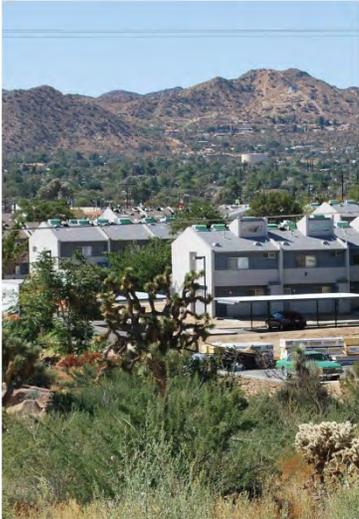


3. HOUSING



This page intentionally left blank.

3 HOUSING ELEMENT

The Housing Element is intended to guide residential development and preservation consistent with the overall values of the community and to meet state requirements. The Housing Element provides a framework of housing opportunities designed to meet the specific needs of the Towns’ existing and future residents. An adequate supply of quality housing that is affordable to a range of household types is fundamental to the economic sustainability and social well-being of Yucca Valley.

Purpose

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the existing and projected housing needs within the community and to set forth goals, policies and programs to enable the Town to address them.

State law (Government Code Section 65580 et seq.) requires every county and incorporated community to prepare a housing plan with programs to meet local housing needs. Unlike other General Plan elements, which can be updated as the jurisdiction feels appropriate, state law mandates an update to the Housing Element every eight years. Communities that fail to comply with state housing law are subject to updating their Housing Element every four years.

An important part of compliance with state housing law is accommodating the Regional Housing Needs Assessment (RHNA) by identifying opportunities for future housing development. The Town of Yucca Valley was assigned a RHNA of 930 units for the 2014–2021 planning period. This Housing Element contains programs to provide development capacity to meet the RHNA, address other housing concerns such as the improvement and preservation of existing housing, and provide additional content required to comply with state law (Government Code Section 65583).

Relationship to Other Documents

The Housing Element draws from data provided in the Housing Technical Report, a separate reference document, prepared concurrently with the General Plan. The Housing Technical Report contains a description of the Town’s housing needs, and the constraints and resources to meeting those needs. The Housing Technical Report is organized into five sections:

- *Introduction.* This includes the statutory authority and requirements for the Housing Element and an overview of the public outreach process.

Regional Housing Needs Assessment: The Regional Housing Needs Assessment (RHNA) is an assignment of development potential by income category. Since the RHNA is based on regional growth projections, the RHNA is considered a community’s share of the regional projected housing demand. The RHNA represents development potential during a time frame established by the state, called a planning period. The current planning period is from 2014 to 2021.



A hillside single-family detached neighborhood.

- *Housing Needs.* This is an assessment of demographic, housing, economic, and special needs characteristics in the Town of Yucca Valley.
- *Housing Constraints.* This is an evaluation of existing governmental, market, and environmental constraints to the development, preservation, and conservation of housing in Yucca Valley.
- *Land Inventory.* This is an analysis of vacant sites that are available to be developed for residential or mixed use during the 2014–2021 planning period.
- *Previous Housing Element Progress.* This is a summary of progress toward implementing the goals, policies, and programs in the 2008–2014 Housing Element.

The Housing Element is also related to local water and wastewater service planning documents. State law (Government Code Section 65589.7) requires communities to share the Housing Element with water and wastewater service providers. This process is intended to facilitate priority service to affordable housing and ensure that utility plans account for population projections. This is particularly important for Yucca Valley given that the Regional Water Quality Control Board prohibited the use of septic systems in certain areas of the Town by 2016.

Government Code Section 65302 links the updating of the Housing Element with updates to Safety and Open Space and Conservation Elements. This connection was established to ensure adequate flood hazard information and management planning. This Housing Element is part of a comprehensive update to the Town of Yucca Valley General Plan, including the Safety and Open Space and Conservation Elements.

Yucca Valley's Housing Element is also related to the San Bernardino County Consolidated Plan. Yucca Valley is a member of the San Bernardino County Urban County Consortium and participates in countywide efforts to receive federal housing and community development funds. These funds are potential resources for affordable housing construction, rehabilitation, and preservation. The San Bernardino County Consolidated Plan is an assessment of existing affordable housing and community development needs that informs the U.S. Department of Housing and Urban Development as part of a federal fund awarding process.

The following goals, policies and programs are designed to meet state requirements and enable the Town of Yucca Valley to address current and projected housing needs during the 2014–2021 planning period. Program implementation is the responsibility of the Community Development Department, which will coordinate and collaborate with other departments and agencies as needed.

3.1 Housing Diversity

An adequate supply of quality housing provides opportunities for residents to live in Yucca Valley, supports future economic growth and our workforce, and raises municipal revenues needed to sustain our community. To meet local needs, the housing stock should include a variety of housing types and supportive community amenities for residents of all ages. A balanced community includes rental and for-sale housing types that are appropriate for different family sizes, lifestyles, and incomes.

GOAL H1

High quality housing with a variety of development types, sizes, and affordability levels to accommodate the diverse lifestyle and life stage needs of current and future residents.

Policies

- Policy H1-1 Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.

- Policy H1-2 Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.

Programs

- Program H1-1 Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment.

Timing: Annually

- Program H1-2 Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre.

Timing: In progress as part of General Plan and Development Code updates; adopt in FY 2013/2014

- Program H1-3 Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.

Timing: Annually



Cactus Garden Apartments.

By Right: When the permitting process does not involve a discretionary review to allow a use in a particular zone. The design of the project, however, is still subject to development standards to ensure quality and protect public health, safety, and welfare. State law requires that several types of housing, including second units, are permitted by right in appropriate zones.

Second Unit: Small, separate living quarters located on the same site as a single-family detached home. A second unit can be rented, but cannot be sold separately from the main house.

Single Room Occupancy Unit: A one-room rental unit intended to be occupied by one person. These units may contain complete kitchen or bathroom facilities or have shared facilities.

Emergency Shelter: Housing for homeless persons that is limited to stays of no more than six months.

Transitional Housing: Rental housing operated under programs that provide assistance for stays of at least six months.

Supportive Housing: Housing with no limit on length of stay that is linked to onsite or offsite services to assist the resident.

Special Use Permit: Review procedure that allows the Town to evaluate proposed development and determine its consistency with the General Plan, the Development code and applicable Town ordinances. This type of permit is a staff level review, giving the Director reviewing authority. When approving an application for a Special Use Permit the Director may impose conditions to ensure compliance with the Development Code.

Program H1-4 Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.

Timing: Ongoing

Program H1-5 Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).

Timing: Ongoing

Program H1-6 Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.

Timing: Ongoing

Program H1-7 Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.

Timing: Update the website by June 2014

Program H1-8 Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.

Timing: Ongoing

3.2 Neighborhood Quality

Neighborhoods require infrastructure, public services, and other facilities and amenities to support a variety of household needs. However, many existing residential areas do not have sidewalks or paved roads, and a portion of the community will transition from septic to sewer service during the planning period. Investing in infrastructure improves neighborhoods and adds to economic stability and Yucca Valley’s overall quality of life. Yucca Valley’s reputation and longevity requires that neighborhoods are high quality, sustainable places to live, raise children, and retire.

GOAL H2

Stable, sustainable neighborhoods served by parks, infrastructure, and other public services and amenities.

Policies

- Policy H2-1 Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.
- Policy H2-2 Encourage new development and rehabilitation efforts to maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Programs

- Program H2-1 Concentrate higher density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service, and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.

Timing: In progress as part of General Plan and Development Code updates; adopt in FY 2013/2014
- Program H2-2 Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible.

Timing: Ongoing, consultation typically occurs in the pre-application meeting



A neighborhood with curbs, gutters and paved roads.



A residential neighborhood with unpaved roads.

LEED: A sustainable building certification program called Leadership in Energy and Environmental Design that is operated by the U.S. Green Building Council.

Program H2-3 Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.

Timing: In progress as part of the Development Code update; adopt in FY 2013/2014

Program H2-4 Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.

Timing: Upon Housing Element adoption

Program H2-5 Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.

Timing: On a project-by-project basis, consider codifying opportunities for LEED design in the Development Code update

Program H2-6 Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.

Timing: Ongoing

Program H2-7 Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in Yucca Valley.

Timing: Ongoing

Program H2-8 Encourage the formation of neighborhood watch programs to promote safety in residential areas.

Timing: Ongoing

3.3 Assisted Housing

Subsidized housing is an important resource for extremely low income households. Without redevelopment agency tax increment financing, there are greater challenges than before to assist residents in securing adequate and affordable housing. Leveraging and combining multiple resources may be necessary to assist lower and moderate income households, especially to reach the level of assistance necessary to serve extremely low income households.

GOAL H3

Affordable housing opportunities for extremely low, very low, low, and moderate income households.

Policies

- Policy H3-1 Support participation in federal, state, regional, and local programs aimed at providing housing opportunities for lower and moderate income households.
- Policy H3-2 Collaborate with appropriate agencies and organizations to provide housing assistance to Yucca Valley residents.

Programs

- Program H3-1 Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.
Timing: Ongoing
- Program H3-2 Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.
Timing: Ongoing
- Program H3-3 Maintain membership in the San Bernardino County Urban County Consortium to participate in the County's efforts to obtain federal funding for affordable housing and community development.
Timing: Ongoing

Program H3-4 Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.

Timing: Annually as part of the HCD Annual Report preparation process

Program H3-5 Assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall process requests that require supportive documentation within 30 days of receipt.

Timing: Ongoing

Program H3-6 Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town's website.

Timing: Ongoing

3.4 Housing Conservation and Preservation

Market factors can encourage the conversion of affordable housing projects to market rate ones. The Town has administrative resources to encourage affordable housing project owners to extend covenants, preventing the affordable units from converting to market rate. In an administrative capacity, the Town also has the ability to oversee mobile home park conversions to ensure that mobile home closures and conversions do not displace residents.

GOAL H4

Ensured longevity and quality of the affordable housing stock.

Policies

Policy H4-1 Support the maintenance of the Town's deed-restricted affordable housing stock and relatively affordable development types such as mobile homes.

Policy H4-2 Monitor and protect the Town's deed-restricted affordable housing stock.

Programs

Program H4-1 Facilitate the preservation of any deed-restricted affordable housing units by notifying the San Bernardino County Housing Authority and other qualified entities. The Town will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.

Timing: Ongoing, track through the Annual Report to HCD

Program H4-2 Continue to distribute the County of San Bernardino's 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. Materials will be available at Town Hall and online.

Timing: Ongoing

Program H4-3 Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Timing: Ongoing

Program H4-4 Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town's website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.

Timing: Ongoing; program was previously funded through the Redevelopment Agency



An aging single-family detached home.

3.5 Fair Housing

Federal and state fair housing laws require all local governments to affirmatively promote fair housing opportunities. Fair housing means equal opportunities without discrimination in the selling or renting of housing on the basis of race, religion, sex, marital status, ancestry, national origin, color, or disability status. Many landlords may not be aware of these laws, making fair housing referral services an important resource for both landlords and tenants. Another way to make housing more equitable is to make reasonable variances when necessary to afford disabled persons the ability to access and enjoy a dwelling.

GOAL H5

Equal housing opportunities for all Yucca Valley residents.

Policies

- Policy H5-1 Enforce fair housing laws prohibiting discrimination.
- Policy H5-2 Support local and regional organizations that provide fair housing services to Yucca Valley.
- Policy H5-3 Provide a supportive administrative environment that facilitates barrier free housing for disabled residents.

Programs

- Program H5-1 Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.

Timing: Ongoing

- Program H5-2 Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town's website.

Timing: Ongoing

- Program H5-3 Continue reasonable accommodation procedures to accommodate modifications to, land use, zoning, and permitting processes to provide more housing options for people with disabilities.



An apartment complex in Town.

Timing: Ongoing

Program H5-4 Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.

Timing: Ongoing

3.6 Meeting the RHNA

The Town of Yucca Valley was allocated a RHNA of 930 housing units divided by income category for the 2014–2021 planning period. The Town is responsible for identifying vacant lands with residential development potential. Higher density housing is typically more affordable to lower and moderate income households so the Housing Element Land Inventory includes developable vacant sites at a variety of densities. The Town’s strategy to address the RHNA is detailed in the policies and programs under Goals H1 and H3.

A variety of land resources will have the potential to comprehensively accommodate the RHNA and help meet the Town’s other housing goals. The Town has taken several steps to identify land resources that will exceed the housing development potential assigned in the RHNA. Providing a surplus of sites is important so the Town will not have to amend the land inventory should a large site be rezoned to a nonresidential use during the 8 year planning period.

Vacant land is the Town’s critical resource for accommodating the RHNA. Vacant land at a variety of densities has the ability to facilitate housing development that can meet different affordability targets. As in the previous Housing Element cycle, the Old Town Specific Plan provides enough higher density development potential to exceed the lower income RHNA. Several land uses can accommodate small lot detached, attached, and multifamily housing to exceed the moderate income RHNA. The Town also has an ample supply of vacant low density sites to exceed the above moderate income need for single-family detached housing. A thorough description of the Land Inventory, including a parcel-by-parcel development potential analysis and maps, are provided in the Housing Technical Report (Appendix A).

Table H-1 provides a summary of the development potential of vacant sites that are readily available for development within the 2014–2021 planning period.

**Table H-1
Summary of Land Resources, 2014–2021**

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

In addition to this development potential, 75 new subsidized lower income housing units will be constructed during the planning period through the Yucca Valley Senior Apartments Specific Plan.

3.7 Quantified Objectives

The goals and policies of the Housing Element are implemented through a variety of programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community. The Town will also seek to achieve the following quantified objectives for major housing activities shown in Table H-2. The quantified objectives for new housing construction represents 10 percent of the lower and moderate income development potential and 25 percent of the above moderate income development potential identified in the land inventory. This conservative estimate reflects local housing market trends and the loss of Redevelopment Agency resources for housing projects.

**Table H-2
Quantified Objectives by Income Category, 2014–2021**

Activity	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	37	37	37	205	464	780
Rehabilitation	10	10	10	0	0	30
Preservation	10	10	10	0	0	30

Source: Town of Yucca Valley, October 2012.