251	70	39%
Management of Companies and Enterprises	19	23	4	21%
Information	33	46	13	39%
Dining, Accommodations, & Entertainment	344	450	106	31%
Accommodation and Food Services	313	400	87	28%
Art, Entertainment, and Recreation	31	50	19	61%
Retail	431	473	42	10%
Health Care and Social Assistance	390	537	147	38%
Education Services	43	57	14	33%
Other	484	559	75	15%
Administration & Support, Waste Management and Remediation	208	208	0	0%
Other Services and Unclassified	270	343	78	29%
Agriculture, Mining, and Utilities	6	8	2	33%
Total	3,617	4,388	771	21%

Sources: County Business Patterns, 2011-2017; Strategic Economics, 2020.

Figure 16. Projected Change in Inland Empire Employment by Industry Category, 2016-2026



Sources: California Employment Development Department, 2016-2026; Strategic Economics, 2020.

Housing

This section reviews trends in production, market prices, and rents of Rancho Cucamonga's housing stock.

Introduction

This section gives a brief overview of the city's housing market. The first subsection reviews trends in housing costs for homeowners and renters. This is followed by a summary of recent trends in new housing development.

Homeownership and Rental Markets

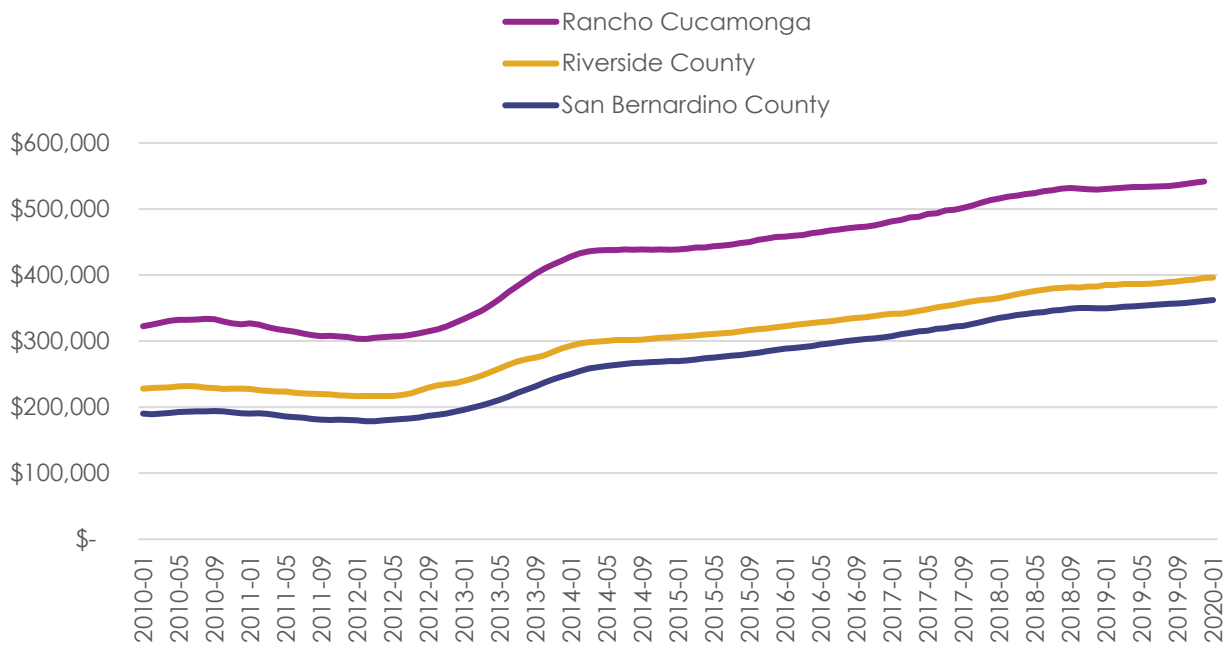
- **As with the Inland Empire, Rancho Cucamonga is predominantly a suburban-style community of single-family homeowners.** Some 62 percent of Rancho households are homeowners, compared with 63 percent in the region (Figure 17).
- **For-sale homes in Rancho Cucamonga are valued at a significant premium compared with many communities in the Inland Empire region, reflecting the city's reputation as a desirable place to live.** Rancho Cucamonga has historically had higher home prices than the region, shown in Figure 18. The median home value in Rancho is now \$543,000, 30 percent higher than in Fontana to the east, but still five percent below Upland to the west (Figure 19). Home values specific to the condominium market are significantly lower but follow a similar pattern relative to neighboring communities. Residents and other local stakeholders have cited the city's high quality public schools, convenient location, attractive neighborhoods, shopping and dining amenities, and recreational opportunities as factors that contribute to the city's quality of life and strong housing market. While higher home values benefit existing property owners, higher home prices may also prevent the City's workforce from entering the local housing market.
- **Like most of California, home prices in Rancho Cucamonga and the Inland Empire generally have risen much faster than the rate of inflation.** Over the last ten years, home sales prices in Rancho Cucamonga grew at an average annual rate of 5.3 percent. Starting from a lower base, home values in Riverside and San Bernardino counties grew at an even faster rate, at 5.7 and 6.7 percent annually (Figure 18).
- **Apartment rents are higher in Rancho Cucamonga than in the rest of the Inland Empire.** Rancho's average rental rate is currently \$2.06 per square foot, compared to \$1.61 per square foot in the Inland Empire region. An average 1,000-square-foot apartment currently has effective rents of \$2,000 per month, or 28 percent higher than the average for the Inland Empire. Rental rates per square foot in Rancho rose 3.8 percent per year over the last ten years, slightly slower than the escalation in home prices during the same period (Figure 20).
- **Apartment vacancy rates are low regionwide.** According to Costar, overall vacancy is four percent in Rancho Cucamonga and five percent in the Inland Empire as a whole.

Figure 17. Housing Tenure for Occupied Housing Units in Rancho Cucamonga and the Inland Empire, 2018

	Rancho Cucamonga		Inland Empire	
	Count	Share	Count	Share
Owner Occupied	34,410	62%	846,141	63%
Renter Occupied	21,540	38%	502,841	37%
Total Occupied Housing Units	55,950	100%	1,348,982	100%

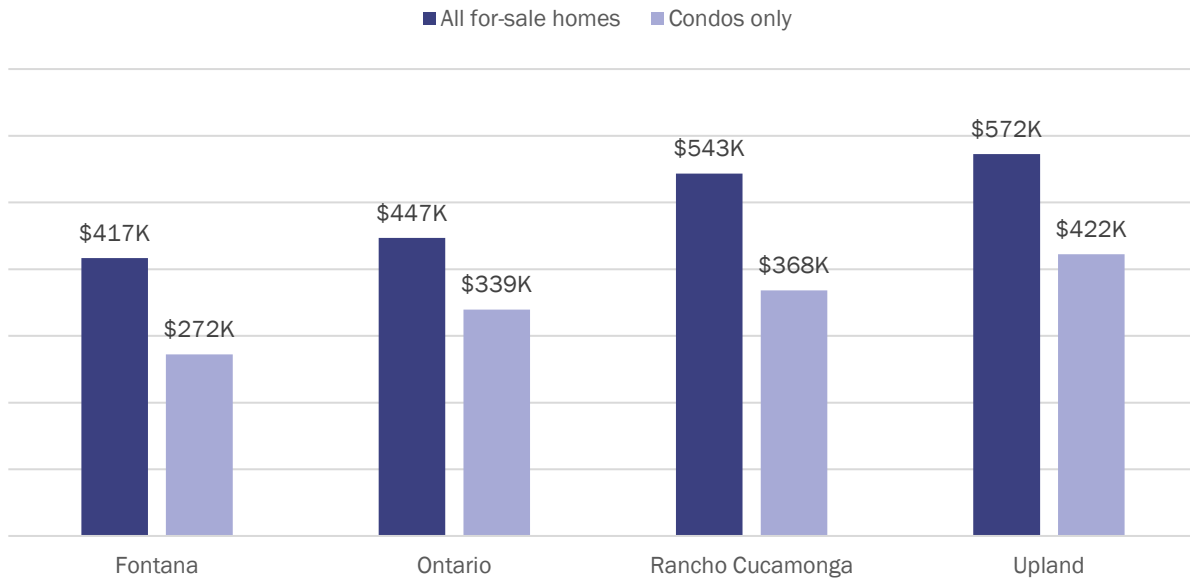
Sources: American Community Survey, 2014-2018; Strategic Economics, 2020.

Figure 18. Zillow Home Value Index for Rancho Cucamonga, San Bernardino County, and Riverside County, 2010-2020



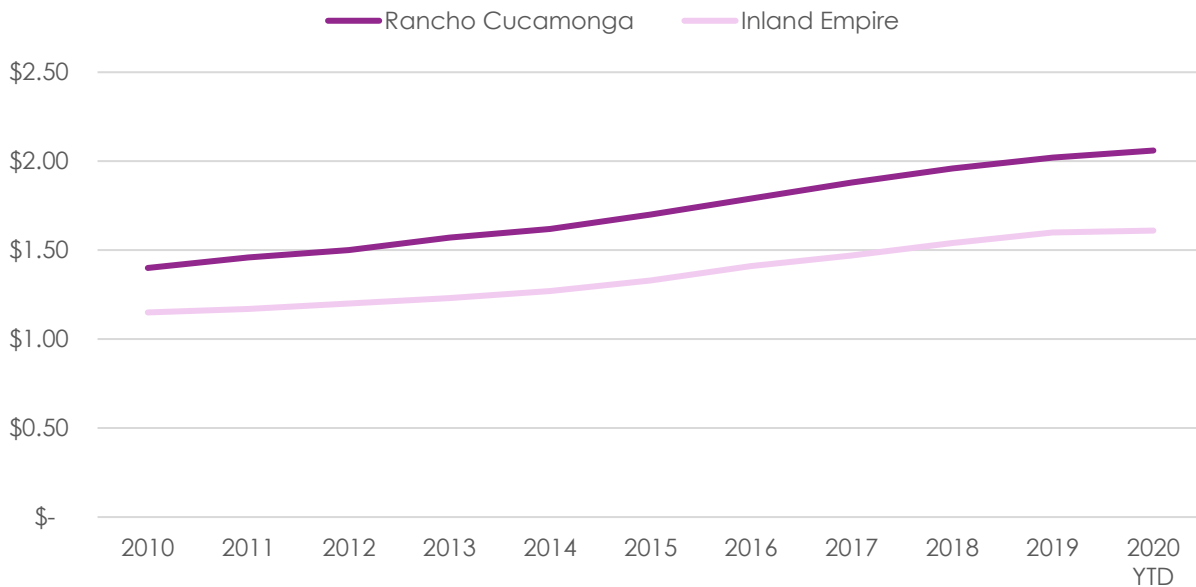
Sources: Zillow Home Value Index, 2010-2020; Strategic Economics, 2020.

Figure 19. Zillow Home Value Index for Rancho Cucamonga, San Bernardino County, and Riverside County, 2010-2020



Sources: Zillow Home Value Index, January 2020; Strategic Economics, 2020.

Figure 20. Average Asking Rent per Square Foot for Multifamily Apartment Buildings in Rancho Cucamonga and the Inland Empire, 2010-2020

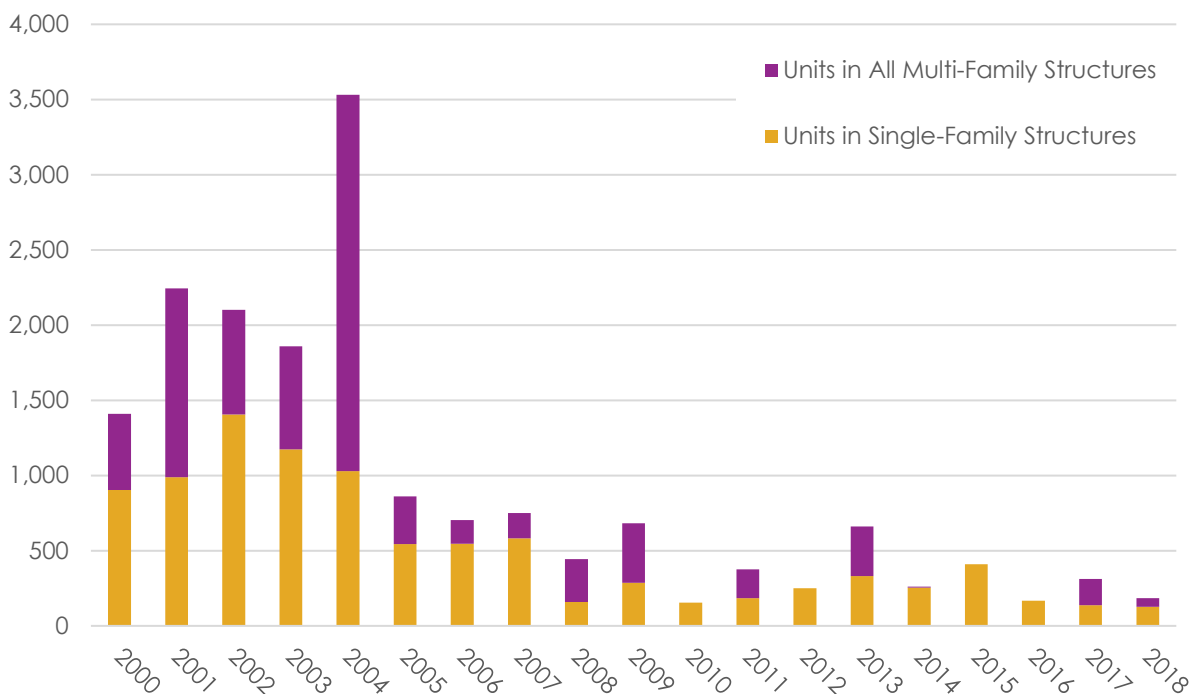


Sources: Costar, 2010-2020; Strategic Economics, 2020.

Development Trends

- **Housing permits in Rancho slowed significantly prior to the Great Recession and have never returned to pre-Recession levels as the city approaches buildout.** Issuance of building permits for both single-family and multi-family properties peaked in 2004, as shown in Figure 21, which was also true for San Bernardino County and much of Southern California. (Multi-family properties include all buildings with more than one unit.)
- **Since the 2000s, multifamily buildings have played a major role in new housing production in Rancho Cucamonga.** Multifamily units accounted for 45 percent of all permitted units since 2000 (Figure 21).
- **Several large, major multifamily developments in the pipeline should help lift the level of residential production by adding more compact housing types located near transit.** Projects include The Resort (up to 3,450 units under construction) and Empire Yards (500 units in the planning stages), which will add a combination of townhomes and apartment flats accessible to the Metrolink station area.
- **Other sources of new housing stock include the Etiwanda Heights Neighborhood and Conservation Plan as well as mixed use projects along some of the city's commercial corridors.** Up to 3,000 detached and attached single family homes are planned for Etiwanda Heights. The City has also seen developer interest in mixed use housing along some of its commercial corridors.

Figure 21. Residential Building Permits Issued in Rancho Cucamonga, 2000-2018



Source: Department of Housing and Urban Development, 2000-2018; Strategic Economics, 2020.