

TE APPROVED 03/15/09

HOUSING ELEMENT

PURPOSE

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the housing needs within the Town and to set forth policies and programs that will enable the Town to reach its defined housing goal. In order to ensure that a safe and decent place to live, within a satisfactory environment, is provided for Yucca Valley residents, the housing element promotes a closer coordination of housing policies and programs at local, state and federal levels, as the attainment of housing goals depends upon the shared commitment of all levels of government.

BACKGROUND

The Housing Element directly relates to the Land Use Element, and the amount and location of residential development as it relates to commercial and industrial lands, the type and intensity of these land uses, and to the amount of open space. These inter-relationships reach to the Open Space, Mineral, Energy and Conservation Elements. The ability of the Town to provide public services to the community, as outlined in the Public Buildings, Facilities, and Utilities Element also correlates with the content of the Housing Element. The Housing Element also impacts the transportation routes and availability of transit services in the Circulation Element. Finally, the maintenance of an adequate jobs to housing ratio established in the Economic Development Element, and the protection of sensitive receptors established in the Noise Element are also related to the Housing Element.

The Housing Element includes a description of existing housing types, condition of existing units, overcrowding, overpayment, large and single parent households, homelessness, and the demand for affordable housing in the area. The basis for the goals, policies and programs in this Element is established through an evaluation of the previous (1998-2006) Housing Element, and the Town's level of success in meeting those goals.

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.

(4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs. Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

(a) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.

(b) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.

(d) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

(1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.

(2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

Consistency with the General Plan

The Housing Element, as with all Elements of the General Plan, must be consistent with all other Elements. The Town's procedures for amendment of the General Plan are contained in Chapter I., Introduction and Administration. The Town will continue to evaluate any amendment to the General Plan, including updating of the Housing Element as required by State law, to assure that internal consistency is maintained.

PREVIOUS HOUSING ELEMENT EVALUATION

This section of the Housing Element reviews the policies and programs of the 1998 to 2006 planning period, and assesses their effectiveness. Related policies and programs are evaluated together, in order to limit redundancy. Since the Town has experienced relatively limited growth, especially when compared to the rest of southern California, the level of activity in the housing market during the previous planning period is relatively limited.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Program 1.A

Working with the County of San Bernardino, use Housing set-aside funds for the Home Improvement Program allowing grants and loan assistance programs for qualifying low income households in order to encourage the rehabilitation of existing housing units (Quantified Objective #2).

Responsible Agency: Redevelopment Agency; Community Development Department; County of San Bernardino

Schedule: To be determined each fiscal year, based on budgetary constraints and opportunities.

Evaluation: The Town assisted 62 very low income households and 27 low income households through its housing rehabilitation program during the previous planning period. Funding was in the form of grants, which was used by the homeowners to repair roofing, replace or repair septic systems, or repair or replace air conditioning and heating systems.

Program 1.B

All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Evaluation: The Town's Code Enforcement Department continually monitors the maintenance of housing stock, and enforcement is handled on a case-by-case basis. During the previous planning period, 334 homes were cited for substandard conditions. All the cases were satisfactorily completed.

Program 1.C

Develop a program for the rehabilitation of sub-standard multi-family residential units using available subsidies for lower income residents which strives to assist in the rehabilitation of 3 multi-family units annually. (Quantified Objective #2)

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 2001-2002.

Evaluation: No applications were made by multiple family owners or managers for assistance during the previous planning period. Because of the lack of response, and the limited number of multiple family units in the community, the program will be eliminated in the 2006-2014 planning period.

Program 1.D

Identify existing core neighborhoods with substandard infrastructure, including unpaved or partially paved roads, substandard water lines, and flooding problems, and quantify the need for improvements.

Responsible Agency: Community Development Department; Building Department

Schedule: 2000-01; Continuous.

Evaluation: The Town prepared and maintains a capital improvement program which budgets funds for roadway improvements, flood control facilities and similar infrastructure. During the previous planning period, the Town applied funds to the paving of dirt roads, the reconstruction and repaving of poorly maintained roads, and similar projects. This program will be maintained in the 2006-2014 planning period.

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Program 2.A

Maintain the inventory of all land suitable for residential development in the Land Use Element.

Responsible Agency: Community Development Department

Schedule: 1999-00, Continuous.

Evaluation: The Town has had limited activity in terms of changes to land use designations since incorporation. The Planning Department maintains an inventory of General Plan and Zoning map amendment requests, and tabulates the acreage changes. In all cases, the amendments have consisted of requests for increases in density. In total, 239 acres have received amendments, with resultant increases in density which will allow an additional 370 units, 100 of which are for Medium Density Residential units at a density of 10 units per acre.

Program 2.B

Maintain land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with the low density rural character of the Town.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The land use designations in Town have not changed since the adoption of the General Plan. The Town maintains residential land use designations ranging from one units per 20 acres (RHR), to 14 units per acre (RM-14). The Town has no plans to change or delete land use designations in the current planning period.

Policy 3

Meet the housing needs of the low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A

For developments which will restrict their units to very low, or low income households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The Town did not receive any requests for density bonuses during the last planning period. The Town's density bonus ordinance is not currently consistent with State requirements, and will need to be updated in the current planning period.

Program 3.B

Maintain a regular contact with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance and HOME rental property rehabilitation programs within the Town are actively pursued.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Continuous.

Evaluation: Requests for Section 8 assistance are referred to the County of San Bernardino Housing Authority, which implements the Section 8 program in Town. Town staff is limited, and funding constraints do not allow for a staff person to coordinate activities with the County on a regular basis. This practice will continue in the 2006-2014 planning period. See also the discussion of Existing Housing Programs, below, for a description of Section 8 assisted households in Yucca Valley.

Program 3.C

Work with private organizations, including Angelview Crippled Children's Foundation, in assisting whenever possible in the housing of handicapped residents in the community. The Town Council shall consider the waiver of planning and engineering plan check fees for such projects as they occur.

Responsible Agency: Community Development Department

Schedule: 2000-2001.

Evaluation: There were no requests for plan check or fee waivers for projects assisting handicapped residents in Town during the previous planning period.

Program 3.D

Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well

as methods of responding to complaints shall be made available at Town Hall and at the Library.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: As stated above, the Town has very limited staff. Town Hall does, however, provide pamphlets, brochures and contact information for all fair housing questions brought to staff's attention. Referrals are made to the County's offices in San Bernardino. This practice will continue in the 2006-2014 planning period.

Program 3.E

Continue to work with the County of San Bernardino Housing Authority to encourage the development of the 11 acres owned by the Housing Authority in Town for affordable housing.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 1999-00, Continuous .

Evaluation: The Housing Authority did not proceed with development of its parcel during the previous planning period.

Program 3.F

Maintain provisions for the development of homeless shelters and transitional housing through the religious community, as a conditional use in the Development Code.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The Town continues to work with religious and charitable organizations which provide emergency shelter. The Town's Development Code standards for homeless shelters were maintained in the previous planning period. With the passage of Senate Bill 2 in 2008, however, the Town's Development Code will require amendment. See also discussion under Homelessness, below.

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A

Expediently calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.

Responsible Agency: Redevelopment Agency

Schedule: Annual.

Evaluation: The Finance Department calculates housing set aside funds on an annual basis, and also projects funds for future years, to facilitate budgeting and Implementation Plan allocations. This practice will continue in the current planning period.

Program 4.B

A Mortgage Assistance Program for qualifying households shall be established and funded with Housing set-aside funds when available (Quantified Objective #1). The Program could include, but is not limited to, a "silent second" provision, provide downpayment assistance, or cover non-recurring closing costs. In the interim, the Town will participate through the County of San Bernardino's First Time Homebuyer's Program.

Responsible Agency: Redevelopment Agency

Schedule: 2002-2003.

Evaluation: The Town received less than \$100,000 in set aside funds until the 2003-2004 fiscal year, when commercial development activities increased set aside funds to over \$160,000. In 2005-2006, the Town received \$230,370 in set aside funds. During the majority of the planning period, therefore, the Town had limited funds for housing programs, and focused on the housing rehabilitation program. The Mortgage Assistance Program was not implemented in the previous planning period. The Town expects that it will receive between \$270,000 and \$310,000 annually in the current planning period, and will be able to create a Mortgage Assistance Program with a portion of these funds.

Program 4.C

Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these applications within 30 days of receipt. When conditional use permits or development review is required prior to application submittal, the Town shall fast-track such applications to ensure that submittals are not delayed, assuming a timely submittal by the developer.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 2000-2001; Continuous.

Evaluation: The Town received no requests for expedited processing from developers seeking State or Federal housing funds during the previous planning period.

Program 4.D

Continue to distribute the County of San Bernardino's handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: As stated above, the Town maintains materials provided by the Housing Authority as Town Hall, and provides them to anyone who requests them. This practice will continue.

Program 4.E

Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed. (Quantified Objective #4)

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing.

Evaluation: There were no at risk projects which opted out of their program during the previous planning period.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A

Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Evaluation: No mobile home park conversions were proposed during the previous planning period. The Town continues to promote their preservation as an affordable housing option. See also section of Mobile Home Parks, below.

Policy 6

To ensure the provision of housing that is efficient in its use of energy and natural resources.

Program 6.A

Ensure that new development and rehabilitation efforts, whenever possible, maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Responsible Agency: Community Development Department; Southern California Edison

Schedule: Immediate; Continuous.

Evaluation: All projects submitted to the Town are reviewed for passive and active solar design. The Town implements energy efficient provisions of the Building Code, and encourages passive and active solar design, particularly for residential development. In addition, the High Desert Water District implements strict water conservation measures,

and reviews all landscaping plans for tracts, multi-family development and commercial and industrial projects to assure that water use is minimal in landscaping.

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

Program 7.A

Maintain a Planned Residential Development (PRD) permit ordinance which shall allow flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: The Town's growth in the previous planning period was primarily associated with existing recorded tract maps which were built out. No Planned Development requests were brought forward during the previous planning period. However, as lots of record have become built out, new tracts and projects have been proposed, including two Planned Developments, both of which were proposed to preserve open space and cluster housing development.

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.

Responsible Agency: Community Development Department

Schedule: On-going, as Specific Plans are submitted.

Evaluation: As stated above, the bulk of development activity in the previous planning period was associated with existing tracts and lots. The Town did not process any Specific Plans in the previous planning period.

Program 8.B

Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure, through the use of incentives such as the Home Improvement grants. (Quantified Objective #2).

Responsible Department: Redevelopment Agency

Schedule: Continuous

Evaluation: As stated above, the growth in Town in the previous planning period has been concentrated on existing lots of record. Most of these lots are in the Town's core, and therefore this program was successfully implemented. As development proposals

come to the Town in the future, the expansion of the urban core will be reviewed for available infrastructure, and consistency with General Plan goals, policies and programs.

Program 8.C

Ensure that in-fill development occurs in areas with adequate infrastructure development to support build-out of the neighborhood, including streets and water and sewer lines.

Responsible Department: Community Development Dept.

Schedule: Continuous

Evaluation: All projects were required to connect to existing infrastructure, or extend infrastructure if none existed, during the previous planning period. This practice will continue.

Program 8.D

Identify and maintain a database of infill lots throughout the community which would be appropriate for the development of affordable housing, including self-help ownership housing. Promote these parcels in the development community, through brochures, potential streamlined processing incentives, and other means.(Quantified Objective #3)

Responsible Agency: Community Development Department

Schedule: 2000-2001

Evaluation: Town staff maintains an inventory of existing lots throughout the community. The inventory is updated as projects are approved. This practice will continue.

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 9.A

Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.

Responsible Department: Community Development Department; Redevelopment Agency; Housing Authority

Schedule: 2000-2001; Continuous

Evaluation: A small multi-family project was processed during the previous planning period, but was not constructed. The project consisted of three bedroom units. The market in Yucca Valley has not warranted the construction of multi-family dwellings, and single family residences have been the primary unit type built in Town.

Program 9.B

Encourage development of second units on single family lots, a cost-effective housing opportunity for all segments of the population, by providing information packets at Town

Hall on second unit construction and the conditions set forth in both the Development Code and in Government Code Section 65852.1.

Responsible Department: Community Development Department

Schedule: Continuous

Evaluation: The Town allows second units on residential lots, but has had limited activity in terms of building permits. Again, single family residential construction is relatively affordable in Yucca Valley, and limited demand exists for second units.

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 10.A

Establish a program of grants and loans to senior residents utilizing set-aside funds to encourage maintenance and rehabilitation of existing housing units (Quantified Objective #5).

Responsible Agency: Redevelopment Agency

Schedule: 2000-2001.

Evaluation: As stated above, the home rehabilitation program implemented by the Town assisted 89 very low and low income households during the previous planning period. Although the Town did not record whether these were senior households, some senior households were assisted.

Program 10.B

Provide assistance to developers of affordable senior housing through Housing set-aside funds and bond proceeds whenever possible (Quantified Objective #6).

Responsible Agency: Redevelopment Agency

Schedule: 2000-2001; Continuous

Evaluation: As previously stated, the Town has had limited set-aside funds available until the last year of the previous planning period. Therefore, no assistance was granted for a senior project. It is expected that the Town will implement more programs in this planning period, due to increases in the set-aside funds it receives, and a program will be maintained to assist senior housing projects.

Program 10.C

In older neighborhoods where low and very low income seniors are the primary residents, consider the assignment of bond proceeds for the improvement of streets, water and flood control improvements to bring these facilities into compliance with current standards.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: As previously stated, the Town's Capital Improvement Program improved and expanded infrastructure during the previous planning period. Although

neighborhoods housing seniors were not specifically targeted, the improvements were concentrated in the older areas of Town, where these persons reside.

Program 10.D

For developments which will restrict their units to senior households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The Town did not receive any requests for density bonuses during the last planning period. The Town's density bonus ordinance is not currently consistent with State requirements, and will need to be updated in the current planning period.

Program 10.E

Work with private organizations in obtaining financing for senior and affordable housing project expansion through the Town's Redevelopment Agency as funds become available. The Town shall consider providing assistance in the form of direct subsidy, waiver of fees, reimbursement of connection fees for water meters, or other incentives as they become available. (Quantified Objective #3)

Responsible Agency: Town Manager's Office; Redevelopment Agency

Schedule: On-going.

Evaluation: As previously stated, the Town has had limited set-aside funds available until the last year of the previous planning period. Therefore, no assistance was granted for a senior project. It is expected that the Town will implement more programs in this planning period, due to increases in the set-aside funds it receives.

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Program 11.A

Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: The Town amended its Development Code to expand its Specific Plan section, and requires that Specific Plans contain both development standards and guidelines. This practice will be maintained in the current planning period.

Program 11.B

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: All projects are conditioned to improve the street frontages on which they occur. In addition, the Town requires improvements to trails within its Master Plan of Trails, if those occur adjacent to a proposed development project. Developers are also encouraged to incorporate trails into their open space areas, as projects are brought forward.

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A

Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 12.B

Ensure that affordable and senior housing projects are located in areas with adequate public improvements, including streets and sidewalks.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: The General Plan land use map was maintained throughout the previous planning period. It was specifically designed to allow the most intense development at the Town's core, along State Highway 62, with decreasing densities as one moves away from the core. Therefore, Medium Density Residential land uses occur on transit lines, close to commercial services and the Town's job centers.

Program 12.C

Identify and support the conversion of vacant or under-utilized motel or apartment projects to affordable senior housing by private developers utilizing State tax credit programs.

Responsible Agency: Community Development Department

Schedule: 2001-2002; Continuous

Evaluation: Due to staff constraints, and lack of requests, no conversions of existing motels and apartments were undertaken during the previous planning period.

DEMOGRAPHIC INFORMATION

This section of the Housing Element provides the demographic basis for the analysis which follows. The information provided below is based on the 2000 Census. Where more current information is available, it has been provided.

Population and Households

The Town's population was 10,851 in 1980, and increased to 13,701 persons in 1990, a 26.3% increase. Census 2000 identified a total population in Town of 16,865, an increase of 23% in ten years. As a point of comparison, the County of San Bernardino grew from a population of 1,418,380 in 1990, to 1,709,434 in 2000, an increase of 20.5% for the same time period. The Department of Finance further estimates Yucca Valley's population at 21,268 in 2008, an increase of 26.1% over year 2000 population.

The 2000 Census further estimated that there were 6,949 households in Town in 2000, while the Department of Finance estimates that there were 8,366 households in Town in 2008.

Population by Age Group

Yucca Valley's residents had a median age of 41.6 years in 2000. The Table below illustrates the number of persons in various age ranges and the percent of total population for each group. As shown in the Table, the Town has a large senior population, with 32.7% of its residents being over the age of 55. The Town has fewer children, with 27.5% of the population being 19 or younger.

**Table III-1
Age Distribution of Yucca Valley-2000**

Age	Number	% of Total
0-4	989	5.9%
5-19	3,653	21.7%
20-24	786	4.7%
24-34	1,547	9.1%
35-44	2,258	13.4%
45-54	2,095	12.4%
55-59	827	4.9%
60-64	861	5.1%
65-74	1,741	10.3%
75-84	1,516	8.9%
85+	592	3.5%
Total	16,865	100%

Source: 2000 U.S. Census of Population and Housing

Ethnic Characteristics

The Town of Yucca Valley, along with the entire Morongo Basin, is primarily a Caucasian community. The following table illustrates the estimated racial mix in Town in 2000.

**Table III-2
Ethnic Characteristics 2000**

Race	2000	% of Total
White	14,716	87.2%
Black	379	2.2%
Asian/Pacific Islander	218	1.3%
American Indian	227	1.3%
Other	1,325	7.9%
Hispanic Origin*	1,922	11.4%
Total	16,403	100%

Source: 2000 Census of Population and Housing.

*Hispanic population included in the above statistics.

Household Size

The Town's average household size was 2.35 persons in 1990. By 2000, the Census estimated that the average household in Yucca Valley contained 2.38. In 2008, the Department of Finance estimates that there are 2.505 persons per household. This trend points to the broadening of family households versus strong historic retirement-oriented household formation.

Per Capita and Median Household Incomes

The Town's per capita income in 1990 was estimated to be \$13,697. By 2000, per capita income had increased to \$16,020, almost equivalent to the County's per capita income of \$16,856.

The median household income in Yucca Valley in 1990 stood at \$23,741, and by 2000 was \$30,420. When compared to the County median household income, which stood at \$42,066 for the same period, Yucca Valley stood well below the County as a whole. The following Table shows the housing income distribution for Yucca Valley in 2000.

**Table III-3
Income Distribution by Household-2000**

Income	# of Households
\$0-\$10,000	1,067
\$10,000-\$14,999	738
\$15,000-\$24,999	1,149
\$25,000-\$34,999	1,082
\$35,000-\$49,999	1,164
\$50,000-\$74,999	915
\$75,000-\$99,999	522
\$100,000-\$149,000	237
\$150,000+	91
Total:	6,965

Poverty Levels

The 2000 Census identified 3,247 individuals below the poverty level in Yucca Valley. As shown in Table III-4, 1,133 of these individuals were minor children, and 348 were seniors of 65 years of age or older.

**Table III-4
Persons Below Poverty Level-2000**

Age	# of People
Under 5	350
5	40
6-11	384
12-17	359
18-64	1,766
65-74	147
75+	201
Total:	3,247

Overpayment

The Comprehensive Housing Affordability Strategy (CHAS) estimates those households that are overpaying for housing. Overpayment is defined as more than 30% of all household income being dedicated to the cost of housing. Table III-5, below, lists the 2000 CHAS estimates.

**Table III-5
Overpayment by Income Level 2000**

Household Type	Low Income	Very Low Income	Extremely Low Income
Total Renter Occupied	434	405	673
Elderly renters	15	120	115
Small family renters	39	110	215
Large family renters	10	14	74
Total Owner Occupied	1,017	559	559
Elderly owners	149	150	192
Small family owners	90	45	109
Large family owners	29	30	14

Source: CHAS Data Book 2000.

Employment Information

In 1990, a total of 5,512 persons residing in the Town of Yucca Valley were employed. The service, clerical, and professional and technical industries were the largest employment sectors in Town, each employing over eight hundred persons in 1990. By 2000, 6,387 Town residents were employed, 5,702 in non-military employment. Of these residents in the civilian labor force, 25.8% were employed in education, health or social

services; 18.3% were employed in retail trade, and 11.7% were employed in construction. Clearly, there has been a shift in employment types in Town, as illustrated in Table III-6.

Table III-6
Non-Military Employment by Industry- 2000

Industry	Number	% of Total
Agriculture, forestry, fishing and hunting, and mining	6	1.0%
Construction	667	11.7%
Manufacturing	244	4.3%
Wholesale Trade	73	1.3%
Retail Trade	855	14.9%
Transportation and warehousing, and utilities	251	4.4%
Information	180	3.1%
Finance, insurance, real estate and rental and leasing	303	5.3%
Professional, scientific, management, administrative and waste management services	443	7.7%
Educational, health and social services	1,475	25.8%
Arts, entertainment, recreation, accommodation and food services	590	10.3%
Other services (except public admin.)	317	5.6%
Public administration	298	5.2%
Total	5,702	100%

Source: 2000 U.S. Census of Population and Housing.

HOUSING CHARACTERISTICS AND SPECIAL HOUSING NEEDS

This section describes the type of housing currently occurring in Yucca Valley, vacancy rates, the condition of existing units, and the affordability of the housing stock.

Historic and Current Housing Characteristics

Yucca Valley has traditionally been a single family residential community. Table III-7 describes the types of units found in Town in 2000, and in 2008. As the Table demonstrates, the bulk of housing units built since the Census have been single family units.

Table III-7
Housing by Units in Structure, 2000 and 2008

Units in Structure	2000	2008
Single Unit	6,243	7,802
Two to Four	641	687
Five +	379	378
Mobile Home	709	707
Total	7,972	9,574

Sources: 2000 Census of Population and Housing and 2008 Department of Finance

Vacancy Rate

The Town's 2000 vacancy rate was 12.6% in 2000, with a seasonal vacancy of 2.4%. The Department of Finance identified a vacancy rate of 12.62% in 2008, and does not account for seasonal vacancies. It can be estimated, however, that the percentage of seasonal vacancies has remained constant, as the Town's winter population has consistently been higher than its summer population. The net current (2008) vacancy rate is therefore estimated at about 10%.

Tenure of Occupied Units

There were 4,723 owner occupied housing units in Yucca Valley in 2000 (68.0% of the occupied units), and 2,226 renter occupied housing units (32% of the occupied units).

Age of Housing Stock

Older housing can be costly to maintain, and can require replacement. Table III-8 shows the number of units, by year built, within the Town. Currently (2008), 5,305 units, or 55.4% of the housing stock is over 30 years old.

**Table III-8
Age of Housing Stock**

Year Built	#of Units
2001-2008	1,602
1990-2000	717
1980-1989	1,950
1970-1979	2,468
1960-1969	1,706
1940-1959	1,073
1939 or earlier	58
Total	9,574

Sources: 2000 Census of Population and Housing and 2008 Department of Finance

Condition of Housing Stock

The condition of the housing stock can be demonstrated by the activities of the Code Enforcement Department. For the period from 2000 through 2008, a total of 334 homes were cited for substandard conditions. This represents an average of 42 homes per year. In 2007-2008, 63 Code Enforcement citations were issued. These citations were rectified, either by homeowner or by Town action, and no cases remain open. Based on Code Enforcement activities, therefore, about 42 homes per year are found to have substandard conditions.

Housing Values

Housing in Yucca Valley has always been affordable, particularly when compared to other communities in southern California. The 2000 Census identified a median housing value of \$83,200 for owner occupied units in Town. Table III-9 illustrates that the majority of housing units at that time were valued at less than \$100,000.

**Table III-9
Values, Specified Owner-Occupied
Housing Units-2000**

Value	Number	Percent
\$0 to \$50,000	496	12.4%
\$50,000 to \$99,999	2,182	54.7%
\$100,000 to \$149,999	922	23.0%
\$150,000 to \$199,999	256	6.4%
\$200,000 to \$299,999	94	2.3%
\$300,000 to \$499,999	33	0.8%
\$500,000 to \$999,999	7	0.2%
\$1,000,000 or more	6	0.1%
Total	3,996	100%

Source: 2000 Census of Population and Housing

Even with the recent economic boom experienced throughout California, housing costs in Yucca Valley have remained relatively affordable. In October 2007, the Inland Empire Quarterly Economic Report, prepared for the San Bernardino and Riverside County Councils of Governments, reported a median housing price of \$200,000 for existing homes, and \$240,000 for new homes for sale. With the recent downturn, the current (2008) median home value is estimated at \$171,567.

Rental Values

As previously stated, the inventory of apartment projects in Town is relatively limited. A number of privately owned duplexes, triplexes and projects of less than 20 units are available for rental in Town. These projects, which occur throughout the community, provide two and three bedroom units with rental rates of \$525 to \$730 per month. A survey of un-subsidized apartment project rental rates found that apartments in Town range from \$545 to \$1,133.

**Table III-10
Representative Apartment Rental Rates in
Yucca Valley for 2000**

Complex	Address	Units/ Bedrms	Rate
Sunwest Villas	7017 Mohawk	50/2	\$452
Pines Apartments	56869 Antelope	20/1	\$595
Sunnyslope Apts	6947 Mohawk	33/1	\$945
		2	\$1,041
		3	\$1,133

Single family homes are the most common rental in Town, and can be leased for monthly rates ranging from \$550 to \$1,200.

Affordability of Housing

In order to determine affordability of housing stock in Yucca Valley, costs for rentals and ownership units as identified above, were compared to the income of a four person, low income household, as determined by the Department of Housing and Community Development in 2008. The resulting analysis is shown in Table III-11.

**Table III-11
Affordability of Yucca Valley Housing 2008**

Type of Housing Cost	Ownership	Rental
Median Single Family Purchase Price	\$175,000	N/A
Median Mortgage Costs (PITI)	\$1,100	N/A
Typical Rental Rate ⁱ	N/A	\$1,050
30% of Low Income Household Income ⁱⁱ	\$1,332	\$1,550
Amount below 30% of Income	\$232	\$500

i) Average 2008 rental prices based on survey results

ii) Based on 30% of San Bernardino County's 2008 low income 4 person household of \$53,300 per year.

As shown in the Table, a low income, four person household can afford market rate housing in Yucca Valley, without subsidy.

The Building Department tracks the values of new building permits in the Town. In 2008, building permits for new single family homes were being submitted with valuations of \$100 or less per square foot. Assuming a 1,200 square foot house, therefore, a new home can be built in Yucca Valley for \$120,000. The median price for new homes in October of 2008 was \$232,500, and has decreased since that time. In April of 2009, the median home value in Yucca Valley was \$120,879. In 2008, the average monthly mortgage payment was \$1,245, well within the range of the low income household, as described above. Although credit markets are currently (2009) restricted, this restriction applies at all income levels, and affects them equally. Credit markets are not expected to remain significantly restricted in the planning period, and low income households will continue to be able to afford to purchase housing in Town. Based on this analysis, the Town is assuming that 50% of its low income need could be accommodated within single family development.

Special Housing Needs

In addition to the housing needs of all income categories, there are a number of households with special housing needs. These various needs are discussed below, categorically.

Overcrowding

An overcrowded household is defined as one with 1.01 or more persons per room. The following Table presents a range of persons per room by occupied housing unit in the Town of Yucca Valley in 2000.

**Table III-12
Overcrowded Housing Units
Owner Occupied**

Persons Per Room	Housing Units
.50 or Less	3,636
.51 to 1.00	932
1.01 to 1.50	142
1.51 to 2.00	14
2.01 or More	0
Total Overcrowded Owner Units	156
Renter Occupied	
.50 or Less	1,166
.51 to 1.00	821
1.01 to 1.50	164
1.51 to 2.00	58
2.01 or More	23
Total Overcrowded Renter Units	245
Source: 2000 Census of Population and Housing	

As shown in the Table above, there were a total of 401 housing units within the Town which met the HCD criteria for “overcrowded” conditions in 2000, representing approximately 5.7% of the total occupied housing units. This low percentage of overcrowded households suggests the number and type of units available in the community is adequate to meet the housing needs of Yucca Valley residents.

Single Parent Households

In 2000, there were 1,211 single-parent households in the Town of Yucca Valley, 307 of which were male-headed households, and 904 of which were female-headed households. The Census further identified that 180 of the male-headed households had children, and 572 of the female-headed households had children. Female headed single parent families tend to have a low rate of home ownership in comparison to other households and also tend to have lower household incomes.

Seniors

Most seniors are on a fixed budget with many of them receiving their only income from Social Security benefits or pensions which are well below the County median household income. Therefore, housing affordability for seniors is an important issue. In addition to affordability needs, some seniors may need assistance with the maintenance and upkeep of their homes. The 2000 Census identified a total of 3,849 people in Yucca Valley over the age of 65, representing 22.8% of the population. This is a slight reduction from 1990 Census data, but still indicates that the Town has a large senior population. The Census further identified 2,919 households receiving Social Security income in Town. The Census further reported that 79 persons were in nursing homes in Yucca Valley.

In Yucca Valley, there are various services available for seniors, including the Senior Center which provides various activities for seniors to promote their involvement in the community, and offers a daily lunch program, as well as a Meals on Wheels Program.

The Department of Social Services provides adult protection services for those who are neglected or abused, and In Home Supportive Services, which is an alternative to out of home care. The Morongo Basin Adult Health Services offers a variety of programs to enhance the quality of life for senior citizens, including a pool open daily, and activities and special events. Reach Out Morongo Basin matches seniors and volunteers to help with shopping, minor home repairs and yard care, and social visits.

Seniors-only communities in Yucca Valley primarily occur in mobile home parks, although a senior-only subdivision, providing 105 for-sale manufactured homes in a master planned community which includes a clubhouse and central recreational area. The homes are currently priced starting at \$199,900. A description of the eight mobile home parks is provided under Housing Needs, below.

Disabled Persons

The Census determined that there were 4,370 persons with a disability in Yucca Valley in 2000, 446 of whom were under 20 years of age; 2,123 of which were between 21 and 64 years of age, and 1,801 of which were over 65 years of age. Of the disabled persons in the 21 to 64 age range, 40.8% were employed. As a percentage of total population, 25.9% of the Town's residents were disabled in 2000.

There were 568 households in Yucca Valley receiving Supplemental Security Income in the year 2000.

The Americans with Disabilities Act requires all new multi-family construction to include a percentage of units be accessible to disabled persons. The Town requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The Town imposes no special requirements or prohibitions on the development of housing for disabled persons, beyond the requirements of the American with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law does not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted, with approval of a Conditional Use Permit, in all the RM zones. A program has been added to this Element which requires that the Development Code be clarified to state that access ramps may be constructed within the front, side or rear yard setback of any residential structure.

Large Households

In 2000, there were a total of 602 households with 5 or more members in Town. This represents a considerable decrease from the previous Census, when there were 1,345 households with five or more members. Large families such as these have a special need for three, four, or more bedroom units. The Census further estimated that there were 3,048 three bedroom units, 345 four bedroom units, and 47 five bedroom units in Town in 2000. Given the number of available larger units, and the small number of larger households, housing of adequate size should be available in Town for these households.

Homelessness

A survey of homeless persons by the County of San Bernardino in 2007 identified 172 homeless persons in Yucca Valley. Of these, 134 were living in camps, cars, RVs or vans.

The Town in 2008 signed a Letter of Commitment with the San Bernardino County Homeless Partnership, and is actively participating in that program. The Partnership has a number of goals and tasks, including identifying and securing funds; establishing a 10 year plan to end homelessness; coordinate the participating agencies to encourage greater participation and sharing of resources; and establishing multiple service centers throughout the County.

Local religious organizations assist homeless persons in various ways, but do not provide residential facilities. The Salvation Army provides emergency services, including food, clothing and housing assistance. The County of San Bernardino operates a Transitional Assistance Department office in Yucca Valley, providing referrals and assistance from the Department of Social Services.

The Town's Development Code allows homeless shelters in any land use district, subject to review and approval of a Conditional Use Permit. With the recent passage of SB 2, the Town's Development Code will require amendment to meet the requirements of the new law. The Development Code will be amended to allow homeless shelters in the Industrial and Public/Quasi-Public zones. There are currently over 500 acres of vacant Industrial land in Town, the vast majority of which is served by all utilities and services. There are also over 50 acres of vacant Public/Quasi-Public land in Town, also with services and utilities available. These lands are more than sufficient to allow the construction of homeless shelters during the planning period. All development, except infill single family lots, requires the approval of Site Plan Review. The process is a non-public hearing one, which is presented to the Planning Commission for approval. The findings for approval, typical of the findings required in all jurisdictions, are:

1. The conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare. The Conditions of Approval ensure the proposed project is in compliance with the requirements of the Town of Yucca Valley in relation to access, circulation, fire protection, building construction, and compatibility with surrounding land uses.
2. The proposed project is consistent with the goals, policies, standards and maps of the Town of Yucca Valley General.
3. The proposed use is consistent with development within the zone in which it is proposed.
4. The site is physically suitable for the proposed type and intensity of development.

5. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping and other features have been included in the proposed site plan and conditions of approval.
6. The site for the proposed use has adequate access.
7. The proposed use will not have a substantial adverse effect on abutting property or on the permitted use thereof.
8. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

Farmworkers

As shown in Table III-6, the Census identified 6 persons employed in "Agriculture, forestry, fishing and hunting, and mining." There is no agricultural activity either in Town, or in surrounding communities, and therefore no need for farmworker housing.

Extremely Low Income Households

There were 1,232 extremely low income households in Town in 2000. Extremely low income households will not be able to find for-sale housing, and will rely on rental units. Programs in this Housing Element direct development of affordable housing toward focusing on extremely low income households.

LAND INVENTORY

Several land use and zoning designations are available for the construction of affordable units in Town. As stated under Housing Characteristics And Special Housing Needs, market rate housing is affordable to Above Moderate, Moderate and Low income households. To house these categories and meet the Town’s RHNA allocation for the planning period from 2006-2014, there are over 1,750 acres of Residential Single Family land vacant in Town, with a capacity for 4,000 units. Given the Town’s allocation for the Above Moderate, Moderate and Low income categories of 1,949 units, there is sufficient land to accommodate the Town’s RHNA requirement.

**Table III-13
Vacant Single Family Land Inventory**

General Plan & Zoning Designation	Total Vacant Acres	Number of Units
RS-2	1,500	3,000
RS-5	250	1,000
Total	1,750	4,000

For units in the Very Low income category, there are 117.5 acres in the Old Town Specific Plan and Multi-Family Residential categories which are vacant, with a capacity for 1,498 units, as shown in Table III-14, below.

The Old Town Specific Plan allows densities of up to 40 units per acre. Since the Specific Plan is recently adopted, and no development experience is known for the area, a density of 35 units per acre has been assumed. The Specific Plan allows 100% building coverage, and has no open space requirement. Three stories are allowed, and there is no requirement that a project include commercial uses. When applying these standards, and assuming a per unit size of 1,000 square feet, the lands within the Specific Plan area could physically accommodate over 100 units per acre in a three story building with underground parking. If surface parking were to be provided, requiring about 48% of an acre, the balance of the land would have a capacity for 69 units on three stories, and 46 units on two stories. If 80% of these lands develop as affordable housing, the Specific Plan area would generate 772 units. Therefore, the calculation of potential units shown in Table III-14 is conservative, and higher densities can be achieved. As many of the sites within the Specific Plan area are smaller, a program has been included in this element to encourage Redevelopment Agency consolidation of smaller lots (Program 2.C). As previously stated, 50% of the affordable housing in the low income category in the planning period will develop in single family units. Therefore, the Specific Plan area and the single family development will provide sufficient land to exceed the regional housing need in the planning period.

In the RM-10 category, a density of 8 units per acre has been assumed; in the RM-8 category, a density of 6 units per acre has been assumed; and in the RM-4 category, a density of 4 units per acre has been assumed. These densities are consistent with development patterns on these lands in Town in the past, and account for open space

requirements, and two story development. Since the Town's RHNA allocation for Very Low income housing units is 560, there are sufficient lands available for this income category during the planning period.

Table III-14
Vacant High Density Land Inventory

APN	SIZE	ZONING	GP	UNITS
586-091-02	0.9	OTSP	OTSP	27
586-091-01	1.04	OTSP	OTSP	31
586-610-22	0.35	OTSP	OTSP	11
586-102-39	0.35	OTSP	OTSP	11
586-102-41	1.05	OTSP	OTSP	32
586-342-15	0.65	OTSP	OTSP	20
586-354-14	0.97	OTSP	OTSP	29
586-351-02 & 03	0.4	OTSP	OTSP	12
586-352-02 & 03	0.43	OTSP	OTSP	13
586-323-03 & 04	0.5	OTSP	OTSP	15
586-323-09 & 10	0.31	OTSP	OTSP	9
586-321-13	0.77	OTSP	OTSP	23
586-322-02 to 05	1.4	OTSP	OTSP	42
586-323-03 & 04	0.5	OTSP	OTSP	15
586-323-09 & 10	0.31	OTSP	OTSP	9
594-072-18 & 19	0.45	OTSP	OTSP	14
594-072-14 to 16	0.54	OTSP	OTSP	16
594-072-06 & 07	0.34	OTSP	OTSP	10
586-132-01, 02 & 07	1.9	OTSP	OTSP	57
586-343-01 & 02	1.34	OTSP	OTSP	40
586-342-15	0.65	OTSP	OTSP	20
586-123-01 to 03	0.64	OTSP	OTSP	19
586-305-04 & 05	0.89	OTSP	OTSP	27
586-305-02, 08, 09 & 10	1.32	OTSP	OTSP	40
586-304-03	0.33	OTSP	OTSP	10
586-332-10 to 13	0.92	OTSP	OTSP	28
586333-02 to 06	0.8	OTSP	OTSP	24
586-321-11 to 13	1.78	OTSP	OTSP	53
586-131-01	0.41	OTSP	OTSP	12
586-122-06 to 08	0.78	OTSP	OTSP	23
586-132-01, 02 & 07	1.9	OTSP	OTSP	57
586-307-01 & 02	0.83	OTSP	OTSP	25
586-306-04 & 05	0.98	OTSP	OTSP	29
586-305-04 & 05	0.89	OTSP	OTSP	27
586-061-137, 141, 142	1	OTSP	OTSP	30
586-091-01 & 02	1.94	OTSP	OTSP	58
586-102-22	0.35	OTSP	OTSP	11
587-291-10	0.42	OTSP	OTSP	13
587-291-06 to 08	0.82	OTSP	OTSP	25
586-491-02 & 03	0.97	RM-10	RM-10	8
586-491-05 & 06	0.83	RM-10	RM-10	7
586-491-09 to 11	1.23	RM-10	RM-10	10
595-271-23	8.97	RM-10	RM-10	72
595-271-09	2.34	RM-10	RM-10	19

Table III-14
Vacant High Density Land Inventory

587-272-28 & 29	2.34	RM-10	RM-10	19
595-282-01 to 03	1.5	RM-10	RM-10	12
586-482-17 to 22	2.93	RM-10	RM-10	23
586-482-13 to 15	1.38	RM-10	RM-10	11
601-502-07 & 08	1.14	RM-10	RM-10	9
601-502-01 to 03	1.63	RM-10	RM-10	13
587-282-11	1.25	RM-10	RM-10	10
587-283-11 to 13	0.95	RM-10	RM-10	8
595-182-09, 11 to 14	1.78	RM-10	RM-10	14
587-708-141	10.05	RM-10	RM-10	80
587-081-26	2.51	RM-10	RM-10	20
587-081-29 to 31	2.91	RM-10	RM-10	23
587-081-37 & 38	2.02	RM-10	RM-10	16
586-171-18	1.1	RM-8	RM-8	7
586-171-20	1.25	RM-8	RM-8	8
585-062-33	36.32	RM-4	RM-4	145
TOTAL	117.55			1,498

EXISTING AFFORDABLE HOUSING PROGRAMS

The Town's Redevelopment Agency has, until recently, had a limited amount of funds available for housing set-aside, due to the small size of the Redevelopment Project Area, and the limited growth within the Area. Local programs have, therefore, also been limited. There are, however, County, State and federal programs available which assist those with limited incomes. Programs available at all levels are described below.

Town of Yucca Valley Home Rehabilitation Program

This program provides grants for very low and low income households to repair and replace items such as roofing, septic systems, heating/air conditioning systems, and similar items. The Town has annually funded the program, and plans on continuing to do so through the planning period.

Section 8 Rental Assistance

The County provides HUD Section 8 rental assistance to lower income renters within the Town through the San Bernardino County Housing Authority. The Housing Authority currently subsidizes 32 units through Section 8 vouchers.

County Mortgage Revenue Bond Funds

San Bernardino County annually issues bonds to fund a mortgage assistance program for low and moderate income households. The program allows the County to provide low interest mortgages to eligible households.

CalHFA Housing Assistance Program

This program is available to low and moderate income first time homebuyers who secure a CalHFA 30 year fixed mortgage. The program allows a deferred loan of up to 3% of the purchase price or appraised value of the home, to be applied as a down payment.

California Homebuyer's Downpayment Assistance Program

Moderate income households may receive a deferred loan of up to 3% of the purchase price or appraised value of a home, to be applied to either the down payment or the closing costs for the residence.

HomeChoice Program

This State program provides disabled moderate income households with a low-interest 30 year mortgage for a first time home.

Low Income Housing Tax Credit Program

This competitive program provides tax credits to those private sector developers who provide affordable rental units within their projects. The units can consist of all or part of a project, and must meet certain specified criteria. Units must be restricted for a period of at least 30 years.

Fair Housing Programs

The Town works with the County of San Bernardino to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for Town residents.

Affordable Housing Projects

The following projects provide subsidized housing in the Town of Yucca Valley:

Sunsetwest Villas: consists of 50 units located at 7017 Mohawk Trail, Yucca Valley. All of these units are subsidized by the California Housing Finance Agency (CHFA). Management requires that applicants initially pay full rent until individual applications are approved by the State, after which subsidies can cut rents by as much as 50%, depending on the income of the applicant. Two of the units are not subsidized, and rent for \$452.00 per month.

Sunnyslope Apartments: consists of 33 units located at 6947 Mohawk Trail, Yucca Valley. The apartment are one, two and three bedrooms. All of these units are subsidized by Farmers Home Administration (FmHA). Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income. Management requires that applicants initially pay full rent until individual applications are approved by the State.

The San Bernardino County Housing Authority: owns and administers 30 apartment units within the Town of Yucca Valley, which include:

6 units at 7441 Cherokee Trail
11 units at 7333 Dumosa Avenue
4 units at 55730 Pueblo Trail, and
9 units at 56021 Papago Trail

Rent at these complexes is established at 30% of the gross monthly household income of the tenant.

The County has 32 program participants in the Town of Yucca Valley. Monthly rent is not to exceed 30% of the household's adjusted gross monthly income. This Rental Voucher Program provides assistance to targeted income groups.

Mobile Home Parks

There are eight mobile home parks in Yucca Valley, with a total of 751 spaces within them. Rent for mobile home spaces in Yucca Valley ranges from \$300 to \$400 per month. Seven of the eight parks are senior communities, while Yucca Valley Mobile Home Park is a family park, with 42 units. The parks in Town are stable, and provide recreational facilities and services to residents. They are an affordable option, particularly to the Town's senior citizen community.

CONSTRAINTS TO THE PROVISION OF AFFORDABLE HOUSING

Economic, governmental and environmental constraints can impede the provision of affordable housing. This section reviews existing constraints to the provision of housing in Yucca Valley.

Economic Constraints

As described above, housing costs are relatively affordable in Yucca Valley, and low and moderate income households can afford single family homes and market rent in Town. The following describes the cost of land, and the cost of construction under current (2008) conditions.

Land Costs

Single family lots in Yucca Valley are generally sold between \$25,000 and \$50,000, for approximately one half acre of land. Larger holding, for subdivision, can range from \$50,000 to \$75,000 per acre, in areas where infrastructure currently exists.

Construction Costs

The cost of construction in Yucca Valley has dropped in the last year, and current good quality home construction can be completed at a rate of approximately \$100 per square foot. Given the prices for existing homes, these costs are likely to remain low for the foreseeable future.

Financing

Current (2008) financing in Yucca Valley, as with most of California, is in the range of 6%. The last 12 months have seen significant tightening of requirements for mortgages throughout California, which are currently having an impact on local residents' ability to finance home purchases. Although this condition is not expected to continue through the planning period, until changes occur in economic conditions throughout the United States, Yucca Valley will continue to mirror the difficulties encountered elsewhere.

Governmental Constraints

The Town processes applications under fast track policies, and encourages the processing of applications concurrently. Site Plan Reviews, which are required for multiple family projects, are generally processed in a three month time frame, including compliance with the California Environmental Quality Act. Conditional Use Permits and Tract Maps, if required, are processed in a similar time frame. Because these permits require only Planning Commission approval, additional time is not required for Town Council review. General Plan and Zoning Map amendments are processed generally in four to six months, because of the additional requirement for Town Council approval. These processing time frames compare favorably with other desert cities, and do not unduly burden the development community.

Application Fees

The Town’s planning application fees are all time and materials based, and require a deposit, against which all staff time and costs are billed. Most applications are processed within the deposit amount. Table III-15 lists the Town’s application fees.

**Table III-15
Planning Department Application Fees**

<u>Application Type</u>	<u>Fee</u>
Conditional Use Permit (up to 5 acres)	\$2,985
Conditional Use Permit (over 5 acres)	\$3,335
Site Plan Review (up to 5 acres)	\$2,910
Site Plan Review (over 5 acres)	\$3,295
Planned Development (up to 10 acres)	\$1,395
Planned Development (10 to 20 acres)	\$1,685
Planned Development (over 20 acres)	\$2,010
General Plan Amendment or Rezone	\$3,145
Environmental Assessment	\$925
Tentative Tract Map	\$3,110+\$40/lot

Development Impact Fees

In 2005, the Town passed, but did not fully implement, a Development Impact Fee Ordinance. The Ordinance is designed to offset the costs of new governmental, park, trail, storm drain and street facilities, associated with new development. The Development Impact Fee is codified at a maximum rate of \$10,820.00 per unit for multi-family development, but is charged at a rate of \$3,600.00. For single family homes, the maximum fee which may be charged is \$15,615.00 per unit, but the Town is charging \$5,200.00. The Town does not impose any other types of development impact fees.

General Plan Constraints

The General Plan for the Town of Yucca Valley establishes a basis for allowable uses and densities for each residential zone. There are currently seven residential land use designations in the Town of Yucca Valley General Plan, and a Mixed Use land use category which allows both commercial and residential development. The Town’s single family residential land use designations allow densities of up to 5 units per acre. The Town’s Residential Multi-Family land use designations allow densities of 4, 8, 10 or 14 units per acre, depending on the suffix applied.

In addition, the Town prepared and adopted the Old Town Specific Plan in 2007, which established special development standards for a 265 acre area in the center of Town. The Plan is designed as a development and redevelopment tool, to encourage the development of a more urban core in the Town’s traditional downtown area. The Plan, which incorporated the realignment of Highway 62 proposed by CalTrans, would create a “Main Street” neighborhood with a concentration of mixed use development which encourages high density residential uses. The Plan allows up to 1,115 residential units at densities of up to 40 units per acre.

Zoning Constraints

The Town's Development Code is consistent with the General Plan. The Town's single family residential zoning designations allow densities of up to 5 units per acre, on lots as small as 7,200 square feet. The Town's Residential Multi-Family land use designations allow densities of 4, 8, 10 or 14 units per acre, depending on the suffix applied. The Development Code also allows clustering of units and variations on the development standards, with approval of either a Planned Development or Specific Plan.

The development standards for each of the Town's more dense single family residential zones are listed in the Table below. The HR and RL standards have not been listed, because of the large lot requirements. The development standards do not impose undue restrictions to development of housing.

**Table III-16
Existing Residential Development Standards**

Standard	RS-2	RS-3.5	RS-5	RM-10	RM-14
Density	0-2	0-3.5	0-5	0-10	0-14
Lot Area	20,000	10,000	7,200	10,000*	10,000*
Lot Width	150'	60'	60'	60'	60'
Lot Depth	150'	100'	100'	100'	100'
Front Setback**					
	25	25	25	15	15
Side Setback**					
	10+5	10+5	10+5	10	10
Rear Setback					
	15	15	15	10	10
Lot Coverage					
	40%	40%	40%	60%	60%
Height	35	35	35	35	35
Parking	1 bdrm=1.5 2+ bdrm=2				

*Map suffix modifies

**Unless recorded tract specifies differently

The parking requirements are typical in all communities, and lower for one bedroom units than many communities in the area. The parking requirements are not a constraint on the development of housing.

The development standards in the Old Town Specific Plan are illustrated in Table III-17, below.

**Table III-17
Old Town Specific Plan Development
Standards**

Standard	Old Town Mixed Use
Density	0-40
Lot Area	N/A
Minimum Street Frontage	50'
Front Setback	0
Side Setback	0
Rear Setback	10
Lot Coverage	N/A
Height	3 stories/45'
Parking	Varies

The development standards in the Specific Plan are designed to allow maximum flexibility, and provide for a mix of commercial and residential development to encourage a pedestrian, transit friendly community. As the Plan was only recently adopted, its implementation has just begun, and results, including multi-family residential development, are expected during this planning period.

Code Compliance

The Code Compliance process has the potential to result in the loss of affordable units. However, it is also an important tool which can be used to require landlords to maintain rental units in habitable condition.

The Yucca Valley Building and Safety Division enforces the Uniform Building Code (UBC) to ensure that new construction is safe for the occupants, and is properly maintained. Since Yucca Valley is in a seismically active area, UBC Zone 4 requirements are enforced within the community. These requirements, however, are enforced in many parts of California, and do not pose a significant constraint.

Code Compliance for structural deficiencies or maintenance problems are processed as follows: A Notice of Defects is sent to the property owner, via certified mail, giving 30 days to obtain a Field Investigation with the Department of Building and Safety. The Building Inspector provides a List of Corrections to the property owner so they know what specifically needs to be accomplished to bring the structure into compliance with current codes. Code Compliance holds the case file open while the property owner obtains the required permits and inspections. Once the Building Inspector completes the final inspection, Code compliance closes the case file.

In the instance where, after the initial 30 day time period, a re-inspection finds the property owner has failed to respond to the requirements of the Notice of Defects, a Notice of Administrative Hearing is mailed to the property owner, via certified mail. The Notice of Administrative Hearing advises the property owner of the date, time and

location of the hearing. The notice is sent a minimum of 10 days prior to the scheduled hearing.

The property owner may, between the date of the Notice of Administrative Hearing and the actual hearing date to comply with the request. If the property owner complies, the Administrative Hearing is cancelled. If the property owner again fails to respond to the Town's request, the Administrative Hearing is held. Both the property owner and Code Compliance are present at the hearing. If Code Compliance is successful at the hearing, the Code Compliance Department may obtain a warrant to either repair or demolish the structure (based on the extent of the violation and public safety).

Subdivision Improvement Requirements

All subdivisions in the Town of Yucca Valley must conform to the requirements of the Town Development Code, Subdivision Ordinance, the State Subdivision Map Act, and applicable Conditions of Approval for the project. Standard conditions include the improvement of street frontages, and the extension of water lines wherever applicable, as follows:

- 30-foot half width street dedication
- 40-foot asphalt concrete pavement width
- 8-inch curb and gutter (as determined necessary)
- 5 Foot sidewalk adjacent to the curb

Any drainage improvements and easement dedication are subject to the specifications of the Town Engineer, and will vary according to project scope and location.

As the Town's Residential Multi-Family districts are located on major arterials within Town, the extension of pavement and other infrastructure is not necessary beyond property lines.

The Town's infrastructure are consistent with all cities in the southern California area, and do not place an undue burden on development.

Physical Constraints

Water Supplies

The Town of Yucca Valley has a limited water supply which has the potential to limit growth and development. The Warren Valley Basin Watermaster, a board of five directors of the Hi-Desert Water District, and five additional members appointed by the Superior Court of San Bernardino County, enforces court mandated rulings relating to growth and recharge of the water basin.

The High Desert Water District has installed recharge facilities, and has not, in the economic boom of 2000-2005, refused connections for any development. If recharge is not successfully accomplished at any time in the future, the District is limited to a 2% annual growth. This represents approximately 250 units per year. During the planning

period, the Town must see an average of 314 units built annually to meet its RHNA allocation. Since the District's minimum annual allocation is for 250 units, without recharge, this number of units can be built in any year. The balance, or 64 units would only be restricted if the District had not recharged its aquifer. As the District has contracts for imported water which assure it can complete recharge annually, and these contracts are in place for a period long after the current planning period, it is not expected that the District will be unable to serve any residential unit built during the planning period. In addition, the District may "stockpile" unallocated meters for a period of 5 years. The Town saw 1,602 units built between 2000 and 2008. All these units were metered and are supplied with water. The Town and District work closely to coordinate growth and water supply. Therefore, the District's restrictions relating to water supply have not posed an impediment to housing, particularly since development pressures in Yucca Valley have not been as intense as in other parts of southern California, nor are they expected to be so.

Septic Systems and Wastewater Disposal

The Town does not currently have access to sanitary sewer service. That service will, when installed, be under the jurisdiction of the Hi-Desert Water District, not the Town. The District is currently designing Phase 1 of its sanitary sewer system, which is expected to be implemented between 2010 and 2012. These facilities will be installed along the Highway 62 corridor, and will primarily serve commercial and multi-family residential development. Future projects which occur outside the Phase 1 system will, as they are currently, be required to install on-site wastewater treatment plants, and dry-sewer lines for future connection to the Town-wide system. All residential projects on lots of ½ acre or less have been required to implement these standards for the last four years. This requirements, imposed by the Regional Water Quality Control Board, is not under the control of the Town, and has not deterred projects from being constructed. Some single family projects have joined together to proposed a centralized system, while others have proposed site-specific systems. As the District expands its facilities, this potential constraints will lessen, however, providing on-site wastewater treatment for new affordable housing projects in Town could be an issue in this planning period.

Environmental Constraints

Flooding

A Master Drainage Plan has been developed by a consulting engineer, to determine flood hazards in discreet regions. These regions are described in more detail in the Flooding and Hydrology Element of the General Plan. The Residential Multi-Family and Old Town Mixed Use designations occur primarily on the Town's major roadways, where improvements to the drainage system have been implemented. Should a project be proposed adjacent to an unimproved channel, the project would be required to construct Master Plan facilities.

Seismicity

The Town occurs over a number of earthquake faults, some of which were not identified until the 1992 Landers earthquake. The Town enforces the most stringent provisions of

the Uniform Building Code for seismic areas, which provide the best protection against earthquake damage.

Major seismic hazards include ground rupture, strong ground shaking, the potential for rockfalls, landslides, uneven settling and other threats. A more thorough discussion can be found in the Seismic Safety Element of the General Plan.

HOUSING NEEDS

Inventory of Units at Risk

Expiration of affordability restrictions can occur for a number of reasons. It can result from early redemption of housing revenue bonds, thereby removing income restrictions or other similar mechanisms. Other reasons for eliminating income restrictions include loss of tax shelter benefits for owners of affordable projects due to changes in the federal tax structure, although the Low Income Housing Tax Credit was made permanent by the U.S. Congress in 1993. Finally, owners of projects with a Section 8 contract generally have an eligible “opt-out” date when they may choose not to renew the Section 8 contract.

The subsidized multi-family projects in the Town of Yucca Valley include the following:

Table III-18
Assisted Units in the Town of Yucca Valley

Apartment/Agency	Address	# of Units
Sunwest Villas	7017 Mohawk Trail	50
Sunnyslope Apartments	6947 Mohawk Trail	33
County Housing Auth.	7441 Cherokee Trail	6
	7333 Dumosa Avenue	11
	55730 Pueblo	4
	56021 Papago Trail	9
Section 8 Certificates		32
Total		145

None of these projects will be at risk in the next ten years. The County fully intends to maintain its units, and the privately held projects will continue to be required to comply with restrictions imposed with their original financing.

Preservation of Assisted Units

The following programs are available in Yucca Valley to provide assistance to affordable housing projects.

Redevelopment Agency Programs

California Redevelopment Law mandates that 20% of each Redevelopment Area’s Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In

some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households.

State law authorizes the use of redevelopment funds to make sites available for the construction of new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas.

In addition to providing funds for a wide range of local housing programs, redevelopment enables the Town to issue bonds and otherwise finance housing construction and to acquire land for new housing. Redevelopment agencies also have eminent domain to acquire sites for housing, both within and outside of a project area.

As the Town's set-aside funds have grown, the Agency's ability to assist in the preservation of units, or the construction of new units, becomes possible. The Agency has assigned \$150,000 annually in its Implementation Plan to fund new affordable housing development through 2009. It is expected that similar funds will be assigned in the next Implementation Plan. Specific programs are currently being developed, and will reflect the policies and programs in this Housing Element.

State Housing Programs

The State Department of Housing and Community Development provides a number of programs for the construction and rehabilitation of housing units. These programs include both loans and grants, and are generally competitive. Should the Town be notified that one of the existing affordable projects were at risk, it will have an opportunity to compete for funds through these programs.

2006-2014 Housing Needs

The Department of Housing and Community Development and the Southern California Association of Governments (SCAG) were responsible for developing the Regional Housing Needs Assessment (RHNA) for all communities within SCAG's region. The RHNA was further refined through the San Bernardino Association of Governments, which developed allocations for all San Bernardino municipalities: Table III-19 illustrates the RHNA allocation for the 2006-2014 planning period in Yucca Valley.

**Table III-19
RHNA by Income Category, 2006-2014**

	Units
Extremely Low	280
Very Low Income	280
Low Income	399
Moderate Income	474
Above Moderate Income	1,076
Total Units Needed	2,510

Income Limits

The Department of Housing and Community Development annually issues income limits for each county in the state. In 2008, the income limits, based on household or family size, are:

**Table III-20
Income Limits for San Bernardino County 2008**

# of Persons	Moderate	Low	Very Low	Extremely Low
1	\$52,100	\$37,300	\$23,300	\$14,000
2	\$59,500	\$42,650	\$26,650	\$16,000
3	\$67,000	\$47,950	\$29,950	\$18,000
4	\$74,400	\$53,300	\$33,300	\$20,000
5	\$80,400	\$57,550	\$35,950	\$21,600
6	\$86,300	\$61,850	\$38,650	\$23,200
7	\$92,300	\$66,100	\$41,300	\$24,800
8	\$98,200	\$70,350	\$43,950	\$26,400

Quantified Objectives

Based on the issues identified in this Element, and the Town’s RHNA allocation, the following quantified objectives have been established.

**Table III-21
Quantified Objectives**

Income Category	Extremely Low	Very Low	Low	Moderate	High	Total
New Construction	280	280	399	474	1,076	2,510
Rehabilitation	30	30	60	0	0	120
Conservation	10	10	5	0	0	25

Energy Conservation

Title 24 of the Uniform Building and Electrical Codes specifies standards for energy conservation, which are implemented by the Town. In addition, the High Desert Water District and the Town work closely to require water conserving landscaping plans, which require approval by the district for multi-family, tract and commercial projects. In addition, the Town encourages the inclusion of green building techniques in new projects, and recently approved a project which proposes LEED certification. The Town is also exploring energy conservation and environmental programs which would be implemented as policy or municipal code. These programs are planned for the current planning period.

PUBLIC PARTICIPATION

As part of this Housing Element update, a public workshop was held at the Community Center. The workshop was advertised in the High Desert Star, and flyers were sent to local and regional housing developers. In addition, a meeting of the Town Council and Redevelopment Agency Board was held to discuss policy direction for the Element, and establish parameters for the Agency's funds in this planning period. This meeting was advertised in the High Desert Star. Public hearings were also held before both the Planning Commission and the Town Council as part of the adoption process.

In addition, contacts were made with all providers of affordable housing within the Town, with particular emphasis on agencies such as the San Bernardino Housing Authority, and similar groups.

FUTURE DIRECTIONS

It is the responsibility of the Town of Yucca Valley to maximize private and public efforts to provide adequate and affordable housing opportunities to all of its residents regardless of race, religion, sex, marital status, ancestry, national origin, or color. The Town must coordinate with County and State agencies to assist in the development of adequate housing to meet the needs of low and very low income households, to conserve and improve the condition of existing affordable housing stock, and to make available information regarding the wide range of programs available for housing rehabilitation, construction and assistance.

The Town also has the opportunity to facilitate the development of affordable housing by the private sector, through the use of Redevelopment Agency programs, as well as through the facilitated use of other governmental programs. As the Town is now receiving set-aside funds in excess of \$100,000 annually, it will be able, during this planning period, to implement more substantial programs to assist in the provision of affordable housing in Town.

HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.

GOAL 2

The development of affordable housing projects to meet the community's need.

GOAL 3

The maintenance and rehabilitation of the Town's core neighborhoods.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Program 1.A

Maintain the Home Improvement Program allowing grants and loan assistance programs for qualifying very low and low income households in order to encourage the rehabilitation of 120 existing housing units. Flyers advertising the program shall be posted at the Community Center, the Library, and sent to local churches and social service agencies.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Program 1.B

All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 1.C

Continue to identify existing neighborhoods with substandard infrastructure, including unpaved or partially paved roads, substandard water lines, and flooding problems, and quantify the need for improvements.

Responsible Agency: Community Development Department; Building Department

Schedule: Ongoing

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Program 2.A

Maintain and update as necessary the inventory of all land suitable for residential development.

Responsible Agency: Community Development Department

Schedule: Annually

Program 2.B

Maintain land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with the low density rural character of the Town.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 2.C

The Redevelopment Agency shall establish a lot consolidation program for the Old Town Specific Plan area. The program will focus on the purchase of smaller lots (less than one acre in size) with set aside funds, for purposes of building housing units for extremely low and low income households. The Town will provide technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation and providing available funding through the Agency and incentives to encourage consolidation of parcels, as appropriate.

Responsible Agency: Redevelopment Agency

Schedule: 2010-2011, Annually thereafter

Program 2.D

The Town's Community Development Department will monitor capacity of all Specific Plan lands listed in the Inventory (Table II-14), and assure that sufficient capacity to accommodate the Town's lower income need remains. Should capacity not remain, the Town will initiate appropriate General Plan Amendments and Zone Changes to restore that capacity.

Responsible Agency: Community Development Department

Schedule: Annually

Program 2.E

To incentivise development in the Specific Plan area, the Redevelopment Agency will consider financial participation in land acquisition, infrastructure and development costs, and/or subsidy of rental or ownership units for low, very low and extremely low income units.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Policy 3

Meet the housing needs of the extremely low, very low, low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A

The Town's Density Bonus Ordinance shall be updated and maintained current with State requirements.

Responsible Agency: Community Development Department

Schedule: 2008-2009; Ongoing

Program 3.B

Continue to coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, particularly for extremely low income households, and HOME rental property rehabilitation programs within the Town are actively pursued.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing

Program 3.C

Work with private organizations in assisting whenever possible in the housing of handicapped residents in the community. The Town Council shall consider the waiver of planning and engineering plan check fees for such projects as they occur.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 3.D

Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at Town Hall and at the Library.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 3.E

Continue to work with the County of San Bernardino Housing Authority to encourage the development of the 11 acres owned by the Housing Authority in Town for affordable housing.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing

Program 3.F

Amend the Development Code to allow Homeless Shelters by right, with approval of a Site Plan Review, in the Industrial and/or Public/Quasi-Public zoning designations.

Responsible Agency: Community Development Department

Schedule: 2008-2009.

Program 3.G

The Redevelopment Agency shall establish a program of incentives for the development of housing for extremely low and very low income residents which shall include application fee waivers, plan check fee waivers, and financial assistance with infrastructure improvements, particularly the installation of on-site wastewater treatment facilities. These incentives shall be funded through the Agency's set-aside funds.

Responsible Agency: Community Development Department

Schedule: 2008-2009

Program 3.H

Consistent with the requirements of Government Code 65583, the Town Development Code will be amended as follows:

- a. Single Room Occupancy shall be defined in the Development Code.
- b. Single Room Occupancy shall be added as a Conditionally Permitted Use in the Industrial zone.

- c. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the the same zone.

Responsible Agency: Community Development Department

Schedule: 2009-2010

Program 3.I

The Development Code shall be clarified to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure shall be established to provide exception in zoning and land use for persons with disabilities.

Responsible Agency: Community Development Department

Schedule: 2010-2011

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A

Expediently calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.

Responsible Agency: Redevelopment Agency

Schedule: Annually

Program 4.B

The Redevelopment Agency will develop program(s) for the development of new residential units for very low income households and assign set-aside funds for these units. The program(s) may include leveraging the Town's limited funds by participating in projects through land acquisition; fee waivers and infrastructure support; or partnerships with affordable housing development entities.

Responsible Agency: Redevelopment Agency

Schedule: 2009-2010

Program 4.C

Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans (such as HOME funds and California LMI Tax Credit funds) as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these applications within 30 days of receipt. When conditional use permits or development review is required prior to application submittal, the Town shall fast-track such applications to ensure that submittals are not delayed, assuming a timely submittal by the developer.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing

Program 4.D

Continue to distribute the County of San Bernardino's handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 4.E

Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A

Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department

Schedule: Ongoing

Policy 6

Ensure that new housing projects are designed in an energy efficient manner.

Program 6.A

Ensure that new development and rehabilitation efforts maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 6.B

Encourage the use of LEED design principles in multi-family projects, to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the application review process.

Responsible Agency: Community Development Department

Schedule: 2008-2009, Ongoing

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

Program 7.A

Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.

Responsible Agency: Community Development Department

Schedule: On-going, as Specific Plans are submitted.

Program 8.B

Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure.

Responsible Department: Redevelopment Agency

Schedule: Continuous

Program 8.C

Ensure that in-fill development occurs in areas with adequate infrastructure development to support build-out of the neighborhood, including streets and water and sewer lines.

Responsible Department: Community Development Dept.

Schedule: Continuous

Program 8.D

Promote development of mixed use projects in the Old Town Specific Plan area which combine high density residential with local commercial services, and provide a cohesive and pedestrian friendly neighborhood at the Town's core. The Redevelopment Agency

shall post Table III-14 on the Town web site as part of a page dedicated to development opportunities in the Old Town Specific Plan area.

Responsible Agency: Community Development Department

Schedule: 2008-2009, Ongoing.

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 9.A

Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.

Responsible Department: Community Development Department; Redevelopment Agency; Housing Authority

Schedule: 2000-2001; Continuous

Program 9.B

Amend the Development Code to allow Second Units on single family residential lots consistent with State law.

Responsible Agency: Community Development Department

Schedule: 2008-2009.

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 10.A

Maintain the Home Rehabilitation Program to enable 10 senior residents to maintain and rehabilitate their homes. Flyers advertising the program shall be posted at the Community Center, the Library, and sent to local churches and social service agencies.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Program 10.B

Provide assistance to developers of affordable senior housing through Housing set-aside funds whenever possible.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Program 11.A

Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 11.B

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A

Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 12.B

Ensure that affordable and senior housing projects are located in areas with adequate public improvements, including streets and sidewalks.

Responsible Agency: Community Development Department

Schedule: Continuous