INTRODUCTION

The State of California recognizes that an adequate supply of affordable housing for all income levels is a fundamental need for all communities. To achieve that goal, it is critical that local governments share in the responsibility of implementing solutions to address local and regional housing needs. To that end, California local governments are required to prepare a Housing Element (or housing chapter of the General Plan) that specifies how the community will plan for its housing needs.

The detailed statutory requirements for preparing a Housing Element are codified in the California Government Code (sections 65580–65589). As stated therein, the Housing Element must contain an identification and analysis of its existing and projected housing needs; an analysis of the various governmental and nongovernmental constraints to meeting that need; and a series of goals, policies, and scheduled programs to further the development, improvement, and preservation of housing.

The Yucca Valley Housing Element is supported by the Housing Technical Report. The Housing Technical Report is a reference document that contains a description of the Town's housing needs, potential constraints to development, and existing vacant land resources to meet local needs.

The Technical Report is organized into five sections:

- *Introduction*. The statutory authority and requirements for the Housing Element and an overview of the public outreach process.
- *Housing Needs*. Assessment of demographic, housing, economic, and special needs characteristics in the Town of Yucca Valley.
- *Housing Constraints*. Evaluation of existing governmental, market, and environmental constraints to the development, preservation, and conservation of housing in Yucca Valley.
- *Land Inventory*. Analysis of vacant sites that are available to be developed for residential use during the 2014–2021 planning period.
- *Previous Housing Element Progress.* Summary of progress toward implementing the goals, policies, and programs in the 2008–2014 Housing Element.

2.1 Public Outreach

California law requires that local governments include public participation as part of the housing element. Specifically, Government Code Section 65583(c)(7) states "that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." State law does not specify the means or methods for participation; however, it is generally recognized that the participation must be inclusive.

The Town of Yucca Valley conducted an extensive public engagement program to solicit views from the community to inform the Housing Element and General Plan update. Numerous outreach events, a General Plan Advisory Committee meeting, and several public hearings provided a solid foundation of input and support from the general public, stakeholders, and community leaders.

These forums solicited input on housing issues facing the community:

- 1 outreach booth at the Summer Concert Series (August 13, 2011)
- 2 Townwide 20th Anniversary Celebration workshops (November 15, 2011)
- 1 Townwide visioning workshop (January 27, 2012)
- 1 outreach booth at the Conservation Fair and Earth Day Celebration (April 21, 2012)
- 1 West Side workshop (April 25, 2012)
- 3 Townwide workshops (April 26, 2012)
- 1 East Side workshop (May 4, 2012)
- 1 Mid-Town workshop (May 5, 2012)
- 1 outreach booth at the Grubstakes Days Community Fair (May 26, 2012)
- 1 Joint Study Session before the Planning Commission and Town Council (July 17, 2012)
- 1 meeting with the General Plan Advisory Committee (December 12, 2012)
- 1 public hearing before the Planning Commission (TBD, 2013)
- 1 public hearing before the Town Council (TBD, 2013)

3 HOUSING NEEDS

3.1 Demographic Information

This section of the Housing Element provides the demographic basis for the analysis that follows. The information provided below is primarily based on 2010 Census and American Community Survey (ACS) data. Where more current information is available, from the California Department of Finance or Southern California Association of Governments (SCAG), it has been provided.

Population Growth

The Town's population was 16,403 in 1990 and increased to 16,865 persons in 2000. The 2010 Census reported the population of the Town as 20,700, an increase of 22.7 percent over 10 years. As a point of comparison, the County of San Bernardino grew from a population of 1,709,434 in 2000 to 2,035,120 in 2010, an increase of 19 percent for that 10-year period. The Department of Finance further estimates Yucca Valley's population at 20,916 in 2012, an increase of 1 percent since 2010. The Census estimated that there were 6,949 households in 2000 with a 16 percent increase to 8,274 households in 2010. Family households accounted for 63.5 percent, and nonfamily households for 36.5 percent of the total number of households.

Age Distribution

Yucca Valley's residents had a median age of 40.6 years in 2010. 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's population is 26.3 percent children (19 and younger) and 18.5 percent elderly (65 and over). Elderly residents have special needs when it comes to housing; often they need a low maintenance home with access to public transportation. Options for senior residents are discussed further in the Special Needs section.

Table HTR-1
Age Distribution of Yucca Valley 2010

Age	Number	% of Total Population
0–19 years	5,452	26.3%
20–24 years	1,257	6.1%
25–54 years	7,583	36.6%
55–64 years	2,588	12.5%
65–84 years	3,222	15.6%
85+ years	598	2.9%
Total	20,700	100%
Median Age	40.6	N/A

Source: 2010 U.S. Census DP-1.

Race and Ethnicity

While the majority of Yucca Valley residents self-identify as white, the community is becoming more diverse. The greatest change in ethnicity between 2000 and 2010 was the increase of residents reporting Hispanic origin (of any race) from 11.4 to 17.8 percent. The following table illustrates the estimated racial and ethnic makeup of the Town for 2010.

Table HTR-2
Ethnic Characteristics 2010

Race	Number	% of Total Population
White	17,280	83.5%
Black or African American	666	3.2%
Asian	469	2.3%
American Indiana & Alaska Native	232	1.1%
Native Hawaiian & Other Pacific Islander	44	0.2%
Some Other Race	1,185	5.7%
Two or More Races	824	
Hispanic Origin*	3,679	17.8%
Total*	20,700	100%

Source: 2010 U.S. Census DP-1. *Hispanic Origin not included in the total.

Household Size

The Town's average household size was 2.38 persons in 2000. By 2010, the Census estimated the average household in Yucca Valley at 2.17 persons per housing unit. For 2012, the Department of Finance estimates that there are 2.19 persons per household. Household size is important because it influences the type and size of housing stock needed to meet the needs of the population.

3.2 Economic Characteristics

Employment

In 2000, a total of 6,387 persons residing in the Town of Yucca Valley were employed. The service, education, and health care industries were the largest employment sectors in Town. By 2010, 8,367 Town residents were employed. Of the residents in the civilian labor force, 23.7 percent were employed in education, health or social services; 14.6 percent were employed in retail trade; and 11.3 percent were employed in construction. According to the 2010 American Community Survey, 765 Yucca Valley residents (almost 4 percent of the Town's population) were employed through the Armed Forces.

Household Income

The Town's per capita income in 2000 was $16,020. By 2010, per capita income had increased to $23,594, surpassing the County's 2010 per capita income of $21,867. The median household income in Yucca Valley was $30,420 in 2000 and $45,350 in 2010. When compared to the County median household income, which stood at $42,066 for 2000 and $55,845 in 2010, Yucca Valley was well below the County as a whole. The following table shows the housing income distribution for Yucca Valley in 2010.

Table HTR-3 provides a breakdown of non-military employment by industry. Table HTR-3
Non-Military Employment by Industry 2010

Industry	Number	% of Total
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0%
Construction	861	11.3%
Manufacturing	425	5.6%
Wholesale Trade	14	0.2%
Retail Trade	1,108	14.6%
Transportation and Warehousing, and Utilities	396	5.2%
Information	232	3.1%
Finance And Insurance, Real Estate, and Rental and Leasing	366	4.8%
Professional, Scientific, and Management, and Administrative and Waste Management Services	460	6.1%
Educational Services, and Health Care and Social Assistance	1,805	23.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	864	11.4%
Other Services, except Public Administration	381	5.0%
Public Administration	690	9.1%
Total	7,602	100%

Source: 2010 American Community Survey DP-03.

Table HTR-4
Income Distribution by Household 2010

Income	Number of Households
$0–$10,000	596
$10,000–$14,999	767
$15,000–$24,999	920
$25,000–$34,999	937
$35,000–$49,999	1,253
$50,000–$74,999	1,590
$75,000–$99,999	1,090
$100,000–$149,000	786
$150,000+	342
Total	8,281

Source: 2010 U.S. Census DP-1.

The 2010 American Community Survey identified 2,689 individuals below the poverty level in Yucca Valley. As shown in Table HTR-5, 995 of these individuals were minors (children), and 330 were seniors of 65 years of age or older.

Table HTR-5
Poverty Distribution by Age 2010

Age	Number	% of Total
0-4 years	258	9.6%
5-17 years	737	27.4%
18-24 years	203	7.5%
25-54 years	944	35.1%

55-64 years	217	8.1%
65-74 years	178	6.6%
75+ years	152	5.7%
Total	2,689	100%

Source: 2010 American Community Survey B17001.

Overpayment

Overpayment is generally defined as a renter household expending more than 30 percent of gross monthly household income for housing or an owner household expending more than 35 percent, thus limiting a household's ability to afford other important expenses. Overpayment for housing may cause a series of related financial problems, which could result in a deterioration of the housing stock because costs associated with maintenance must be sacrificed for more immediate expenses such as food, clothing, health care, and utilities. It may also result in the selection of inappropriately sized units that do not suit the space or amenity needs of the household. Table HTR-6, below, provides the 2011 SCAG Regional Housing Needs Assessment estimates of overpayment in Yucca Valley.

Table HTR-6
Overpayment by Income Category 2011

Tenure	Moderate Overpayment		Severe Overpayment		Total	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Renter	611	23.0%	706	26.5%	2,660	31.9%
Owner	587	10.3%	1,029	18.1%	5,687	68.1%
Total	1,198	14.4%	1,735	20.8%	8,347	100%

Source: SCAG 2014–2021 RHNA Methodology, 2011 (using 2005–2009 ACS).

3.3 Housing Characteristics

Housing Mix

Yucca Valley has traditionally been a single-family residential community. In 2010, approximately 80 percent of the Town's housing stock was single-family detached units. Recent specific plans and new land uses in the General Plan update encourage a greater variety of housing types, including apartments at densities up to 40 units per acre. As the housing market improves, the Town's housing stock is expected to become more diverse. Table HTR-7 describes the types of units found in Town in 2010.

Table HTR-7
Housing by Units 2010

Housing Type	Number	% of Total
Single-Family Detached	7,699	80.0%
Single-Family Attached	140	1.5%
Multifamily 2 to 4 Units	695	7.2%
Multifamily 5 Units Plus	378	3.9%
Mobile Home	707	7.4%
Total	9,619	100%

Source: 2010 Department of Finance, Table 2 E-5.

Age of Housing Stock

One measure of housing condition is age. Safe and attractive housing improves the Town's image and quality of life for its residents. Older housing can be costly to maintain and can require replacement. Table HTR-8 shows the number of units, by year built, within the Town. Currently (2010), 4,943 units, or 50 percent of the housing stock is between 30 and 50 years old. Units constructed 30 years ago often require minor rehabilitation to comply with new safety standards and repair signs of inadequate maintenance. About 26 percent of the Town's homes are 50 years or older. Homes built over 50 years ago are more likely to be in need of substantial rehabilitation.

Table HTR-8
Age of Housing Stock

Year Built	Number	% of Total
Built 2005 or later	639	6.6%
Built 2000 to 2004	802	8.3%
Built 1990 to 1999	821	8.4%
Built 1980 to 1989	2,244	23.1%
Built 1970 to 1979	2,699	27.8%
Built 1960 to 1969	1,653	17.0%
Built 1950 to 1959	658	6.8%
Built 1949 or Earlier	200	2.0%
Total	9,716	100%

Source: 2010 American Community Survey DP-04.

Condition of Housing Stock

The condition of the housing stock reflects its ability to adequately shelter residents and contribute to neighborhood quality and community pride. The condition of the housing stock can be demonstrated by the activities of the Code Compliance Division. For the period from 2009 through 2012, a total of 426 homes were cited for substandard conditions. These citations were rectified by homeowner action. Only 13 substandard condition Code Compliance cases remain open in 2012.

Tenure and Vacancy

Tenure refers to whether a household owns or rents a home. Adequate ownership and rental opportunities allow people of all incomes, household sizes, and lifestyles to choose the type of housing and location best suited to their needs and preferences. Tenure rates reflect the ability of the housing stock to meet the needs of households looking for investment or those looking for housing with fewer responsibilities and maintenance costs. There were 5,256 owner-occupied housing units in Yucca Valley in 2010 (63.5 percent of the occupied units), and 3,018 renter-occupied housing units (36.5 percent of the occupied units).

Vacancy rates, in combination with housing tenure, also affect the price and rents charged for housing. The Town's vacancy rate was 12.6 percent in both 2000 and 2010, with a slight increase to 13.4 percent in 2012. Approximately 5 percent of all vacancies are due to seasonal occupation. These vacancies reflect vacation homes (typically occupied in the winter months) and a potential oversupply of housing. A high vacancy rate allows Yucca Valley residents and employees a variety of options when selecting housing. Having too many units on the market can result in a reduction in asking rents and sales prices, making the community more affordable to lower and moderate income households.

Overcrowding

An overcrowded household is defined as one with more than one person per room. Households may be forced to overcrowd because they are unable to afford an adequately sized home. Overcrowding can overtax a home's utilities, such as plumbing, and create parking problems in residential areas. Table HTR-9 presents persons per room by occupied housing unit. Overcrowding is clearly not a significant issue in Yucca Valley, where less than 3 percent of homeowner households and less than 4 percent of renter households experience overcrowded conditions.

Overcrowding: When occupancy exceeds more than one person per room (excluding the kitchen and bathrooms).

Severe Overcrowding: When occupancy exceeds more than 1.5 persons per room.

Table HTR-9
Overcrowded Housing Units 2010

Occupants Per Room	Housing Units	% of Total
Owner Occupied:	5,546	67.0%
1.00 or Less	5,447	98.2%
1.01 to 1.50	86	1.6%
1.51 or more	13	0.2%
Renter Occupied:	2,735	33.0%
1.00 or Less	2,643	96.6%
1.01 to 1.50	76	2.8%
1.51 or more	16	0.6%
Total	8,281	100%

Source: 2010 American Community Survey B25014.

As shown in the table above, 256 housing units within the Town met the HCD criteria for "overcrowded" conditions in 2010, representing approximately 2.6 percent of the total occupied housing units. This low percentage of overcrowded households suggests the number and type of units available in the community are adequate to meet the housing needs of Yucca Valley residents.

Housing Affordability

For decades Yucca Valley has been celebrated as an affordable place for seniors to retire. Residents of all ages are attracted to the community's affordable housing prices and rents, among other features such as natural open spaces and clean air. Although housing in Yucca Valley has always been relatively affordable, the downturn of the national economy has further depressed housing prices. The affordability of housing in Yucca Valley is determined by market factors and residents' ability to pay.

High housing costs can lead to a number of unwanted situations, such as overcrowding, overpayment, and deferred maintenance. The calculation for rental housing affordability assumes that a household can expend up to 30 percent of its monthly income on housing. The calculation for ownership affordability assumes that a household can expend up to 35 percent of its monthly income on housing because of

the equity and tax benefits of homeownership. Table HTR-10 shows the maximum rent and purchase price to two- and four-person households by income category.

Table HTR-10
Affordability Analysis, 2012

Income Category	Maximum Annual Income [1]	Maximum Affordable Rent [2]	Maximum Affordable Price [3]
Two-Person Household			
Extremely Low	$16,100	$380	$58,434
Very Low	$26,800	$633	$108,742
Low	$42,900	$1,013	$184,203
Moderate	$60,750	$1,520	$284,817
Above Moderate	N/A	>$1,520	>$284,817
Four-Person Household			
Extremely Low	$20,100	$475	$77,281
Very Low	$33,500	$791	$140,153
Low	$53,600	$1,266	$234,460
Moderate	$75,950	$1,899	$360,204
Above Moderate	N/A	>$1,899	>$360,204

Source: The Planning Center|DC&E, 2012.
1: State of California income limits for San Bernardino County, February 2012.
2: Calculated as 30% of income.
3: Calculated as 35% of income and assumes 10% down payment, 5% interest rate, 1.25% property tax rate, and homeowner's insurance costs.

For-Sale Affordability

Due to the downturn in the housing market, few new homes were built in Yucca Valley in 2010, 2011, and 2012. According to Zillow, new home sales in Yucca Valley during that time consisted of three- and four-bedroom single-family homes ranging from 1,490 to 2,384 square feet. All of the units were built on large lots from 13,500 to 20,000 square feet. The average new single-family home sales price for these units is $203,667, which is readily affordable to four-person low and moderate income households, two-person moderate income household, and within reach for a two-person low income household. Considering the large size of the lots, homes constructed on a more modest lot could be significantly more affordable.

Although new construction opportunities are an important resource to meet the RHNA, home resales have a great potential to meet the housing needs of lower and moderate income households in Yucca Valley. According to DataQuick, the median home sales price for 2011 was $84,000. This shows that in Yucca Valley, home resales are affordable to the community's very low, low, and moderate income households.

The 2010 Census identified a median housing value of $210,600 for owner-occupied units in Town. This is significantly different than the median home sales price, indicating that the existing housing stock

includes luxury homes that have not recently been on the market. Table 4-11 illustrates that almost half of the owner-occupied housing units are valued at less than $200,000, making them potentially affordable to lower income households.

Table HTR-11
Values for Owner Occupied Housing Units 2010

Value	Number	% of Total
Less than $50,000	606	10.9%
$50,000 to $99,999	277	5.0%
$100,000 to $149,999	687	12.4%
$150,000 to $199,999	972	17.5%
$200,000 to $299,999	1,759	31.7%
$300,000 to $499,999	932	16.8%
$500,000 to $999,999	296	5.3%
$1,000,000 or More	17	0.3%

Source: 2010 U.S. Census DP-1.

Rental Affordability

Rental housing plays a vital role in providing housing affordable for a variety of household sizes and special needs. Apartments and multiplexes are a good fit for households that are not ready for the cost or responsibilities of homeownership, such as a large down payment and ongoing building and property maintenance. Single-family home rentals can meet the housing size and amenity needs of large lower and moderate income families.

According to the 2010 Census, the median contract rent in Yucca Valley was $841 per month. This median rent is affordable to low and moderate income households and within reach for four-person very low income households.

Looking at asking rents by product type provides a more clear understanding of the affordability of rental housing in Yucca Valley. The inventory of multifamily projects in Town is relatively limited. Privately owned duplexes, triplexes, and projects of less than 20 units each are available for rent. These projects, which are located throughout the community, provide one, two, and three bedroom units. An internet survey conducted in September 2012 found the rent for multifamily housing ranged between $500 and $654 per month. Single-family detached home rentals are a common option for renters in Town. The internet survey found that rents for two to four bedroom homes ranged from $750 to $1,175 per month. A single-family attached unit was available for $650 per month.

Table HTR-12 is a snapshot of rental housing prices in Yucca Valley. The existing multifamily and single-family rental stock is affordable to lower and moderate income households.

Table HTR-12
Average Rental Rates in Yucca Valley

Unit Size	Multifamily	Single-Family Attached	Single-Family Detached
1 Bedroom	$500	-	$550
2 Bedroom	$654	$650	$753
3 Bedroom	-	-	$1,039
4 Bedroom	-	-	$1,175

Source: Trulia rental database search, September 2012.

3.4 Special Needs

Individuals and families in certain subpopulations have traditionally faced significant challenges to finding and affording adequate housing. As determined by state housing element law, subpopulations with special circumstances affecting housing include seniors, persons with disabilities, female-headed households, large households, farmworkers, and the homeless.

Seniors

Elderly persons often seek housing based on affordability, proximity to services, proximity to public transportation, and accessibility. Senior households may reside on fixed incomes, resulting in limited housing opportunities and sensitivity to market increases in housing costs.

The 2010 Census identified a total of 3,820 people in Yucca Valley over the age of 65, representing 18.5 percent of the population. This is a slight reduction from the 2000 Census, which reported 3,849 people over the age of 65, about 22.8 percent of the total population. The Town is still home to a large senior population. Approximately 34 percent of the households in Yucca Valley are occupied by seniors. Housing needs for seniors vary. Depending on income and health, seniors can reside comfortably in a variety of housing types, including single-family homes, low-maintenance apartments, age-restricted communities, and assisted living facilities.

Disabilities can create special housing needs for the elderly. Limited mobility or sensory abilities make accessible, barrier-free housing and proximity to public transportation a priority for some senior households. According to the 2010 American Community Survey, 38 percent of all Yucca Valley residents aged 65 years and over have a disability. Physical, self-care, and sensory disabilities are typically prevalent in senior communities. Elderly residents seeking to remain independent benefit from housing in proximity to transit and programs that help them maintain and improve their homes.

Numerous housing opportunities target seniors in Yucca Valley. There are eight -age-restricted mobile home parks and one age-restricted master planned manufactured home community. Mobile and manufactured homes are typically affordable to lower and moderate income households. There are five residential care facilities for the elderly in Yucca Valley, with a combined capacity to serve 159 individuals.

In addition to these existing resources, a new senior housing complex is planned. In October 2012, the Yucca Valley Senior Apartments Specific Plan received low income housing tax credits that completed the financial needs of the project. Other financial resources for this lower income multifamily senior project include funds from the Town of Yucca Valley, traditional lending, and the County of San Bernardino HOME program. The project is expected to open in early 2014. The Yucca Valley Senior Apartments site is adjacent to Town Hall, the Senior Center, Community Center, Library, Hi-Desert Nature Museum, and public transit stops.

In Yucca Valley various services are available for seniors, including the Senior Center, which provides numerous activities for seniors to promote their health, lifelong learning, and involvement in the community. It offers a daily lunch program as well as Meals on Wheels. The Department of Social Services provides adult protection services for those who are neglected and in-home supportive services, which is an alternative to nursing homes or other long term care facilities. The Morongo Basin Senior Support Center 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.

Persons with Disabilities

Disabled persons often have special housing needs with regard to accessibility, location, and transportation. They may face employment hardships and many rely on fixed incomes, reducing their ability to afford adequate housing. The breadth and variety of disabilities present a range of challenges for meeting the needs of disabled persons, including persons with developmental disabilities.

The American Community Survey for 2010 collects data for persons with disabilities, including hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. The ACS estimates that 3,477 persons or 17.4 percent of the Town's residents have a disability. Of the people with disabilities, 261 were 17 years or younger, 1,959 were between 18 and 64 years of age, and 1,257 were 65 years or older. Many of these households are challenged to afford adequate housing. According to the ACS, 16.7 percent of the disabled population has incomes below the poverty level.

Some disabilities are not closely tracked by the Census or American Community Survey. For example, the surveys do not specifically record persons or households affected by developmental disabilities, including autism spectrum disorders. Federal law defines developmental disability as a severe, chronic disability that:

- Is attributable to a mental or physical impairment or a combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations to three or more of the following areas of major life activities; self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, supports, or other assistance that is of lifelong or extended duration and is individually planned and coordinated, except that such term, when applied to infants and young children means individuals from birth to age 5, inclusive, who has substantial developmental delay or specific congenial or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided.

The U.S. Administration of Developmental Disabilities estimates that 1.5 percent of a community's population may have a developmental disability. With a population estimate of 20,916 for 2012, there may be approximately 314 persons with developmental disabilities in the Town of Yucca Valley.

Some residents with developmental disabilities may live comfortably without special accommodations, but others require a supervised living situation such as group housing or an assisted living facility. Residents in the Town of Yucca Valley with developmental disabilities can seek assistance from Desert Arc. The facilities and programs of Desert Arc serve the greater Coachella Valley and the Morongo Basin. They run a small facility and also provide 55 client residence locations in Yucca Valley. Their programs include a spectrum of services such as vocational training, job placement, independent living support, meals, and transportation. Desert Arc also operates an adult day care facility in Yucca Valley, which is a safe place for disabled adults to stay while their caregivers are away for a short time.

People with disabilities may require modifications to allow freedom of movement to/from and within a housing unit. California Code of Regulations Title 24 sets forth accessibility and adaptability requirements for public buildings. The Americans with Disabilities Act requires all new multifamily construction to include a percentage of units that are accessible to disabled persons. The Town requires

compliance with these standards as part of the building permit review, issuance, and inspection process. However, as these standards are not mandatory for single-family homes, so in-home accessibility can be an issue for people with disabilities.

The Town is in the process of updating the Development Code to allow accessibility ramps in residential setbacks and create a formal process for disabled individuals or those acting on their behalf to make requests for relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the Town.

Single-Parent Households

Single-parent households often have special housing needs for affordable housing, accessible childcare, health care, and other supportive services. In 2010, there were 877 single-parent households in the Town of Yucca Valley. The Census further identified that 249 of the male-headed households and 628 of the female-headed households had children. Female-headed single-parent families tend to have a lower rate of home ownership and lower household incomes in comparison to other households. Some single-parent households may face difficulty in affording adequate housing if they expend a high percentage of income on child care or if they are only employed part-time. There are five licensed child care facilities in Yucca Valley, including a Head Start and a State Preschool that serve lower income families.

Large Households

A large family or household is one with five or more members. Large households are considered a special needs group because there is typically a limited supply of affordable housing, particularly rentals, with an adequate number of bedrooms.

In 2010, there were 887 households with five or more members in Town. This represents an increase from the previous Census, when there were 602 such households. Large families have a special need for three, four, or more bedrooms in a unit. The American Community Survey estimated that there were 4,122 three-bedroom units, 906 four-bedroom units, and 183 five-bedroom units in Town in 2010. Unlike other communities where most of the affordable rental units are small apartments, the majority of Yucca Valley's rental housing stock is single-family detached homes. These homes are likely to accommodate large households, as indicated by the low rates of overcrowding mentioned previously.

Farmworkers

Farmworkers typically have very low incomes and sometimes have to relocate based on growing seasons, making finding and affording

adequate housing difficult. As shown in Table HTR-3, the 2010 American Community Survey did not identify any Yucca Valley residents employed in "Agriculture, forestry, fishing and hunting, and mining." There is no commercial agricultural activity in Town and therefore no need for farmworker housing.

People Who Are Homeless

Numerous factors can contribute to homelessness, such as unemployment, domestic violence, mental illness, and substance abuse. In addition to housing, homeless people typically have a variety of other unmet needs like adequate medical care, job training, childcare, mental health care, financial counseling, substance abuse treatment, or English language education. People who are homeless are the community's most vulnerable residents.

Due to the mobile nature of homelessness, it can be difficult to identify the number of homeless persons in a community. The Morongo Unified School District records the number of homeless students because it receives McKinney-Vento Homeless Education funding to support local homeless children and teens. Although the District serves students from Yucca Valley, Joshua Tree, Morongo Valley, Twentynine Palms, and Landers, the primary nighttime residency records may indicate how the homeless in Yucca Valley live. In 2010–2011, 1.8 percent of the District's homeless students were unsheltered, 4.4 percent resided in hotels, 17.0 resided in shelters, and 76.8 percent lived "doubled or tripled up" with other families in overcrowded conditions.

A survey of homeless persons conducted 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. However, a point-in-time survey does not identify individuals and families on the brink of homelessness who double or triple up to afford housing or shuffle between the houses of their friends and relatives.

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

Although there are no homeless shelters in Yucca Valley, various agencies and organizations assist the homeless population. Numerous local faith-based organizations assist homeless persons with meals, personal item drives, coat drives, and other important needs, but do not provide residential facilities. Additionally, the Salvation Army provides emergency services, including food, clothing, and rent 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. Some of the programs administered from this office include assistance for temporary housing, child care, and food stamps.

With the passage of SB 2 and implementation of the 2006–2014 Housing Element, the Town's Development Code will be amended to allow homeless shelters in the Industrial zone. There are currently over 500 acres of vacant Industrial in Town. These lands are more than sufficient to support the construction of homeless shelters during the planning period. Like all development, except infill single-family lots, the construction of an emergency shelter requires the approval of Site Plan Review. Site Plan Review does not require a public hearing. 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.

Extremely Low Income Households

Extremely low income households earn annual incomes that are 30 percent or less of the area median income. Based on state income limits for 2012, a four-person extremely low income household earns

no more than $20,100 and can afford $475 per month for rent (expending up to 30 percent of annual income on housing). These households are generally living paycheck to paycheck and could be at risk of homelessness in the event of unemployment or a large expense such as medical treatment.

According to the Southern California Association of Governments, there were 1,693 extremely low income households in Town in 2011, representing 12 percent of all households. Extremely low income individuals or small households can be accommodated through second units, single room occupancy units, or renting a room in a private home. Larger extremely low income households may face greater difficulty in finding adequate and affordable housing.

Many extremely low income households need public assistance such as Housing Choice Vouchers, cash benefit, Cal-Fresh, and Medi-Cal. Housing Choice Vouchers are accepted at apartment complexes and single-family rentals throughout Yucca Valley. Deed-restricted housing is another important resource for extremely low income households. In 2012 there were three federally funded affordable housing projects in Yucca Valley, including 49 units at Sun West Villas Apartments, 32 units at Sunnyslope Apartments, and 10 units at Yucca Valley Oasis. The San Bernardino County Housing Authority owns and administers 30 apartment units in Yucca Valley that are affordable to lower income households.

3.5 Housing At-Risk of Conversion

California law requires that all housing elements include an analysis of assisted multifamily housing projects. These assisted housing developments are multifamily rental housing complexes that receive government assistance under federal, state, and/or local programs. Housing that falls under this statute includes new construction assistance, rehabilitation assistance, and/or rental assistance. The analysis must verify units that are not at risk of conversion to market rents.

The reasons why publicly assisted housing might convert to market rate include mortgage prepayments and expiration of affordability restrictions. Affordable housing owned by a for-profit company is most likely to convert to market rents during inflationary times when market rents are increasing much faster than subsidized rents, and the project owner has a greater financial incentive to convert the project to market rents. Affordable housing owned by a public agency or nonprofit typically remains affordable.

In Yucca Valley there are six apartment complexes that are restricted to lower income households. None of these projects are at risk of converting to market rents within 10 years of the planning period. A new deed-restricted affordable housing apartment project, Yucca

Valley Senior Apartments, is expected to open in 2014 and will remain affordable well beyond the planning period.

Sunwest Villas Apartments. This 50-unit apartment complex located at 6974 Mohawk Trail offers five units affordable to households earning up to 50 percent of the area median income and 44 units to households earning up to 60 percent. Sunwest Villas Apartments has units sized for families; 38 units have two bedrooms and 12 have three. In 2011, the U.S. Department of Housing and Urban Development Project-Based Section 8 funding was extended for 55 years.

Sunnyslope Apartments. This 33-unit apartment complex located at 6947 Mohawk Trail includes four units affordable to households earning up to 50 percent of the area median income and 28 units to households earning up to 60 percent. Sunnyslope Apartments is a family housing project that includes small units for individuals and couples as well as larger units for families with children. Of the 33 units, 13 have one bedroom, 10 have two, and 10 have three. In 2011, the U.S. Department of Agriculture Section 515: Multifamily Rental Program funding was extended by 55 years.

Housing Partners I, Inc. In 2011, the Housing Authority of the County of San Bernardino transferred all four of their lower income apartment complexes (7441 Cherokee Trail, 7333 Dumosa Avenue, 55730 Pueblo Trail, and 56021 Papago Trail) in Yucca Valley to their affiliate nonprofit, Housing Partners I, Inc. Housing Partners I, Inc. rehabilitates and preserves lower and moderate income housing at scattered sites throughout the County. As a Community Housing Development Organization, Housing Partners I, Inc. is able to seek and secure funding to preserve affordable housing beyond those available to the Housing Authority. By transferring the 30 units in Yucca Valley to Housing Partners I, Inc., the Housing Authority has ensured that they will remain affordable.

Community Housing Development Organization: A private nonprofit community-based service organization that has the capacity to develop affordable housing for the community it serves.

Qualified Entity: Housing nonprofits that have been approved by the California Department of Housing and Community Development. To qualify, an entity must be able to maintain affordability for at least 30 years or the remaining term of assistance.

Although none of the affordability covenants are expected to expire within 10 years of the planning period, there are several resources available to preserve multifamily affordable housing in Yucca Valley. These resources include Low Income Housing Tax Credits, HOME Program funds, Mental Health Services Administration funds, Multifamily Mortgage Revenue Bonds, Housing Authority of San Bernardino County Housing Voucher Program, and qualified entities.

4 CONSTRAINTS

4.1 Nongovernmental Constraints

Nongovernmental constraints on the development of housing include market and environmental factors. Market factors such as financing, land prices, and construction costs can result in high costs that are passed on to the buyer or renter. Environmental constraints on

housing include hazards and limits to infrastructure that could make development infeasible. These are constraints that the Town of Yucca Valley cannot control.

Availability of Financing

Interest rates are determined by national policies and economic conditions. The past several years of recession and signs of recovery are related to volatility in the lending and financial market. This has affected the financial feasibility of building new homes, producing affordable housing, and securing a mortgage. Interest rates for loans have generally varied from 5 to 7 percent; down payment requirements have ranged from 0 to 10 percent; and allowable income-debt ratios have varied as well.

Although interest rates on mortgages are low (well below 5 percent in 2012), lending requirements are more stringent than in the early 2000's, when stated-income loans were available. For loans insured under the Federal Housing Administration, down payment requirements are a minimum of 3 percent, and higher mortgage insurance rates are required. For conventional loans, a down payment of 10 to 20 percent is common practice. Either way, the availability of home loans impacts a household's ability to purchase, but this constraint reaches nationwide and is not unique to the Town of Yucca Valley.

Land Prices

The cost of housing development includes the price of purchasing a lot. The zoning for the site (development potential), access to the site, existing improvements, and views also affect the cost of raw land. In Yucca Valley, land costs typically range from $15,000 to $40,000 for residential lots. Due to the downturn in the economy, declining land values reduce the total development cost of building affordable and market rate housing.

Construction Costs

The cost of construction primarily depends on the cost of materials and labor, which are influenced by market demand. The cost of construction will also vary based on the type of unit and quality of amenities included. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers. The cost of labor is typically two to three times the cost of materials; labor represents an estimated 17 to 20 percent of the cost of building a housing unit. In 2012, construction costs in Yucca Valley were estimated to be $100 per square foot for a single-family home and $140 per square foot for an apartment building.

Prefabricated, factory-built housing types offer significant decreases in material and labor costs. Manufactured homes and mobile homes are popular and affordable alternatives to traditional single-family detached housing in Yucca Valley.

Environmental Constraints

The California Environmental Quality Act requires that new development proposals are reviewed for potential impacts to or from the environment. The presence of biological resources, geologic or seismic hazards and other environmental issues can affect the location of development or type of conditions imposed upon certain projects to mitigate environmental impacts.

Like many communities in Southern California, Yucca Valley is in an area of seismic activity. Several faults traverse the Town. Development around these faults is subject to the Alquist-Priolo Act, which can require setbacks from faults when necessitated by the findings of geotechnical studies.

Flooding is also an environmental concern in Yucca Valley and other desert communities where brief, but intense seasonal storms can cause flash flooding. Development within the Federal Emergency Management Agency's 100-year flood zone is subject to flooding insurance requirements. The highest density zones are primarily located in the urban core of the community where the most improvements to the drainage system have been implemented.

The Safety and Conservation and Open Space Elements of the General Plan provide goals and policy guidance to address local environmental issues. These elements are being updated concurrently with the Housing Element as part of a comprehensive General Plan update.

Infrastructure Constraints

The capacity of infrastructure can constrain development potential. In the past, residential development occurred without paving roads or providing sidewalks. Infrastructure in Yucca Valley can vary by neighborhood because on- and off-site improvement requirements have changed over time. Today, development plans are coordinated with the Planning Department, Public Works Department, Hi-Desert Water District, and Morongo Basin Transit Authority.

Some infrastructure improvements, like roads, water, and septic/sewer systems influence the location and density of land uses. The Housing Element must identify adequate sites that will be available for residential development during the planning period. These sites will have appropriate supporting services and facilities, such as roads, water, and sewer during the planning period.

Water

Similar to other desert communities, the Town of Yucca Valley has a limited potable water supply. The Hi-Desert Water District has installed recharge facilities to increase domestic supplies. Their minimum annual allocation for new residential connections covers 250 units. The 2014–2021 total RHNA for Yucca Valley is 930 units, which can be interpreted as approximately 116 new units per year. This is well within the Hi-Desert Water District's abilities to serve.

If recharge is not successfully implemented in the future, the Hi-Desert Water District will be limited to 2 percent annual growth. However, the minimum is still a healthy 250 connections with or without recharge efforts. This does not appear to be a concern because recharge efforts have been implemented and no requests for connections were denied, even during the construction boom in the early 2000s. The Hi-Desert Water District's practices do not pose a constraint to new housing development during the planning period.

Septic and Sewer

In 2012, all residential structures in Yucca Valley were served by septic systems. Residential development that relies upon septic systems will continue into the 2014–2021 planning period. Starting in 2016, the Regional Water Quality Control Board will enforce a ban on new septic systems which could limit new development potential in Yucca Valley until a wastewater treatment plant and system is developed. Once the ban is in place, residential development will continue to occur in accordance with Regional Water Quality Control Board standards and regulations. However, the ability of the Town to attract new development will be improved by the addition of a sewer plant that is planned to be operational in 2016.

Sewer service will be implemented in three phases, beginning with the core of the community along SR-62. This area is where there is the greatest amount of potential for new single-family attached and multifamily housing types during the planning period. All of the sites identified to meet the RHNA are located within this first phase of sewer system development to ensure that wastewater infrastructure is not a constraint to residential development during the planning period.

Residential development will still be able to occur in areas within the second and third phases of sewer service during the planning period. Projects in these areas will rely upon Regional Water Quality Control Board standards and regulations for wastewater and build dry lines to connect to the Townwide system in the future.

4.2 Governmental Constraints

Various government controls influence housing development in the Town to protect public health, safety, and welfare. These controls can decrease the feasibility and affordability of building housing. Potential

governmental constraints include land use regulations, building codes, on- and off-site improvements, permitting procedures, application and development impact fees, and a lack of reasonable accommodation procedures. State law requires the housing element to analyze potential constraints to the production, maintenance, and improvement of housing for persons of all income levels and persons with disabilities.

Land Use Regulations

Development in Yucca Valley is guided by the goals and policies of the General Plan and specific use and development standards in the Development Code. The General Plan establishes land use designations and density and intensity ranges throughout Town. The adopted General Plan Land Use Element includes seven residential land use designations, a mixed use category that allows residential and commercial development, and the Old Town Specific Plan that allows a range of housing types. Rather than constraining development, the Old Town Specific Plan was designed as a development tool to encourage and facilitate new investment in a vacant and underutilized portion of the urban core of the community. The Specific Plan allows commercial, light industrial and high density residential uses in a horizontal or vertical mixed use environment. The Specific Plan allows up to 1,116 units at densities up to 40 units per acre.

A comprehensive General Plan update was started in 2011, proposing several land use changes that will increase single-family attached and multifamily residential development opportunities. The Housing Element contains policies and programs to establish the Medium High Density Residential and Corridor Residential Overlay designations. The land use designations included in the proposed General Plan Land Use Element update are listed in Table HTR-13. The General Plan update is expected to be adopted in 2013.

Table HTR-13
Proposed General Plan Land Use Designations

Designation	Density
Hillside Residential	0–1 unit per 20 acres
Rural Living 10 ac miminum	0–1 unit per 10 acres
Rural Living 5 ac minimum	0–1 unit per 5 acres
Rural Residential 2.5 ac minimum	0–1 unit per 2.5 acres
Rural Residential 1 ac minimum	0–1 unit per acre
Rural Residential 0.5 ac minimum	1–2 units per acre
Low Density Residential	2.1–5 units per acre
Medium Density Residential	5.1–8 units per acre
Medium High Density Residential	8.1–14 units per acre
Mixed Use	14.1–25 units per acre
Old Town Commercial/Residential	0–24 units per acre
Old Town Industrial/Commercial	0–30 units per acre
Old Town Mixed Use	0–40 units per acre
Corridor Residential Overlay (Commercial)	14.1–25 units per acre

Source: Town of Yucca Valley, October 2012.

The Development Code provides more specific residential development standards that determine building height, setbacks, parking, etc. Development standards tailored to each zoning district and specific uses are permitted to protect the health, safety, and welfare of the public. Development standards improve the quality and livability of housing development in Yucca Valley.

The existing development standards for some of the Town's adopted single-family and multifamily zones are provided in Table HTR-14. The development standards for the lowest density land uses (appropriate for hillsides and rural areas) have been omitted. Two new higher density designations are proposed in the General Plan. Development standards that encourage and facilitate development will be adopted with the Development Code update. Minimum densities for existing residential zones will be added through the Development Code update.

Table HTR-14
Existing 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	60′	60′	60′	100′	100′
Lot Depth	100′	100′	100′	150′	150′
Front Setback	25	25	25	25	25
Side Setback	5 and 10	5 and 10	5 and 10	10	10
Rear Setback	15	15	15	10	10
Lot Coverage	40%	40%	40%	60%	60%
Height	35′				
Parking	1.5 spaces for a one-bedroom, 2 spaces for two or more bedrooms; single-family requires 2 spaces to be covered				

Source: Town of Yucca Valley, 2012.

The Old Town Specific Plan has unique development standards, shown in Table HTR-15, that provide greater flexibility for residential development. The Specific Plan accommodates up to 1,116 units in either a vertical mixed use or standalone residential environment. The Old Town Commercial/Residential designation allows housing at densities up to 24 units per acre on 57 acres. The Old Town Highway/Commercial designation allows densities up to 30 units per acre on 39 acres. The highest densities in Yucca Valley are in the Old Town Mixed Use designation where densities up to 40 units per acre are allowed on 29 acres. This Specific Plan represents the greatest potential for new townhomes, condominiums, and apartments in Yucca Valley.

Table HTR-15
Old Town Specific Plan Standards

Standard Type	Standard
Lot Area	None
Street Frontage	50′
Front Setback	None
Side Setback	None
Rear Setback	10′
Lot Coverage	None
Height	3 stories or 45′

Source: Old Town Specific Plan, 2007.

Building Codes and Energy Conservation

The Town of Yucca Valley has adopted the 2010 California Building Code (Part 2) edition volumes 1 and 2 with appendices A, C, G, I, and J and referenced standards; the California Residential Code (Part 2.5); the 2010 California Green Building Standards Code; the 2009 International Property Maintenance Code; the 2010 California Electrical Code; the 2010 California Plumbing Code; the 2010 California Mechanical Code; and the 2010 California Energy Code. These building codes were designed to protect public health, safety, and welfare. Some of the methods, designs, or technologies required by these codes could increase the cost of housing production and rehabilitation, but these expenses are necessary to ensure structural safety and efficiencies. Structural soundness is especially important in Yucca Valley because it is located in a seismically active area.

Although California has always been a leader in energy conservation, recent regulations specifically target the reduction of energy use and Greenhouse Gas emissions. The State Legislature adopted the Global Warming Solutions Act of 2006, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. The California Green Building Code was developed in 2010 to require energy-saving measures in building design and construction. Promoting energy conservation has become a consistent theme in California's building and community planning regulations.

The Town of Yucca Valley understands that energy efficiency can greatly reduce the impact of residential development and provide long-term cost savings for residents. On a regulatory level, the Town enforces the State Energy Conservation Standards in the California Code of Regulations Title 24 (which includes the California Green Building Standards Code). These standards provide a great deal of flexibility for individual builders to achieve energy savings. These requirements apply to all new residential and commercial construction and to remodeling and rehabilitation construction where square footage is added.

On/Off-Site Improvements

On- and off-site improvements can be necessary to ensure proper vehicular and pedestrian access and utility service delivery. Typical off-site improvements for a residential subdivision in Yucca Valley include 30-foot half width street dedication, 40-foot pavement width, and 6-inch curb and gutter where determined necessary, and a 6-foot sidewalk adjacent to the curb. Many roads in Yucca Valley are currently unpaved, making these improvements a necessary requirement.

If a residential project is subject to a discretionary review, the Town may condition the construction of other reasonable on- and off-site improvements to serve a residential project. These types of improvements are common for all incorporated areas in San Bernardino County. Therefore, these on- and off-site improvement standards would not make it less financially feasible to build housing in one jurisdiction over another.

The network of publicly owned facilities—such as roads, streets, water, drainage, and sewer facilities—form the internal framework of communities. The timing and pattern of installing these capital improvements, most notably a sewer system in Yucca Valley, influences where growth occurs. State law requires that capital facilities are available to future housing sites, which is why land resources to meet Yucca Valley's RHNA are all located in the earliest phase of sewer system development.

Permitting Procedures

Developmental review is a primary tool to ensure that new residential projects are compatible with surrounding land uses, that constraints have been addressed, that environmental impacts have been mitigated, and that the projects contribute to improving local quality of life. The time it takes to obtain permits from the Town can affect overall project cost and therefore impact the cost of housing and the success of development in the community.

Yucca Valley's permitting process is designed to ensure high quality development that is compatible with adjacent uses. The time administrative processes take can increase the cost of constructing new housing or rehabilitating existing units. Yucca Valley encourages concurrent processing of multiple applications to streamline the permitting process.

Applicants are encouraged to meet with Town staff to discuss a project prior to submitting an application. This process provides the applicant with an opportunity to make changes that will ultimately save time and money by having a complete application from the start. Determination of permit classification is made prior to application being submitted; after submittal, a completeness determination is made within a 30 day period.

Single family residential infill uses are permitted by right in residential zones. Multifamily projects of 4 or more units are subject to a Site Plan Review, which is simply a Planning Commission review of the design of the project and not a discretionary review of the use. A Site Plan Review, including environmental documentation required for the California Environmental Quality Act, is typically complete within three months of receiving the complete application. Conditional Use Permits and Tract Maps are processed in a similar time frame because they are reviewed by the Planning Commission instead of both the Planning Commission and Town Council. General Plan amendments and zone changes are typically processed in four to six months because of the additional requirement for Town Council approval. Yucca Valley has relatively streamlined processing procedures that save applicants time and therefore money.

Application and Development Impact Fees

A variety of fees are charged by the Town to cover the cost of processing development permits and providing local services. These fees are necessary to ensure quality project review and to cover costs associated with the impacts of new housing. These costs are generally passed down to the homeowner and renter; therefore high fees can reduce the affordability of housing.

By billing on a time and materials basis, the Town of Yucca Valley ensures that applicants are not over or undercharged. A deposit is required. Most applications are processed within the deposit amount because of the efficiencies of the Town's permitting procedures and staff.

Table 4-16
Planning Application Deposits

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

Source: Town of Yucca Valley, July 2012.

In 2005 the Town Council approved a Development Impact Fee Ordinance. The fees were designed to offset some of the costs associated with new storm drains, streets, parks, and other public facilities and services needed to accommodate new development. However, due to the downtown in the economy, the Town has not implemented the Ordinance to the levels intended. This practice

encourages and facilitates housing construction in Yucca Valley. The Development Impact Fee is codified at a maximum rate of $$6,352 per unit for multifamily projects, and as of October 2012, only $3,600 is charged. The maximum fee for single-family homes is $9,081 per unit. This rate is charged per unit for subdivisions and $2,569 per unit for infill housing projects. In this instance, infill housing refers to new construction on lots created prior to October 27, 2007. The Town's Development Impact Fees are low and are not a constraint to housing development.

Reasonable Accommodation

Effective on January 1, 2002, Senate Bill 520 amended housing element law and Government Code Section 65008 to require localities to analyze the constraints on housing for persons with disabilities and offer reasonable accommodation. A reasonable accommodation refers to actions that a jurisdiction takes to modify land use and zoning regulations affecting housing for people with disabilities. A reasonable modification is typically a structural change made to existing premises so that a disabled person can fully utilize the premises. The Town of Yucca Valley understands the importance of reducing barriers to adequate housing for disabled persons. However, the Development Code does not provide specific information regarding housing modification or other reasonable accommodations for persons with disabilities.

The Town's adopted building codes (including the Uniform Building Code, adopted in 2007) require that new residential construction comply with the Federal Americans with Disabilities Act (ADA). Yucca Valley has the authority to enforce state accessibility laws and regulations (California Code of Regulations Title 24) when evaluating construction applications. ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to the physically disabled.

The Town of Yucca Valley does not impose any 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 Town to regulate group homes of six or fewer residents. Group homes of seven or more residents are permitted, with approval of a Conditional Use Permit, in all zones. A program in the 2006–2014 Housing Element committed the Town to allowing access ramps to be constructed within the front, side, or rear yard setback of any residential structure. That program is being implemented as part of a Development Code update that is expected to be complete in 2013. The 2014–2021 Housing Element sets forth a program to ensure that reasonable accommodation procedures are also established during the Development Code update.

5 LAND INVENTORY

5.1 Vacant Land

The Town of Yucca Valley is tasked with identifying residential sites with the potential to be developed during the 2014–2021 planning period. In accordance with state law, the sites must have the capacity to accommodate a range of housing types to meet the RHNA. The Town of Yucca Valley has a RHNA of 930 units divided into income categories as shown in Table HTR-17.

Table HTR-17
Regional Housing Needs Assessment

Income Category	Units
Very Low Income	209
Low Income	149
Moderate Income	172
Above Moderate	400
Total	930

Source: SCAG, 2012.

The income categories reflect development types and do not equate to deed-restriction or other affordability covenants. Traditionally, new units affordable to very low income and low income households are apartments, mobile homes, and second units. Moderate income households are typically well-served by apartments, condominiums, townhomes, and small single-family detached homes. Although Yucca Valley's existing single-family detached housing stock is exceptionally affordable to lower and moderate income households, the land inventory is designed to identify new development potential which tends to be more expensive than older homes.

The land inventory must identify the capacity of each property. In this land inventory, single-family uses under ten units per acre are assumed to only be affordable to above moderate income households. Single-family attached and multifamily uses between 10 and 19 units per acre are considered affordable to moderate income households. Higher density housing types at 20 units per acre and above are considered affordable to lower income households.

All of the sites included in the land inventory are vacant infill sites in the core of the community, centered around SR-62. Developing vacant infill sites is advantageous because there are adjacent utility connections, roads, and no expenses to remove existing structures or remediate contamination from a prior use. Most of the Town is presently served by septic tanks. New residential development will continue to occur on individual septic tanks until 2016, when the Regional Water Quality Control Board ban on septic tanks takes place. Development will be able to continue through package treatment plants. Additionally, a wastewater treatment facility is planned and all

of the sites in the land inventory are within the first phase of sewer service. These vacant infill sites are developable during the 2014–2021 planning period. A summary of the total development potential shown in the land inventory is provided in Table HTR-18. A detailed table and map of all of the sites is provided in Appendix A: Land Inventory.

Table HTR-18
Land Inventory Development Potential Summary

Designation	Acres	Assumed Density	Lower	Moderate	Above Moderate	Total
Rural Residential 1	146	1	0	0	146	146
Rural Residential 0.5	125	2	0	0	249	249
Low Density Residential	268	4	0	0	1,074	1,074
Medium Density Residential	98	6	0	0	591	591
Medium High Density Residential	97	10	0	832	137	969
Mixed Use	137	18	0	443	50	493
Corridor Residential Overlay	109	18	0	779	3	783
Old Town Specific Plan	39	24–40	1,116	0	0	1,116
Total	N/A	N/A	1,116	2,054	1,855	5,420
RHNA	N/A	N/A	358	172	400	930
Surplus Capacity	N/A	N/A	758	1,882	1,455	4,490

Attached and Multifamily Opportunities

The Mixed Use category allows residential development between 14.1 and 25 units per acre and is a resource for attached and multifamily housing types. Residential uses are permitted as standalone buildings (horizontal mixed use) or within mixed use structures. New General Plan Land Use Element policies will encourage housing development in the Mixed Use designation to create vibrant, walkable districts. The land inventory conservatively assumes that only 20 percent of the 137 acres shown will be developed for residential uses at 18 units per acre. In Yucca Valley, this density could facilitate housing that is readily affordable to lower and moderate income households.

In addition to these attached and multifamily housing opportunities, one new residential land use designation and one new overlay were proposed as part of the General Plan update, expected to be adopted in 2013. Zoning and standards that encourage and facilitate development will be adopted with the Development Code update in 2013/2014.

The Medium High Density Residential category allows housing types between 8.1 and 14 units per acre. Potential development types include small lot subdivisions, condominiums, townhomes, stacked flats, and apartments. Based on existing rents, development at this

density will be readily affordable to moderate income households and likely affordable lower income households as well. The land inventory conservatively estimates that development at this density on large sites will be appropriate to meet the moderate income RHNA.

The Corridor Residential Overlay provides residential development potential between 14.1 and 25 units per acre on select sites designated for Commercial development. New General Plan Land Use Element policy direction will encourage housing development to revitalize underperforming areas of a commercial corridor and improve walkability between homes and stores, medical offices, and other nonresidential uses. The land inventory assumes that 40 percent of the 109 acres shown will be developed for residential use at 18 units per acre.

The land inventory conservatively assumes that the units in the Mixed Use, Medium High Density Residential, and Corridor Residential Overlay will be affordable to moderate income households. Any site that cannot accommodate more than one unit is assumed to be affordable to only above moderate income households.

Old Town Specific Plan

The Old Town Specific Plan was adopted by the Town Council in 2007. The Specific Plan includes 181 acres with very flexible development standards to encourage creativity in design and a variety of housing types. One of the Specific Plan's goals is to "Provide a diversity of housing opportunities that responds to a variety of local needs, incomes, densities, and promote a vibrant Old Town area."

Residential uses are allowed as standalone buildings or in mixed use structures on 125 acres within the Specific Plan area. Of those sites, 39 acres are vacant and readily available for residential development. The total residential development capacity for the Specific Plan is 1,116 units. Maximum densities range from 24 to 40 units per acre. Old Town is planned to be the densest area of the community. These high densities accommodate housing types that are typically affordable to lower income households. The density is intended to bring residents closer to businesses and services, encourage walking, and create a bustling "main street" atmosphere that fits in with Yucca Valley's small-town character.

Single-Family Homes

Single-family detached homes are an important resource for large families, households seeking to build equity, households that are building wealth and need high end housing opportunities to keep them in Yucca Valley, and retirees who may desire space and privacy.

There are 146 acres of vacant Rural Residential (1 units per acre) and 125 acres of vacant Rural Residential (2 units per acre) sites in the land inventory. There are also 268 acres of vacant Low Density Residential

sites in the land inventory. This designation allows housing between 2.1 and 5 units per acre. All three of these low density designations are assumed to accommodate housing that is only affordable to above moderate income households.

The Medium Density Residential category accommodates single-family detached homes and low density rentals, such as duplexes and mobile homes, between 5.1 and 8 units per acre. There are 98 acres of Medium Density Residential uses in the land inventory. The land inventory conservatively estimates that all of the potential units will be affordable to above moderate income households.

The land inventory provides an ample surplus of sites to meet the RHNA for all income levels. A detailed land inventory, including maps of the sites, is included in Appendix A.

6 PREVIOUS HOUSING ELEMENT PROGRESS

The 2006–2014 Housing Element established a series of goals, policies and programs to meet the RHNA and address other housing issues. The Town's most significant accomplishment in implementing the 2006–2014 Housing Element is aggressively pursuing and obtaining adequate funding to support the development of 75 lower income senior housing units. The project is adjacent to the Senior Center, Community Center, Town Hall, Hi-Desert Nature Museum, and transit stops.

The adopted Housing Element set forth three goals:

- 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.
- The development of affordable housing projects to meet the community's need.
- The maintenance and rehabilitation of the Town's core neighborhoods.

Table HTR-19 describes the progress made toward implementing policies and programs designed to meet these goals.

Table HTR-19
2006–2014 Housing Element Progress

Program Description		Progress
Policy 1: Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.		
1.A	Maintain the Home Improvement Program to rehabilitate 120 lower income units (RDA funding).	No applications were received. The RDA was dissolved in 2012.
1.B	Enforce all Town codes, including the Uniform Building Code, so existing units are maintained.	Ongoing. In 2012 there were 13 outstanding substandard housing violations.
1.C	Continue to identify existing neighborhoods with substandard infrastructure and quantify the need for improvements.	A comprehensive General Plan update, including the Safety and Circulation Elements, was underway in 2012 and will be adopted in 2013.
Policy 2: Provide residential lands that are adequate to meet the housing objectives for the Town.		
2.A	Maintain and update as necessary the inventory of all land suitable for residential development.	Ongoing.
2.B	Maintain the 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.	The sites were maintained. Additionally, the comprehensive General Plan update, to be adopted in 2013, will enhance the variety of residential designations appropriate to meet the RHNA.
2.C	Establish a lot consolidation program for the Old Town Specific Plan area. Purchase sites with RDA funds and provide technical assistance to property owners.	The RDA was dissolved in 2012. The Town will continue to provide technical assistance.
2.D	Monitor the capacity of all Old Town Specific Plan lands in the inventory and assure that sufficient capacity to accommodate the Town's lower income need remains.	Capacity was maintained. The sites are available for development in the 2014–2021 planning period.
2.E	Consider using RDA funds to incentivize subsidized housing for low, very low, and extremely low income households.	The RDA was dissolved in 2012.
Policy 3: Meet the housing needs of the extremely low, very low, and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.		
3.A	Update and maintain the Density Bonus Ordinance to stay current with state law.	Ongoing.
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.	Ongoing.
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.	An official reasonable accommodation procedure will be adopted during the Development Code update in 2013.
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.	Ongoing.

Table HTR-19
2006–2014 Housing Element Progress

Program	Description	Progress
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.	Several funding sources have made the 75-unit Yucca Valley Senior Apartments project possible. Construction will begin in 2013. Occupancy is expected in 2014.
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.	Emergency shelters will be permitted as required by SB 2 when the Development Code update is adopted in 2013.
3.G	Establish an RDA-funded program of incentives for the development of housing for extremely low and very low residents which shall include application fee waivers, plan check fee waivers, and financial assistance with infrastructure improvements.	The RDA was dissolved in 2012. The waivers could continue if alternative funding is identified, such as grant monies.
3.H	Consistent with the requirements of Government Code 65583, the Town Development Code will be amended to define and permit Single Room Occupancy units and transitional and supportive housing types.	Ongoing as part of the Development Code update, to be adopted in 2013.
3.I	Clarify the Development Code 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.	Individual requests are handled on a case-by-case basis. A formal reasonable accommodation procedure will be adopted with the Development Code update in 2013.
Policy 4: Promote and facilitate the use of state and federal monies for the development and rehabilitation of affordable housing in the community.		
4.A	Calculate and allocate housing set-aside funds to affordable housing programs on an annual basis.	Was performed until the RDA was dissolved in 2012.
4.B	Develop new RDA programs 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.	The RDA successfully partnered with National Community Renaissance, an affordable housing developer, to obtain funding for a 75-unit lower income senior housing project.
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.	In 2012 the Town successfully competed for Low Income Housing Tax Credits to support the Yucca Valley Senior Apartments project.
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.	Ongoing.

Table HTR-19
2006–2014 Housing Element Progress

Program	Description	Progress
4.E	Consider using RDA funds to purchase an at-risk affordable housing development. Notify nonprofit organizations that have expressed an interest in purchasing such projects. Monitor at-risk projects on an ongoing basis.	The RDA was dissolved in 2012. The Town will continue to monitor at-risk units and notify qualified entities.
Policy 5: Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.		
5.A	Continue to regulate conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.	Ongoing.
Policy 6: Ensure that new housing projects are designed in an energy efficient manner.		
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.	Ongoing.
6.B	Encourage the use of LEED design principles in multifamily 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.	Ongoing.
Policy 7: Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.		
7.A	Maintain a Planned Residential Development permit ordinance which allows flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.	Ongoing.
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.		
8.A	Specific plans shall incorporate a variety of housing types and shall provide for senior or affordable housing within the project.	Ordinance 207 includes all of the requirements for specific plans.
8.B	Encourage infill development and the expansion of existing home sites wherever possible to lower the costs of extending infrastructure.	Ongoing.
8.C	Ensure that infill development occurs in areas with adequate infrastructure development to support buildout of the neighborhood, including streets and water and sewer lines.	Ongoing. The comprehensive General Plan update will concentrate higher density opportunities close to infrastructure.
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.	Ongoing. A page of the Town's website provides all of the Specific Plan documents.

Table HTR-19
2006–2014 Housing Element Progress

Program Description		Progress
Policy 9: Encourage the development of larger unit sizes in multifamily rental projects and second units on single-family lots in order to alleviate overcrowding.		
9.A	Encourage multifamily rental and owner occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larder units shall be encouraged through direct Town funding or through bond financing for affordable housing through the County Housing Authority.	Continue to encourage applicants to consider larger units, but RDA funding is no longer available due to the dissolution of the RDA.
9.B	Amend the Development Code to allow second units on single-family residential lots consistent with state law.	To be adopted with the Development Code update in 2013.
Policy 10: Facilitate the development and preservation of senior housing through incentives and assistance programs.		
10.A	Maintain the RDA-funded Home Rehabilitation Program to enable 10 senior residents to rehabilitate their homes.	No participation during the planning period. The RDS was dissolved in 2012.
10.B	Provide assistance to developers of affordable senior housing through housing set-aside funds whenever possible.	RDA funds were used to support the Yucca Valley Senior Apartments.
Policy 11: Encourage the preservation of hometown and rural atmosphere through design standards.		
11.A	Require specific plan projects to develop design guidelines which provide for buffers between land uses, small scale development and appropriate architecture.	Each specific plan establishes unique design standards.
11.B	Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.	Residential development standards will be revisited as part of the Development Code update, to be adopted in 2013.
Policy 12: High density affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.		
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.	Ongoing.
12.B	Ensure that affordable and senior housing projects are located in areas with adequate public improvements including streets and sidewalks.	Ongoing.

Source: Town of Yucca Valley, 2012.