

# HOUSING TECHNICAL REPORT

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# 1 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) with a coordinated and comprehensive strategy that specifies how the community will plan for its housing needs and promote the production of safe, decent, and affordable housing, a priority of both state and local governments.

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 housing element is an eight-year plan for the 2021–2029 period. This differs from other general plan elements, which have a longer time horizon and/or fewer review requirements by State agencies. During the general plan time horizon, the housing element will need to be updated multiple times. The housing element serves as an integral part of the general plan but is updated more frequently to ensure its relevancy, accuracy, and compliance with State law. The housing element contains the Town's plan to address identified housing needs through housing goals, policies, and programs.

The Yucca Valley Housing Element is supported by the Housing Technical Report—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 and Resources.* Evaluation of existing governmental, market, and environmental constraints and resources that pertain 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 2021–2029 planning period.
- *Previous Housing Element Progress.* Summary of progress toward implementing the goals, policies, and programs in the 2014–2021 Housing Element.

## 1.1 State Requirements

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as a major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare housing elements as part of their comprehensive general plans. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community’s housing element.

State law establishes a schedule for updates to housing elements to reflect a community’s changing housing needs. A critical measure of compliance with State housing element law is the ability of a jurisdiction to accommodate its share of the regional housing construction need. The Town of Yucca Valley is part of the six-county Southern California Association of Governments, which adopted a Regional Housing Needs Plan on March 4, 2021. This plan covers the period from October 2021 through October 2029.

## 1.2 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.”

The following section describes the Town’s efforts to engage all segments of the community during the preparation of the updated Housing Element, including the individuals, organizations, and agencies with which the Town consulted; the methods of community outreach; and a summary of comments received and how these comments have been addressed. All segments of the community were encouraged by the Town to participate in the preparation of the Housing Element through a combination of an email blast (sent in the May 14th Issue of the Community Update to 4,756 recipients), general public notices published in local newspapers, or posted to the Spotlight section on the Town’s website,, and direct contacts by email with organizations serving low-income and special needs groups. The Town invited representatives of these groups to attend the public workshop on the Housing Element.

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## Consultations

In April through June 2021, three consultations were conducted with stakeholders to offer opportunities for each of them to provide one-on-one input. Representatives from the following stakeholders were interviewed:

- Desert Arc on April 30, 2021
- East Valley Steering Committee on May 6, 2021
- Morongo Basin Unity Home on April 29, 2021

In each of the consultations, the stakeholders were asked some or all of the following questions, depending on the type of organization interviewed:

- What services do you currently provide?
- What are your organization's funding sources (federal funds, EDHSA funds, grants from foundations, donations, etc.)?
- What are the 3 top opportunities you see for the future of housing in this jurisdiction? What are your 3 top concerns for the future of housing in this jurisdiction?
- What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- How many homeless individuals are in the jurisdiction? Is the Point-In-Time count accurate?

- What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Through these interviews, the stakeholders expressed concerns over current challenges and barriers to housing in the town. These included lack of affordable housing and heightened displacement risk for lower-income households and fixed-income households (including seniors) as housing costs rise with increased tourism. In addition, stakeholders noted that there is a lack of rental properties, and existing rentals often do not accept Section 8 Housing Choice Vouchers, are old or in disrepair, and are inaccessible by public transit. However, the stakeholders also identified several opportunities to address these concerns moving forward. The stakeholders discussed potential partnerships between the Town and affordable housing developers, opportunities for shared housing, and a refurbished mobile home park for lower-income households. In light of the COVID-19 pandemic, stakeholders identified an increased risk of evictions, despite the eviction moratorium, due to the trend of increasing home sales in the area.

## Workshop

A virtual public workshop was held on May 25, 2021, at 6 p.m. on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. In addition, some community members attended the meeting in person at the Yucca Valley Community Center. English and Spanish versions of the workshop flyer and presentation were published on the Town website and made available for pick up at various locations throughout the town. Spanish translation was also available at the workshop. No attendees utilized the translation services at the workshop. The meeting was hosted jointly with a Town Planning Commission meeting to bolster attendance. Five planning commissioners and over nineteen community members joined, including a representative from the Morongo Basin Aligning Resources Challenging Homelessness (ARCH). The Town presented information on the following topics:

- Housing Element Requirements and the Importance of Compliance
- New Legislation
- Regional Housing Needs Allocation (RHNA)
- Schedule
- Question and Answer



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Four meeting attendees and all five planning commissioners commented or asked questions. Input received at the meeting was generally focused on making housing affordable and preserving existing open space by focusing on infill development of denser, multifamily housing. The public and planning commissioners were also interested in seeking balance between Airbnb's impact on housing for local residents with the economic revenue brought in by the associated tourism. Other comments cited the need to keep regulatory costs low to encourage housing development, acknowledged that Yucca Valley's median income is lower than the countywide median income, and asked the Town to consider the needs of the homeless population. Mobile home parks and tiny homes were both referenced as potential solutions to homelessness in Yucca Valley. Questions at the meeting included:

- Are newly constructed single-family units considered above moderate income units unless otherwise specified?
- Are there specific grants that the Town can use to help developers construct affordable housing units?
- Are short-term vacation rentals evaluated as a potential barrier to housing as part of the Housing Element Update?

## Hearings

[This section to be completed after hearings occur.]

## Response to Input Received

[Include after input is received on the public draft.]

## Circulation of the Housing Element

[Include after public draft is made available.]

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## 2 HOUSING NEEDS

### 2.1 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 data workbook prepared by the Southern California Association of Governments (SCAG), which relies on data reported by American Community Survey (ACS), California Department of Finance (DOF), California Economic Development Department, U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), and the Department of Agriculture Agricultural Census. Where more current information is available, it has been provided. Please note that numbers for the same type of data (e.g., households) may not exactly match in different tables and sections because of the different data sources and samples used.

#### Population Growth

The town's population was 16,865 in 2000 and increased to 20,700 persons in 2010. Based on California DOF population estimates, the population of the town increased to 22,236 in 2020, an increase of 7.4 percent over 10 years and an estimated annual growth rate of 1.4 percent during those 10 years. As a point of comparison, the SCAG region grew from a population of 18,051,534 in 2010 to 19,021,787 in 2020, an increase of 5.4 percent for that 10-year period.

As shown in Table HTR-1, Yucca Valley's population growth rate (6.7 percent) exceeded the growth rate for San Bernardino County, which only saw a growth of 5.8 percent from 2010 to 2018. According to DOF's modeling, Twentynine Palms and Yucaipa had the largest growth since 2010; each had a growth rate of 7.3 percent. Conversely, Big Bear Lake grew by less than 100 residents since 2010, a growth rate of 3.2 percent. Overall, Yucca Valley and its neighboring jurisdictions experienced limited growth since 2010, similar to San Bernardino County as a whole.

Table HTR-1  
Regional Population Trends

Age	2010	2018	% Change
Yucca Valley	20,700	22,082	6.7%
Twentynine Palms	25,048	26,872	7.3%
Yucaipa	51,367	55,138	7.3%
Big Bear Lake	5,019	5,178	3.2%
San Bernardino County	2,035,210	2,152,845	5.8%

Source: E-5 2010 and 2018 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2020, with 2010 Benchmark.

## Age Distribution

Yucca Valley’s residents had a median age of 44 years in 2018. The table below illustrates the number of persons in various age ranges and the percentage of total population for each group. As shown in the table, the town’s population is primarily composed of adults between 25 and 54 years (33.7 percent) and seniors aged 65 and over (33.5 percent). Senior 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-2  
Age Distribution of Yucca Valley 2018

Age	Number	% of Total Population
0–19 years	5,437	23.7%
20–24 years	708	3.1%
25–54 years	7,715	33.7%
55–64 years	1,365	6.0%
65–84 years	7,204	31.4%
85+ years	479	2.1%
Total	22,908	100.0%
Median Age	44	N/A

Source: 2014-2018 ACS Data, Table S0101.

## Race and Ethnicity

While the majority of Yucca Valley residents self-identify as white, the community is becoming more diverse. Nearly 20 percent of Yucca Valley’s population identified their ethnicity as being from Hispanic origin. The greatest change in race between 2010 and 2018 was the increase of residents identifying as black, which increased from 3.2 to 4.9 percent. The following table illustrates the estimated racial and ethnic makeup of the town for 2018.

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Table HTR-3  
Racial and Ethnic Characteristics 2018 in Yucca Valley

Race	Number	% of Total Population
<b>Race</b>		
White	17,860	82.9%
Black or African American	1,059	4.9%
Asian	252	1.2%
American Indian & Alaska Native	323	1.5%
Native Hawaiian & Other Pacific Islander	48	0.2%
Some Other Race	1,109	5.1%
Two or More Races	892	4.1%
Total*	21,543	100.0%
<b>Ethnicity</b>		
Hispanic Origin*	4,121	19.1%

Source: 2014-2018 ACS Data, Table DP05. \*Hispanic Origin not included in the total.

## Household Size

The town's average household size was 2.32 persons in 2010. By 2020, the Department of Finance estimates that there are on average 2.51 persons per household, expressed as the population to housing unit ratio. Household size is important because it influences the type and size of housing stock needed to meet the needs of the population.

## Population Projections

According to SCAG projections, Yucca Valley's population is estimated to grow to 25,800 in 2045, an increase of 20.6 percent since 2016. Table HTR-4 shows that this translates to an annual growth rate of 0.7 percent over the time period. Yucca Valley is expected to have the slowest growth rate of other nearby jurisdictions in San Bernardino County. Yucaipa and Big Bear Lake are projected to grow by at least a third of their 2016 population, with Yucaipa expected to grow by nearly 40 percent. Twentynine Palms does not exceed the County's expected growth rate (31.5 percent) but is expected to grow by over a quarter. In 2019, the Town reported that the area experienced an unusual level of growth which has been attributed to the COVID-19 pandemic. It is unclear at this time whether the population increase will be temporary or sustained in the long term.

Table HTR-4  
 Population Projections

Jurisdiction	2016	2045	Percent Change
Yucca Valley	21,400	25,800	20.6%
Twentynine Palms	26,500	33,300	25.6%
Yucaipa	53,800	75,200	39.7%
Big Bear Lake	4,900	6,600	34.7%
San Bernardino County	2,141,000	2,815,000	31.5%

Source: SCAG RTP/SCS, 2020, Table 14. 2016-2045.

## 2.2 Economic Characteristics

### Employment

In 2010, a total of 8,367 persons residing in the Town of Yucca Valley were employed. The education, social services, or health care, and retail trade industries were the two largest employment sectors in town. By 2018, the labor force had decreased to 7,910 total employed residents. Of the residents in the civilian labor force, 30 percent were employed in education, health or social services; 15 percent were employed in retail trade; and 9.2 percent were employed in arts, entertainment, and recreation, and accommodation and food services industry. Table HTR-5 provides a breakdown of nonmilitary employment by industry.

Table HTR-5  
 Nonmilitary Employment by Industry 2018 in Yucca Valley

Industry	Number	% of Total
Agriculture, Forestry, Fishing and Hunting, and Mining	-	0.0%
Construction	571	7.2%
Manufacturing	321	4.1%
Wholesale Trade	83	1.0%
Retail Trade	1,188	15.0%
Transportation and Warehousing, and Utilities	331	4.2%
Information	199	2.5%
Finance and Insurance, Real Estate, and Rental and Leasing	394	5.0%
Professional, Scientific, and Management, and Administrative and Waste Management Services	592	7.5%
Educational Services, and Health Care and Social Assistance	2,371	30.0%

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Table HTR-5  
Nonmilitary Employment by Industry 2018 in Yucca Valley

Industry	Number	% of Total
Arts, Entertainment, and Recreation, and Accommodation and Food Services	728	9.2%
Other Services, except Public Administration	524	6.6%
Public Administration	608	7.7%
Total	7,910	100.0%

Source: ACS 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

## Employment Projections

Table HTR-6 shows the SCAG job forecasts for Yucca Valley in 2040 compared to the 2016 baseline total employment figures used in the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). From 2016 to 2040, Yucca Valley is expected to add 4,000 jobs, a 58 percent increase from 2016. Yucca Valley's employment growth rate exceeds San Bernardino County as a whole and will be similar to the growth projected for Yucaipa. Twentynine Palms has the highest growth rate; its job forecast is expected to grow by nearly 100 percent.

Table HTR-6  
Employment Projections

Jurisdiction	2016	2045	Percent Change
Yucca Valley	6,900	10,900	58.0%
Twentynine Palms	4,400	8,600	95.4%
Yucaipa	10,800	17,600	63.0%
Big Bear Lake	4,700	5,800	23.4%
San Bernardino County	791,000	1,064,000	34.5%

Source: SCAG RTP/SCS, 2020, Table 14. 2016-2045.

## Major Employers

Table HTR-7 shows the major employers in San Bernardino County. The largest employers are the Loma Linda Health Board and Loma Linda University Health Center, both located in Loma Linda, and Ontario International Airport in Ontario, which each employ between 5,000 and 9,999 employees. None of the largest employers are in Yucca Valley.

Table HTR-7  
Major Employers in San Bernardino County

Employer Name	Location	Industry	Number of Employees
Amazon Fulfillment Center	Redlands	Mail Order Fulfillment Service	1,000-4,999
Amazon Fulfillment Center	San Bernardino	Mail Order Fulfillment Service	1,000-4,999
Arrowhead Regional Medical Center	Colton	Hospitals	1,000-4,999
Bear Mountain	Big Bear Lake	Skiing Centers & Resorts	1,000-4,999
Big Bear Mountain Resorts	Big Bear Lake	Resorts	1,000-4,999
Burlington Distribution Center	San Bernardino	Distribution Services	1,000-4,999
California State University San Bernardino	San Bernardino	Schools-Universities & Colleges Academic	1,000-4,999
Community Hospital-San Bernardino	San Bernardino	Hospitals	1,000-4,999
Environmental Systems Research	Redlands	Geographics Information Systems	1,000-4,999
FedEx Ground	Bloomington	Delivery Service	1,000-4,999
Inland Empire Health Plan	Rancho Cucamonga	Health Plans	1,000-4,999
Mountain High Ski Resort	Wrightwood	Skiing Centers & Resorts	1,000-4,999
Ontario Montclair School District	Ontario	School Districts	1,000-4,999
Patton State Hospital	Patton	Hospitals	1,000-4,999
Redlands Community Hospital	Redlands	Hospitals	1,000-4,999
San Antonio Regional Hospital	Upland	Hospitals	1,000-4,999
San Bernardino County School	San Bernardino	Schools & Educational Services NEC	1,000-4,999
San Bernardino County Sheriff	San Bernardino	County Government-General Offices	1,000-4,999
St Bernardine Medical Center	San Bernardino	Hospitals	1,000-4,999
St Mary's Medical Center	Apple Valley	Hospitals	1,000-4,999
Transportation Department	San Bernardino	Government Offices-State	1,000-4,999
YRC Freight	Bloomington	Trucking-Motor Freight	1,000-4,999
Loma Linda University Medical Center	Loma Linda	Hospitals	5,000-9,1000
Ontario International Airport	Ontario	Airports	5,000-9,1000
Loma Linda University Health Board	Loma Linda	University/College Governing Body/ Regent/Trustee	5,000-9,999

Source: EDD Labor Market Information, San Bernardino County, 2021.

## Worker Earnings

As shown in Table HTR-8, the State Economic Development Department produces occupational employment and wage data for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, which includes Yucca Valley as part of the larger region. When comparing annual incomes to the median San Bernardino County income in 2021 for a family of four of \$75,500 (see Table HTR-10), only six of the occupational groups exhibited in Table HTR-8 offer mean annual salaries above this median income.



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Of the 22 occupational groups, the highest mean annual salaries are in the management occupations and legal occupations at \$113,451 and \$109,985, respectively. The lowest mean annual salary is in the farming, fishing, and forestry occupation, which earns \$26,322 annually.

Table HTR-8

Worker Wage Earning in Riverside-San Bernardino-Ontario Metropolitan Statistical Area

Occupational Title	May 2017 Employment Estimates	Mean Hourly Wage	Mean Annual Salary
Total occupations	1,435,200	\$23.27	\$48,414
Management Occupations	60,090	\$54.54	\$113,451
Business and Financial Operations Occupations	51,410	\$32.97	\$68,575
Computer and Mathematical Occupations	14,740	\$37.86	\$78,739
Architecture and Engineering Occupations	14,510	\$40.49	\$84,203
Life, Physical, and Social Science Occupations	8,180	\$37.47	\$77,927
Community and Social Services Occupations	21,160	\$26.86	\$55,871
Legal Occupations	5,630	\$52.88	\$109,985
Education, Training, and Library Occupations	99,050	\$30.23	\$62,878
Arts, Design, Entertainment, Sports, and Media Occupations	10,910	\$24.56	\$51,088
Healthcare Practitioners and Technical Occupations	75,620	\$44.17	\$91,880
Healthcare Support Occupations	31,050	\$17.21	\$35,796
Protective Service Occupations	36,270	\$26.18	\$54,455
Food Preparation and Serving-Related Occupations	142,940	\$13.06	\$27,166
Building and Grounds Cleaning and Maintenance Occupations	44,470	\$15.41	\$32,062
Personal Care and Service Occupations	81,210	\$13.11	\$27,279
Sales and Related Occupations	150,070	\$18.59	\$38,677
Office and Administrative Support Occupations	215,150	\$18.70	\$38,886
Farming, Fishing, and Forestry Occupations	6,860	\$12.65	\$26,322
Construction and Extraction Occupations	72,400	\$26.45	\$55,015
Installation, Maintenance, and Repair Occupations	55,820	\$24.31	\$50,573
Production Occupations	81,760	\$17.72	\$36,858
Transportation and Material Moving Occupations	155,890	\$18.07	\$37,580

Source: EDD Occupational Employment (May 2017) & Wage (2018 - 1st Quarter) Data.

## Commuting Patterns

Commute distance is an important factor in housing need and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances (60 minutes or more) generally have a poor jobs/housing balance, while those with shorter average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households, who must spend a larger portion of their overall income on fuel and vehicle maintenance. This in turn affects a household’s ability to find decent, affordable housing. Table HTR-9 indicates that most of Yucca Valley residents travel less than 30 minutes from home to work, and about 10 percent travel an extended amount of time (60 or more minutes). The number of employed persons in Yucca Valley (7,617) divided by the number of households (8,895) shows that while there is less than one job for each household, the ratio is close to one (0.86:1). This analysis indicates that many of the jobs are within 20 miles of the town and that there is a relatively strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence, and commuting does not place a large financial burden on the majority of town residents. While commuting does not pose an issue for the majority of residents, access to low wage jobs attainable for residents who did not attain college-level degrees remains an issue for much of Yucca Valley, as shown in Figure HTR-10. Overall Yucca Valley has a relatively strong jobs/housing balance; however, the available jobs are not attainable for all residents, creating areas of limited economic mobility within Yucca Valley.

Table HTR-9

Worker Commuting Patterns in Yucca Valley

Time	Number	% of Total Population
Total:	7,617	100.0%
Less than 5 minutes	425	5.6%
5 to 9 minutes	1,166	15.3%
10 to 14 minutes	1,901	25.0%
15 to 19 minutes	567	7.4%
20 to 24 minutes	574	7.5%
25 to 29 minutes	48	0.6%
30 to 34 minutes	645	8.5%
35 to 39 minutes	324	4.3%
40 to 44 minutes	361	4.7%
45 to 59 minutes	862	11.3%
60 to 89 minutes	489	6.4%
90 or more minutes	255	3.3%

Source: 2014-2018 ACS, Table B08303.

## Household Income

Household income is one of the most important factors affecting housing opportunity since it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels vary considerably among households, affecting household choices regarding tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households are limited in the range of housing that they can afford. Typically, as the income of households decreases, the incidence of cost burden/overpayment and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For San Bernardino County, the area median income (AMI) for 2021 is \$77,500 according to HCD's annual Income Limits report, as shown in Table HTR-10.

Table HTR-10

San Bernardino County Area Median Income

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Extremely Low Income	\$16,600	\$19,000	\$21,960	\$26,500	\$31,040	\$35,580
Very Low Income	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850
Low Income	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350
Median Income	\$54,250	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900
Moderate Income	\$65,100	\$74,400	\$83,700	\$93,000	\$100,450	\$107,900

Source: 2021 HCD income limits.

According to the Table HTR-11, approximately two-thirds of Yucca Valley homeowners earn less than the median income for a four-person household (\$77,500) in San Bernardino County. One-third of homeowners earn up to \$25,000 and are considered extremely low income for a four-person household. Similarly, over one-third of Yucca Valley renting households are extremely low income, earning less than \$25,000. Nearly 75 percent of renting households earn less than the median income for a four-person household. Above moderate income households (earning more than \$93,000 for a four-person household) represent more of the owner-occupied households than renting households: approximately 23 percent of homeowners are known to earn more than \$93,000, while only 9 percent of renting households fall in the same income category.

Table HTR-11  
Income Distribution by Household 2018 in Yucca Valley

Income	Number of Households			
	Owner Occupied		Renter Occupied	
	Number	% of Total	Number	% of Total
\$0-\$10,000	409	7.1%	349	11.2%
\$10,000-\$14,999	205	3.6%	422	13.5%
\$15,000-\$24,999	1025	17.8%	388	12.4%
\$25,000-\$34,999	524	9.1%	342	10.9%
\$35,000-\$49,999	742	12.9%	534	17.1%
\$50,000-\$74,999	866	15.0%	287	9.2%
\$75,000-\$99,999	656	11.4%	523	16.7%
\$100,000-\$149,000	925	16.0%	220	7.0%
\$150,000+	414	7.2%	64	2.0%
<b>Total</b>	<b>5,766</b>		<b>3,129</b>	

Source: ACS 2014-2018, Table B25118.

## 2.3 Housing Characteristics

### Housing Mix

Yucca Valley has traditionally been a single-family residential community. In 2019, nearly 80 percent of the town’s housing stock was single-family detached units. Recent specific plans and updated land uses in the 2014 General Plan encourage a greater variety of housing types, including apartments and senior housing. As the Town seeks opportunities to develop and grow, clustered residential uses with higher densities may be implemented to minimize impacts to natural open space areas. Table HTR-12 describes the types of units found in town in 2019.

Table HTR-12  
Housing by Units 2019

Housing Type	Number	% of Total
Single-Family Detached	7,552	77.2%
Single-Family Attached	299	3.1%
Multifamily 2 to 4 Units	702	7.2%
Multifamily 5 Units Plus	470	4.8%
Mobile Home	756	7.7%
<b>Total</b>	<b>9,779</b>	<b>100%</b>

Source: SCAG Housing Element Data. Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State – January 2010-2019.

## Housing Unit Projections

The SCAG Detailed Modeling Projections for 2045 updated projections for population, households, and jobs for 2045 for low-, mid-, and high-growth scenarios, using 2016 as a baseline for comparison. Table HTR-13 reports the midgrowth scenario as a 29.8 percent increase in housing units in Yucca Valley, from 8,400 in 2016 to 10,900 housing units in 2045. This prediction is consistent with Yucca Valley’s current positioning as supplying employees to major employers in San Bernardino County. None of the major employers are in the town limits. The Yucca Valley housing unit growth rate is lower than the expected growth rate of similar cities and of San Bernardino County as a whole. Twentynine Palms is expected to have the highest housing unit growth rate (40.5 percent), followed closely by Yucaipa (39.6 percent).

Table HTR-13  
Housing Unit Growth Projections

Jurisdiction	2016	2045	Percent Change
Yucca Valley	8,400	10,900	29.8%
Twentynine Palms	8,400	11,800	40.5%
Yucaipa	18,700	26,100	39.6%
Big Bear Lake	2,100	2,800	33.3%
San Bernardino County	630,000	875,000	38.8%

Source: SCAG RTP/SCS, 2020, Table 14.

## 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 may require replacement. Table HTR-14 shows the number of units, by year built, in the town. Currently (2018), 5,361 units, or 53.8 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 13.9 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-14  
 Age of Housing Stock in Yucca Valley 2018

Year Built	Number	% of Total
Built 2014 or later	63	0.6%
Built 2010 to 2013	6	0.1%
Built 2000 to 2009	2,221	22.3%
Built 1990 to 1999	924	9.3%
Built 1980 to 1989	1,462	14.7%
Built 1970 to 1979	2,506	25.2%
Built 1960 to 1969	1,393	14.0%
Built 1950 to 1959	1,093	11.0%
Built 1949 or Earlier	296	3.0%
<b>Total</b>	<b>9,964</b>	

Source: ACS 2014-2018 5-year estimate. SCAG Housing Element Data.

## 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 2014 through 2020, a total of 315 homes were cited for substandard conditions. A majority of the citations (205) were rectified by homeowner action. There were 110 substandard condition Code Compliance cases open in April 2021. Code Compliance estimates all 110 units require varying levels of rehabilitation, but only 3 units are in significant need of rehabilitation due to fire damage.

## Housing Problems

Table HTR-15 shows the number of households by tenure that have any housing problems according to the 2013-2017 ACS-based CHAS database. A housing problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the area median income (AMI) by income category. As shown in Table HTR-15, housing problems are experienced by the majority of extremely low- and very low-income households. Overall, 3,390 (64.6 percent) of the total very low- and extremely low-income households reported having any of the housing problems. Of extremely low- and very low-income renters, 68.1 percent reported having any housing problem, and 60.7 percent of owner-occupied households experienced any of the housing problems.

# HOUSING TECHNICAL REPORT

Table HTR-15  
Housing Problems for All Households

Category	Renter-Occupied	Owner-Occupied	Total Households
Household income < 30% AMI with any housing problem	685	520	1,205
Household income > 30% to < 50% AMI with any housing problem	530	455	985
Total with a Housing Problem	1,785	1,605	3,390
Percentage of households (< 50% AMI) with any housing problem	68.1%	60.7%	64.6%

Source: HUD CHAS Data 2013-2017.

## Tenure and Vacancy

Tenure refers to whether a housing unit is owner or renter occupied. 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. Table HTR-16 shows that there were 5,766 owner-occupied housing units in Yucca Valley in 2018 (64.8 percent of the occupied units), and 3,129 renter-occupied housing units (35.2 percent of the occupied units). Yucca Valley varies from the SCAG region as a whole because most of the town's units are owner occupied. Regionally, the majority of occupied units are renters (47.5 percent).

Table HTR-16  
Household by Tenure

	Yucca Valley		SCAG	
	Number	Percentage	Number	Percentage
Owner Occupied	5,766	64.8%	3,150,310	35.2%
Renter Occupied	3,129	35.2%	2,852,437	47.5%
Total Households	8,895		6,002,747	

Source: 2014-2018 5-year estimates. SCAG Housing Element Data.

Vacancy rates, in combination with housing tenure, also affect the price and rents charged for housing. A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and

2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand for and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

The town’s vacancy rate was 10.9 percent in 2018, and 5.4 percent when considering seasonal units, as shown in Table HTR-17. The 10.9 percent rate is slightly lower than that reported in the previous Housing Element. Approximately 50 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. Overall, Yucca Valley’s vacancy rate is higher than the vacancy rate experienced in the SCAG region, and it is considered healthy when seasonal units are excluded. However, Town staff report a trend of few to no rental housing units available due to low turnover rates since 2018.

Table HTR-17  
 Vacancy Rates

Housing Units by Occupancy Status	Yucca Valley		SCAG	
	Number	Percentage of Total Units	Number	Percentage of Total Units
Housing Units	9,779	100%	6,634,320	100%
Total Occupied Housing Units	8,710	89.1%	6,126,631	92.3%
Vacant Housing Units	1,069	10.9%	507,689	7.7%
Vacant Housing Unit Subcategories	Number	Percentage of Vacant Units	Number	Percentage of Vacant Units
For Rent	148	13.8%	105,306	20.7%
Rented, not occupied	0	0.0%	27,532	5.4%
For Sale	123	11.5%	40,104	7.9%
Sold, not occupied	140	13.1%	22,839	4.5%
Seasonal	544	50.9%	170,043	33.5%
Migrant	0	0.0%	1,302	0.3%
Other	114	10.7%	140,563	27.7%
Vacancy Rates	10.9%		7.7%	
Vacancy Rates minus Seasonal Units	5.4%		5.1%	

Source: 2014-2018 5-year estimates. SCAG Housing Element Data.



# HOUSING TECHNICAL REPORT

## 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-18 presents persons per room by occupied housing unit. Overcrowding is clearly not a significant issue in Yucca Valley, where less than 1 percent of owner-occupied housing units and less than 2 percent of renter-occupied housing units experience overcrowded conditions. In comparison, approximately 6.2 percent of owner-occupied housing units and 15.6 percent of renter-occupied housing units in the SCAG region 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-18  
Overcrowded Housing Units 2018

Occupants Per Room	Yucca Valley		SCAG	
	Housing Units	% of Total	Housing Units	% of Total
Owner Occupied:				
1.00 to 1.50	22	0.4%	113,670	4.9%
1.51 or more	0	0.0%	40,745	1.3%
Renter Occupied:				
1.01 to 1.50	34	1.6%	261,085	15.6%
1.51 or more	17	0.5%	182,873	0.0%
Total	73		598,373	

Source: ACS 2014-2018 5-year estimates. SCAG Housing Element Data.

As shown in the table above, 73 housing units within the town met the HCD criteria for “overcrowded” conditions in 2010, representing less than 1 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. The affordability of housing in Yucca Valley is determined by market factors and residents’ ability to pay.

As discussed in the following section, housing prices continue to rise in Yucca Valley following economic recovery from the housing market crash 2008. 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 contribute 10 percent of the total mortgage on a down payment because of the equity and tax benefits of homeownership. Table HTR-19 shows the maximum rent and purchase price for two- and four-person households by income category, compared to the median rent and average home price in Yucca Valley. This shows that in Yucca Valley, homes for rent and homes for sale are affordable to the community's low-, moderate-, and above-moderate-income households.

Table HTR-19  
 Affordability Analysis, 2021

Income Category	Maximum Annual Income <sup>1</sup>	Maximum Affordable Rent <sup>2</sup>	Median Rent <sup>3</sup>	Maximum Affordable Price <sup>4</sup>	Average Home Price (Single Family) <sup>5</sup>
<b>Two-Person Household</b>					
Extremely Low	\$19,000	\$475	\$858	\$89,700	\$200,000
Very Low	\$31,600	\$790		\$149,100	
Low	\$50,600	\$1,265		\$238,800	
Moderate	\$74,400	\$1,860		\$351,200	
Above Moderate	N/A	>\$1,860		>\$351,200	
<b>Four-Person Household</b>					
Extremely Low	\$26,500	\$663	\$1,225	\$125,100	\$200,000
Very Low	\$39,500	\$988		\$186,400	
Low	\$63,200	\$1,580		\$298,300	
Moderate	\$93,000	\$2,325		\$438,900	
Above Moderate	N/A	>\$2,325		>\$438,900	

Source: Zillow.com, 2021; HCD 2021 Income Limits, 2020; PlaceWorks, 2021.

- <sup>1</sup> State of California income limits for San Bernardino County, 2021. Area Median Income = \$77,500. Note that the median income in Yucca Valley is lower than the median income for the greater region.
- <sup>2</sup> Calculated as 30% of income.
- <sup>3</sup> Assumes 1-bedroom unit for a family of two and a 2-bedroom unit for a family of four.
- <sup>4</sup> Affordable housing sales prices are based on the following assumed variables: a down payment that is 10% of total housing cost, a 1.2% property tax rate, 0.33% monthly interest rate, and a 30-year fixed-rate mortgage at 4.00% annual interest rate (Zillow affordable payment calculator).
- <sup>5</sup> Most recent year available with this data was 2018, so 2018 data is used in this column.

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## For-Sale Affordability

According to Core Logic/Data Quick data collected by SCAG, home sales in Yucca Valley from 2011 to 2018 more than doubled but consistently remained less than 36 percent of the average home sales price in the SCAG region.

According to DataQuick, the median home sales price for 2018 was \$200,000. Overall, the annual increase in median home prices did not exceed 20 percent and was highest between 2012 and 2013 (20.8 percent increase) and between 2017 and 2018 (17.6 percent increase). As shown in Table HTR-20, Yucca Valley home prices do not exceed SCAG prices, but rising prices in Yucca Valley have steadily closed the gap between the price discrepancy locally and regionally. In 2018, Yucca Valley median home prices were 35.7 percent of the median home prices for the SCAG region.

Table HTR-20  
Median Sales Price

Sale Year	Yucca Valley	SCAG	Yucca Valley Percentage of SCAG Price
2011	\$84,000	\$305,119	27.5%
2012	\$90,000	\$313,168	28.7%
2013	\$108,750	\$391,613	27.8%
2014	\$125,000	\$432,797	28.9%
2015	\$135,000	\$460,367	29.3%
2016	\$155,000	\$491,504	31.5%
2017	\$170,000	\$527,515	32.2%
2018	\$200,000	\$560,977	35.7%

Source: SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians. SCAG Housing Element Data.

## 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.

Looking at asking rents by number of bedrooms provides a clear understanding of the affordability of rental housing in Yucca Valley. An internet survey conducted in March 2021 found rents between \$867 and \$2,698 per month, with average prices being most expensive for 3-bedroom units. However, there was only one 4-bedroom unit and one 5-bedroom unit available for rent at the time of the internet survey, so the average price of the largest homes may be skewed given the small sample size.

Table HTR-21 is a snapshot of rental housing prices in Yucca Valley. The multifamily and single-family rental stock is affordable to low-, moderate-, and above-moderate-income households, but not necessarily very low-, extremely low-, or larger low-income households (five or more members).

Table HTR-21  
 Average Rental Rates in Yucca Valley

Unit Size	Average	Median	Lowest	Highest
1 Bedroom	\$867	\$858	\$850	\$900
2 Bedroom	\$1,275	\$1,225	\$1,100	\$1,550
3 Bedroom	\$2,698	\$2,995	\$1,600	\$3,500
4 Bedroom <sup>1</sup>	\$1,700			
5 Bedroom <sup>1</sup>	\$2,600			

Source: Zillow, Apartments.com, Trulia, Hotpads, retrieved March 3, 2021.

<sup>1</sup> There was only one unit at this size available on rental listings at the time of the survey.

## 2.4 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 (including those with developmental disabilities), female-headed households, large households, farmworkers, and the homeless.

### Seniors

Senior 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.

Seniors are a significant demographic group in Yucca Valley. The 2018 ACS identified a total of 2,673 householders in Yucca Valley over the age of 65, representing 30.1 percent of the total households in Yucca Valley, as shown in Table HTR-22. Yucca Valley's senior population increased since 2010, when people over the age of 65 comprised about 18 percent

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of the town's total population. 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. Senior renter households exceeded senior homeowner households in 2018: there were 2,294 senior homeowner and 2,673 senior renter households.

Table HTR-22

Senior Households in Yucca Valley in 2018

Householders by Age	Owner-Occupied		Renter-Occupied		Total	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Total 65 and over	2,294	39.8%	379	12.1%	2,673	30.1%
65 to 74 years	1,252	21.7%	270	8.6%	1,522	17.1%
75 to 84 years	772	13.4%	49	1.6%	821	9.2%
85 years and over	270	4.7%	60	1.9%	330	3.7%
Total 64 and under	3,472	60.2%	2,750	87.9%	6,222	69.9%
Total (all ages)	5,766		3,129		8,895	

Source: ACS 2014-2018 5-year estimates. SCAG Housing Element Data.

Disabilities can create special housing needs for seniors. Limited mobility or sensory abilities make accessible, barrier-free housing and proximity to public transportation a priority for some senior households. According to the 2018 ACS data, 31.8 percent of all Yucca Valley residents aged 65 years and over have a disability, a total of 4,268 persons. Physical, self-care, and sensory disabilities are typically prevalent in senior communities. Senior residents seeking to remain independent benefit from housing in proximity to transit and programs that help them maintain and improve their homes.

As shown in Table HTR-23, most senior households fall within lower income categories, with over one-third living within the very low-income category. Approximately 23 percent of senior households are considered low-income, and 38 percent of senior households are considered very low income.

Table HTR-23

Senior Households by Income Group

Income Group	Number	Percentage
Very Low (\$0 to < 50% of the AMI)	1,305	38%
Low (50% to 80% of the AMI)	765	23%
Moderate and Above Moderate (>80% AMI)	1,325	39%

Source: HUD CHAS, 2012-2016. SCAG Housing Element Data.

Numerous housing opportunities target seniors in Yucca Valley. There are six age-restricted mobile home parks and one age-restricted master planned manufactured home community. According to HCD, mobile and manufactured homes are an important source of affordable housing. According to the California Department of Health and Human Services, there are seven residential care facilities for seniors in Yucca Valley, with a combined capacity to serve 180 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 opened in 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. The Senior Center offers a daily lunch program as well as Meals on Wheels. The County 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 Center for Healthy Generations (previously 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.

As shown in Table HTR-24, in 2018 there were approximately 2,117 persons living with a disability in Yucca Valley. Within this population, 26.5 percent are within the labor force, with 20.5 percent employed and 6.3 percent unemployed. Most of Yucca Valley's population with disabilities is not in the labor force.

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Table HTR-24  
Disability by Employment Status

Disability Status	Number	% of Total
People with a Disability		
Employed	433	20.5%
Unemployed	134	6.3%
Not in Labor Force	1,550	73.2%
Total	2,117	100.0%
People with no Disability		
Employed	6,872	69.6%
Unemployed	850	8.6%
Not in Labor Force	2,151	21.8%
Total	9,873	100.0%

Source: ACS 2014-2018 5-year Estimates. SCAG Housing Element Data.

The American Community Survey for 2018 collected data for persons with types of disabilities, including hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. Table HTR-25 shows the types of disabilities experienced by adults in Yucca Valley. Almost a third of Yucca Valley residents living with a disability experience an ambulatory disability, and 14.9 percent live with a cognitive disability.

Table HTR-25  
Person with Disabilities by Disability Type 2018 in Yucca Valley

Persons with Disability by Disability Type	Number	% of Total Disabilities <sup>1</sup>
Hearing	908	9.4%
Vision	676	7.0%
Cognitive	1,449	14.9%
Ambulatory	2,824	29.1%
Self-care	1,686	17.4%
Independent Living	2,151	22.2%

Source: ACS 2014-2018 5-year Estimates. SCAG Housing Element Data.

<sup>1</sup> Since some disability types are not recorded for children below a certain age and some people may have more than one disability, calculating disability as a percentage of total population may not add to 100 percent.

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 have substantial developmental delay or specific congenital or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided.

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, as shown in Table HTR-26. Yucca Valley residents with a developmental disability often live in the home of a parent, family, or guardian (126 residents). Those who do not live with a parent, family, or guardian reside in an independent living or supported living situation, community care facility, or foster care. 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. Desert Arc serves over 125 clients in the Morongo Basin area through a combination of day programs, employment and social service trainings, and case management /referral services. 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.



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Table HTR-26

Developmentally Disabled Residents by Residence Type 2019

<b>Yucca Valley Residences</b>	<b>Number</b>
By Residence:	
Home of Parent/Family/Guardian	126
Independent/Supported Living	28
Community Care Facility	5
Intermediate Care Facility	0
Foster/Family Home	5
Other	0
<b>Total</b>	<b>164</b>
By Age:	
0–17 Years	59
18+ Years	97
<b>Total</b>	<b>156</b>

Source: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. SCAG Housing Element Data.

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 Town inspects plans to ensure compliance with Americans with Disabilities Act (ADA) standards. The Town’s building code requires new residential construction to comply with the ADA, which requires design standards for “qualified” buildings consisting of three or more units. These requirements include the incorporation of (1) adaptive design features for the interior of the unit; (2) accessible public use and common use areas; and (3) sufficiently wide doors to allow wheelchair access. The Town requires compliance with these standards as part of the building permit review, issuance, and inspection process. However, because these standards are not mandatory for single-family homes, in-home accessibility can be an issue for people with disabilities.

The Town has regulations allowing for reasonable accommodation in their zoning to allow accessibility ramps in residential setbacks and allow a 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.

## Female-Headed Households

Female-headed households often have special housing needs for affordable housing, accessible childcare, health care, and other supportive services. In 2018, there were 1,225 female-headed households in the Town of Yucca Valley, with 643 of these households also having children, as shown in Table HTR-27. Female-headed single-parent families tend to have a lower rate of home ownership and lower household incomes in comparison to other households. Female-headed households with young children face additional challenges as the sole income earner, especially in affording adequate housing if they expend a high percentage of income on child care or if they are only employed part-time. Of the 643 female-headed households with children, 158 have children under 6 years old. Within Yucca Valley, there are four licensed child care facilities and seven in-home child care programs, including a Head Start and a State Preschool that serve lower income families.

Table HTR-27

Female-Headed Households 2018 in Yucca Valley

Householder Type	Housing Units	% of Total
Total Households	8,895	
Total Female-Headed Households (FHH)	1,225	13.8%
FHH with children	643	7.2%
FHH with children under 6	158	1.8%

Source: ACS 2014-2018 5-year Estimates. SCAG Housing Element Data.

## 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.

As shown in Table HTR-28, there were 667 households with five or more members in town in 2018, of which 391 were homeowners and 276 were renters. This represents a decrease since 2010, when there were 887 such households. Large families are not a significant demographic group in Yucca Valley. Large families have a special need for three, four, or more bedrooms in a unit. The American Community Survey estimated that there were 4,441 three-bedroom units, 945 four-bedroom units, and 47 units with five or more bedrooms in 2018. 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 more likely to accommodate large households, as indicated by the low rates of overcrowding mentioned previously.

# HOUSING TECHNICAL REPORT

Table HTR-28  
Household Size by Tenure

Household Size	Owner-Occupied		Renter-Occupied		Total	
	Number of Households	Percentage of Total	Number of Households	Percentage of Total	Number of Households	Percentage of Total
1 Person Household	2,049	35.5%	826	26.4%	2,875	32.3%
2 Person Household	2,222	38.5%	975	31.2%	3,197	35.9%
3 Person Household	554	9.6%	513	16.4%	1,067	12.0%
4 Person Household	550	9.5%	539	17.2%	1,089	12.2%
5 Person Household	363	6.3%	145	4.6%	508	5.7%
6 Person Household	28	0.5%	114	3.6%	142	1.6%
7+ Person Household	0	0.0%	17	0.5%	17	0.2%
Total	5,766		3,129		8,895	

Source: ACS 2014-2018 5-year Estimate. SCAG Housing Element Data.

## Farmworkers

Farmworkers typically have quite low incomes and sometimes have to relocate based on growing seasons, making finding and affording adequate housing more difficult. Based on the U.S. Department of Agriculture’s Agricultural Census for San Bernardino County, there were 1,579 seasonal farmworkers working in San Bernardino County in 2017 and 667 permanent farmworkers. The 2017 Agricultural Census reported that 106 of the farmworkers were migrant workers. The 2018 ACS did not identify any Yucca Valley residents employed in “Agriculture, forestry, fishing and hunting, and mining,” indicating that the County’s farmworkers do not reside in Yucca Valley. Additionally, 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. The District serves students from Yucca Valley, Joshua Tree, Morongo Valley, Marine Corps Air Ground Combat Center, and Landers. The District has identified 680 students experiencing homelessness, approximately 8 percent of the student population. The Morongo Basin School District shared through consultation during the outreach process that students experiencing homelessness are either unsheltered or live “doubled- or tripled-up” with other families, leading to overcrowded housing situations and high risks for displacement.

As shown in Table HTR-29, a point-in-time survey of homeless persons conducted by the County of San Bernardino in 2019 identified 72 homeless persons in Yucca Valley. Of these, 27 self-reported as being sheltered and 45 reported as being unsheltered and lived in camps, cars, RVs, or vans. However, a point-in-time survey does not identify homeless persons who double or triple up to afford housing or shuffle between the houses of their friends and relatives.

Table HTR-29  
Homeless Population in Yucca Valley

Category	Yucca Valley	SCAG Region
Sheltered	27	13,587
Unsheltered	45	53,231
Total Homeless	72	66,818
Total Population	22,236	19,021,787
Homeless Percent of Total Population	0.32%	0.35%

Source: 2019 San Bernardino County Point-In-Time Count. SCAG Housing Element Data.

**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.

In 2008, the Town signed a Letter of Commitment with the San Bernardino County Homeless Partnership and is participating in that program. The Partnership adopted the 10 Year Strategy to End Homelessness in San Bernardino County in 2009 and 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. Regionally, a total of 703 beds are available year-round to persons experiencing homelessness. Many of the beds are available through programs that offer permanent housing (3,307 beds), permanent supportive housing (1,528 beds), and rapid rehousing (1,779 beds). Over 400 beds are available in emergency shelters. The closest emergency shelters to Yucca Valley are Morongo Basin Unity Home and American Red Cross,

# HOUSING TECHNICAL REPORT

which are both in Joshua Tree. 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 County Department of Social Services. Some of the programs administered from this office include assistance for temporary housing, child care, and food stamps.

The Town's Development Code allows emergency shelters with a Special Use Permit in the Industrial zone. A Special Use Permit is a staff level review and does not necessitate a public hearing. The findings for approval 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 Plan.
3. The proposed use is consistent with development in 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.

There are currently over 500 acres of vacant Industrial land in town. These lands are more than sufficient to support the construction of homeless shelters during the planning period. However, the approval of a Special Use Permit may pose a constraint to development, and Program H1-4 is proposed to update the Development Code to allow emergency shelters by right in the industrial zone, in compliance with State law.

## 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 2021, a four-person extremely low-income household earns no more than \$26,500 and can afford \$663 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 HUD CHAS data for 2016, there were 1,545 extremely low-income households in town in 2016, representing 18.2 percent of all households. Of these households, 800 were renter occupied (25.2 percent of all renter households) and 745 were owner occupied (14.0 percent of all owner-occupied households). While most extremely low-income households were white (1,020 households, or 65.8 percent of extremely low-income households), this only represents about 16.1 percent of Yucca Valley's white households. Approximately 26.1 percent of black households, 24.9 percent of Hispanic households, and 22.3 percent of Asian households fall within Yucca Valley's extremely low-income group.

Extremely low income individuals or small households can be accommodated through accessory dwelling units, mobile homes, single room occupancy units, or renting a room in a private home. The Town permits a variety of housing opportunities by allowing single room occupancy units in the Industrial zone through a conditional use permit and accessory dwelling units by right in single family residential districts. Larger, extremely low income households may face greater difficulty in finding adequate and affordable housing, although the town does have many market rate, low-cost housing opportunities for families.

Many extremely low income households need public assistance, such as Housing Choice Vouchers (HCV), CalWORKS, SNAP, and Medi-Cal. State law requires that all landlords accept HCVs at apartment complexes and single-family rentals throughout Yucca Valley. Eligible households utilize HCVs to find housing in Yucca Valley, administered by the Housing Authority of County of San Bernardino (HACSB). As of April 2021, HACSB supported nearly 10,000 households countywide with rental assistance payments through the HCV program. Of those, 65 households elected to rent homes in Yucca Valley. Currently, the waitlist for HACSB's HCV program is closed, pending additional funding to expand the number of households the program can serve.

Deed-restricted housing is another important resource for extremely low income households. In 2021 there were four federally funded affordable housing projects in Yucca Valley, including 49 units at Sun West Villas Apartments, 32 units at Sunnyslope Apartments, 10 units at Yucca Valley Oasis, and 74 units at Yucca Valley Senior Apartments. The San Bernardino County Housing Authority owns and administers 30

apartment units in Yucca Valley that are affordable to lower income households.

## 2.5 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 four apartment complexes that are restricted to lower income households, as shown in Table HTR-30. None of these projects are at risk of converting to market rents within 10 years of the planning period.

Table HTR-30

Assisted Units in Yucca Valley

Name	Address	Affordable Units	Total Units	Expiration Date
Yucca Valley Senior Apartments	57110 Twentynine Palms Highway	74	75	2068
Sunwest Villas Apartments	6971 Mohawk Trail	49	50	2065
Sunnyslope Apartments	6947 Mohawk Trail	32	33	2065
Yucca Valley Oasis	7163 Sage Avenue	10	10	2032
Total Units		165	168	

Source: California Housing Partnership, 2021.

*Sunwest Villas Apartments.* This 50-unit apartment complex at 6971 Mohawk Trail offers 5 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.

*Sunnyslope Apartments.* This 33-unit apartment complex at 6947 Mohawk Trail includes 4 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.

*Yucca Valley Oasis Apartments.* This 10-unit apartment complex at Sage Avenue includes units affordable to very low-income households (2 units) and low-income households (8 units). Yucca Valley Oasis Apartments offers two-bedroom units. The 10 apartments in Yucca Valley Oasis are due to expire in 2032, three years after the end of the planning period in 2029.

*Yucca Valley Senior Apartments.* This 75-unit senior apartment complex at 57110 Twentynine Palms Highway includes 8 units for senior households earning up to 30 percent of the area median income, 26 units to households earning up to 45 percent, 26 units earning up to 50 percent, and 14 units earning up to 55 percent. There are 74 one-bedroom units and 1 two-bedroom unit. The Yucca Valley Senior Apartments affordability is set to expire in 2068.

*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 rehabilitates and preserves lower and moderate income housing at scattered sites throughout the county. As a Community Housing Development Organization, Housing Partners I is able to seek and secure funding to preserve affordable housing beyond what is available to the Housing Authority. By transferring the 30 units in Yucca Valley to Housing Partners I, the Housing Authority has ensured that they will remain affordable.

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, Substance Abuse and Mental Health Services Administration funds, Multifamily Mortgage Revenue Bonds, Housing Authority of San Bernardino County Housing Voucher Program, and other qualified entities. In addition, Program H4-1 is proposed to address a situation if any units become at risk during the planning period.

**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.



## 2.6 Assessment of Fair Housing

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal AFFH Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the Town of Yucca Valley and all jurisdictions in the state to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.
3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the Town has completed the following outreach and analysis. Some of the information is based on the 2020-2025 San Bernardino County Regional Analysis of Impediments to Fair Housing Choice (Regional AI) that the Town participated in. The San Bernardino County Regional AI was completed in April 2020.

### Outreach

As discussed in the Public Participation section of this Housing Element, the Town has used a variety of outreach methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the town.

The San Bernardino County Regional AI used a variety of approaches to achieve meaningful public engagement with residents and stakeholders, including 20 public meetings, 20 stakeholder interviews, and a communitywide survey. Yucca Valley residents could participate and provide input by attending the public meeting held in Yucca Valley on July 16, 2019, which included an interactive discussion of fair housing, neighborhood conditions, and community resources in the region. Additionally, Yucca Valley residents could complete the 24-

question communitywide survey available online and in hard-copy form. Responses from Yucca Valley residents primarily concerned the limited resources available to residents and accessibility issues. Residents acknowledged that the Town provides adequate services considering its limited resources, citing the Town is “trying to reach all with limited resources” and “Code enforcement gets addressed pretty quickly.” However, it’s difficult for residents to access regional resources, due to being outside the service area (“help was denied because the area wasn’t in the jurisdiction”) and limitations such as unpaved roads (“Many roads are not paved”). Residents also identified a need for a variety of affordable housing types; specifically, units appropriate for persons with disabilities and affordable units to accommodate large families. As shown in Table HTR-28, large families do not represent a significant demographic group in Yucca Valley, and the number of large families decreased from 2010 to 2018. This could indicate that housing suitable for large families is not sufficiently available, forcing large families to search for housing outside of Yucca Valley.

Stakeholder interviews were conducted with 20 local providers of fair housing/legal advocacy, affordable housing, persons with disabilities, seniors, low-income households, and others. Stakeholders spoke about housing conditions and fair housing issues regionally, but offered insights specific to the High Desert, which includes Yucca Valley. Stakeholders identified that “commuting and transportation,” “lack of access to public transportation,” and “lack of jobs” keep the High Desert from being an area of opportunity. In response to “Are there any barriers other than income/savings that might impact housing choices?” stakeholders found that “the prevalence of short-term rentals” and “access to needed services” affect housing choice in the eastern part of the county, including the High Desert. Thirty percent of stakeholders identified rental qualification requirements (e.g., credit history, eviction history, foreclosures) as a barrier to accessing housing countywide.

## Town of Yucca Valley History

The Serrano and Chemehuevi Peoples were the first residents of Yucca Valley. The Chemehuevi, part of the Southern Paiute, have been inhabitants of the Mojave Desert for thousands of years, and in the last few centuries migrated to the eastern parts of Joshua Tree National Park. The Serrano territory surrounded the oasis of Mara (near Twentynine Palms) and northern parts of Joshua Tree National Park. The influx of Mexican and American settlers into the Yucca Valley area in the 19th century for cattle ranching and gold mining in the San Bernardino Mountains led to the decimation of the Serrano and Chemehuevi Peoples’ populations in the area due to smallpox epidemics and loss of land. In 1853, the Serrano and Chemehuevi Peoples lost their traditional lands when the federal government declared them public domain through the 1851 Land Claims Act. Remaining displaced Serrano were relocated to the Morongo Indian Reservation established in 1876, and the Chemehuevi relocated to the Chemehuevi Valley Reservation in 1907.

# HOUSING TECHNICAL REPORT

The Town of Yucca Valley as its known today grew up around the prominent stagecoach stop and stock-watering location established by Mark Warren in 1878 known as Warren's Well. Over the early 20th century, homesteaders took up residence in the Morongo Basin. First veterans of the Spanish-American War on 160-acre parcels, then veterans of World War I in the 1920s. The establishment of a gas station in 1923 catalyzed Yucca Valley's development, leading to markets, additional gas stations, and homes. The Small Tract Act of 1938 allowed for development of 2.5- to 5-acre parcels around Yucca Valley, raising livestock and growing alfalfa, beans, and other crops. Yucca Valley was established with the purchase of 3,000 acres, installation of waterlines, and subsequent subdivision in 1946. The Town was incorporated in 1991.

Growth over the latter half the 20th century was tempered by the availability of water supply and water quality. A building moratorium was instituted in 1980 to address overdraft conditions of Warren Basin, the groundwater basin that supplies Yucca Valley water. The moratorium was overturned in 1990 when residents voted to approve funding the construction of the Morongo Basin Pipeline. The Town incorporated in 1991 with a population of 16,000 residents. To support future town growth and protect the local aquifer from contamination, the Hi-Desert Water District prepared plans to construct a new water treatment plant. The Town will finish construction of the water treatment plant in January 2022, providing a centralized sewer system with over 75 miles of pipes to transport waste water. With the completion of the new water treatment plant, Yucca Valley residents will not have to rely on septic systems.

## Assessment of Fair Housing Issues

The California Government Code Section 65583 (10)(A)(ii) requires the Town of Yucca Valley to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to HCD and the 2021 California Tax Credit Committee (TCAC) Opportunity Map (Figure HTR-1), Yucca Valley contains a mixture of high resource, moderate resource, and low resource areas.

The 2021 TCAC map includes a census tract with missing/insufficient data (census tract 104.11) that encompasses Yucca Valley north of Sunnyslope Drive and east of Highway 247. The TCAC map will exclude census tracts from being categorized as "high resource," "medium resource," or "low resource" when there is unreliable or insufficient data. The California Census Office identified this census tract as "hard to count" due to high vacancy rate (12.4 percent, including seasonal), an unemployment rate potentially leading to unsettled housing situations (14.5 percent), the number of households receiving public assistance, the potential reluctance to share true household size (8.5 percent), and limited broadband internet in the area (20 to 40 percent of households

without internet). Town staff reviewed the 2020 TCAC Map (Figure HTR-1), which identifies this census tract as low resource and found that categorization accurate.

The HCD/TCAC opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. Specifically, the TCAC Opportunity Map uses a composite score based on education, economic, and environmental indicators to categorize areas as “high resource,” “medium resource,” and “low resource.” HCD describes its approach to assigning resource areas thusly:

Calculating index scores for nonfiltered areas. The TCAC/HCD Opportunity Map calculates regionally derived opportunity index scores for non-filtered tracts and rural block groups using twenty-one indicators described later in [the Methodology for the 2021 TCAC/HCD Opportunity Map document]. These index scores make it possible to sort each non-filtered tract or rural block group into opportunity categories according to their rank within the region or rural county. To allow TCAC and HCD to incentivize equitable development patterns in each region to the same degree, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts or rural block groups in each region or rural county, respectively, with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region thus ends up with 40 percent of its total tracts with reliable data as Highest or High Resource (or 40 percent of block groups in rural counties). The remaining non-filtered tracts or rural block groups are then evenly divided into “Low Resource” and “Moderate Resource” categories.

# HOUSING TECHNICAL REPORT

Figure HTR-1  
HCD/TCAC Map 2021

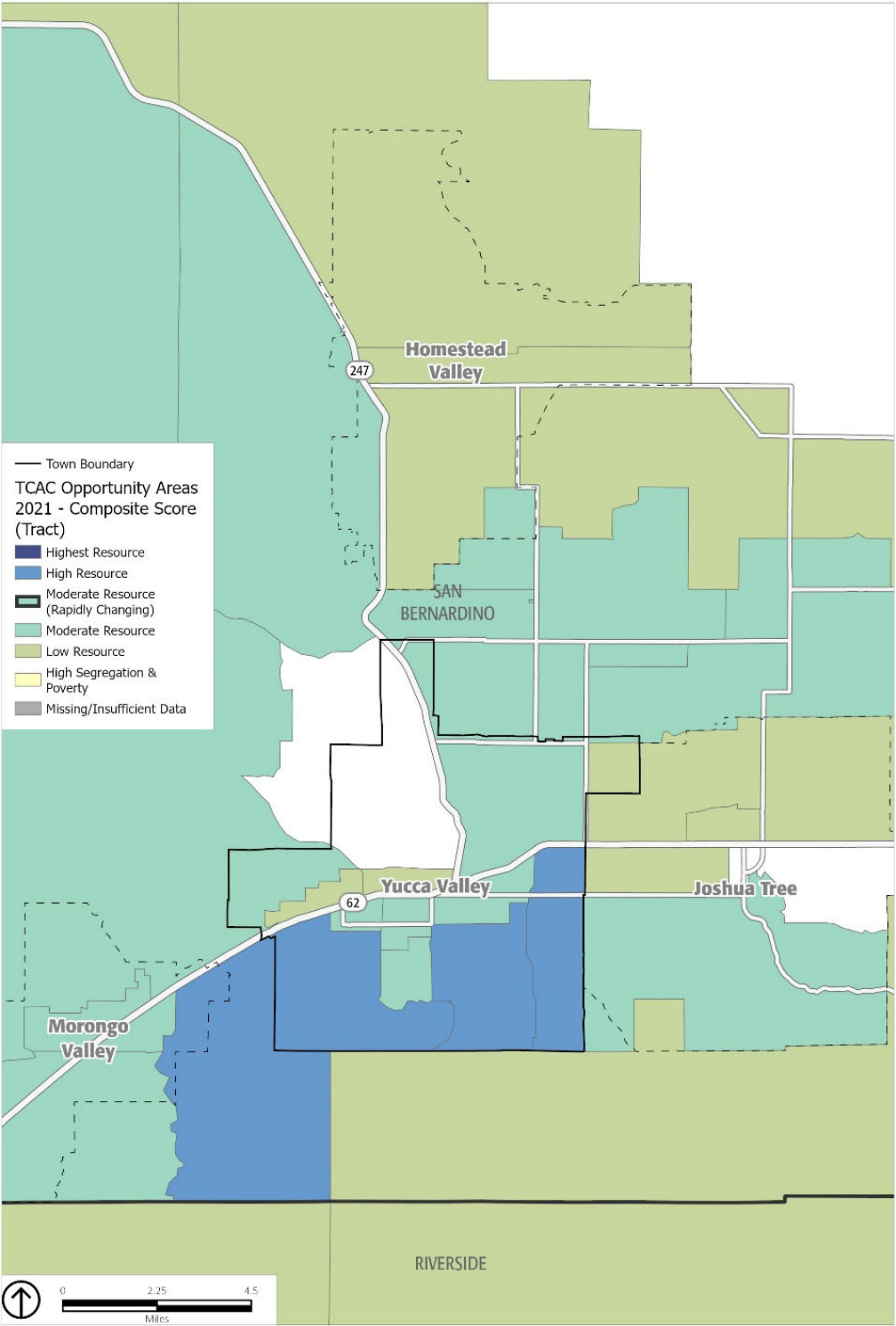
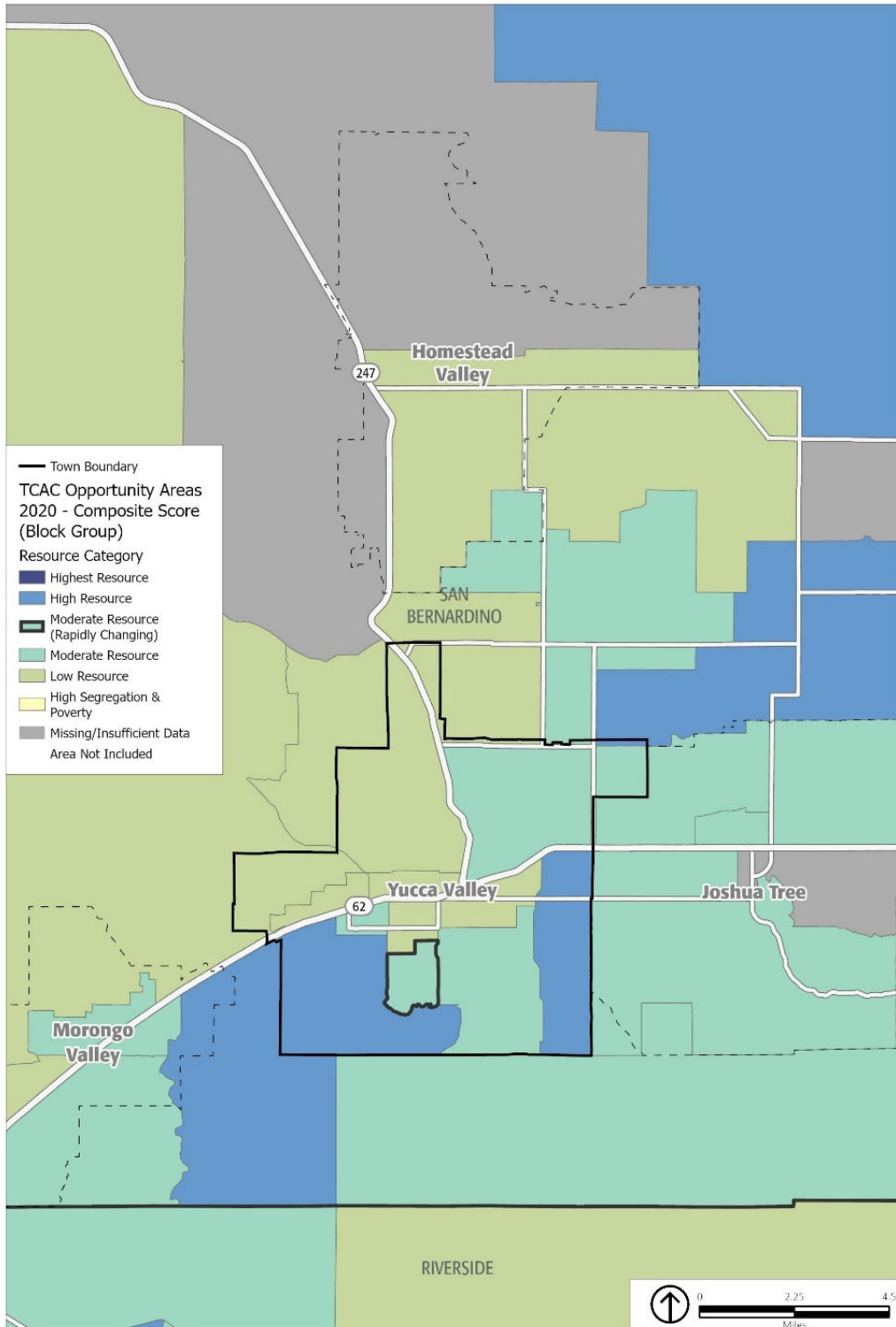


Figure HTR-2  
HCD/TCAC Map 2020



# HOUSING TECHNICAL REPORT

Yucca Valley's high resource areas are concentrated in the southern half of the town, south of Highway 62 to Kickapoo Trail, Navajo Trail to Acoma Trail, San Andreas Road to Sage Avenue, Onaga Trail to Balsa Avenue, Arcadia Trail to Avalon Avenue, and Highway 62 to the town boundaries. This area is largely residential, with larger lots in the foothills of the San Bernardino Mountains that provide views of Yucca Valley. The larger lots can support keeping livestock and horses. Other areas south of Highway 62 are designated as moderate resource, as is much of Yucca Valley west of Pioneertown Road and the area east of Highway 247. These areas have access to many of the same resources as the high resource areas but may have lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators. The moderate resource areas in Yucca Valley score similarly to the high resource areas for environment and education indicators but score lower than the high resource areas for economic indicators, suggesting the moderate resource areas have less economic mobility due to increased poverty, lower rates of post-secondary school attainment, higher rates of unemployment, and low proximity to jobs. Yucca Valley's moderate resource areas are predominantly single-family residential, though typically smaller lot sizes than south Yucca Valley. The moderate areas also include higher integration of commercial areas, especially along Highway 62.

The low resource areas are concentrated in central Yucca Valley, bounded to the south by Highway 62, the east by Highway 247 and north and west by Sunnyslope Drive to Shawnee Trail, Sunland Drive to Camino del Cielo Trail, Coyote Trail to Camino del Cielo Trail, Benecia Trail to Fairway Drive, and Pinon Drive to Rockaway Avenue. Low resource areas typically have limited access to education and employment opportunities and may have poor environmental quality. In Yucca Valley, the low resource areas score poorly for economic indicators, which demonstrates low economic mobility due to high rates of poverty and unemployment and low rates of post-secondary school attainment and proximity to jobs. Based on the TCAC methodology, Yucca Valley does not have areas of high segregation and poverty. In an areas of high segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. The Town also individually analyzed these factors and several other factors, described below, to assess patterns that may further constrain fair housing and identify actions to combat these.

The Town has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map. Data for disability, poverty, and familial status was available at the census tract level, and data for rates of opportunity areas, median income, overpayment, jobs proximity, and diversity were available at the block group level. The Town has used the most localized level of data available for the analysis.



## Patterns of Integration and Segregation

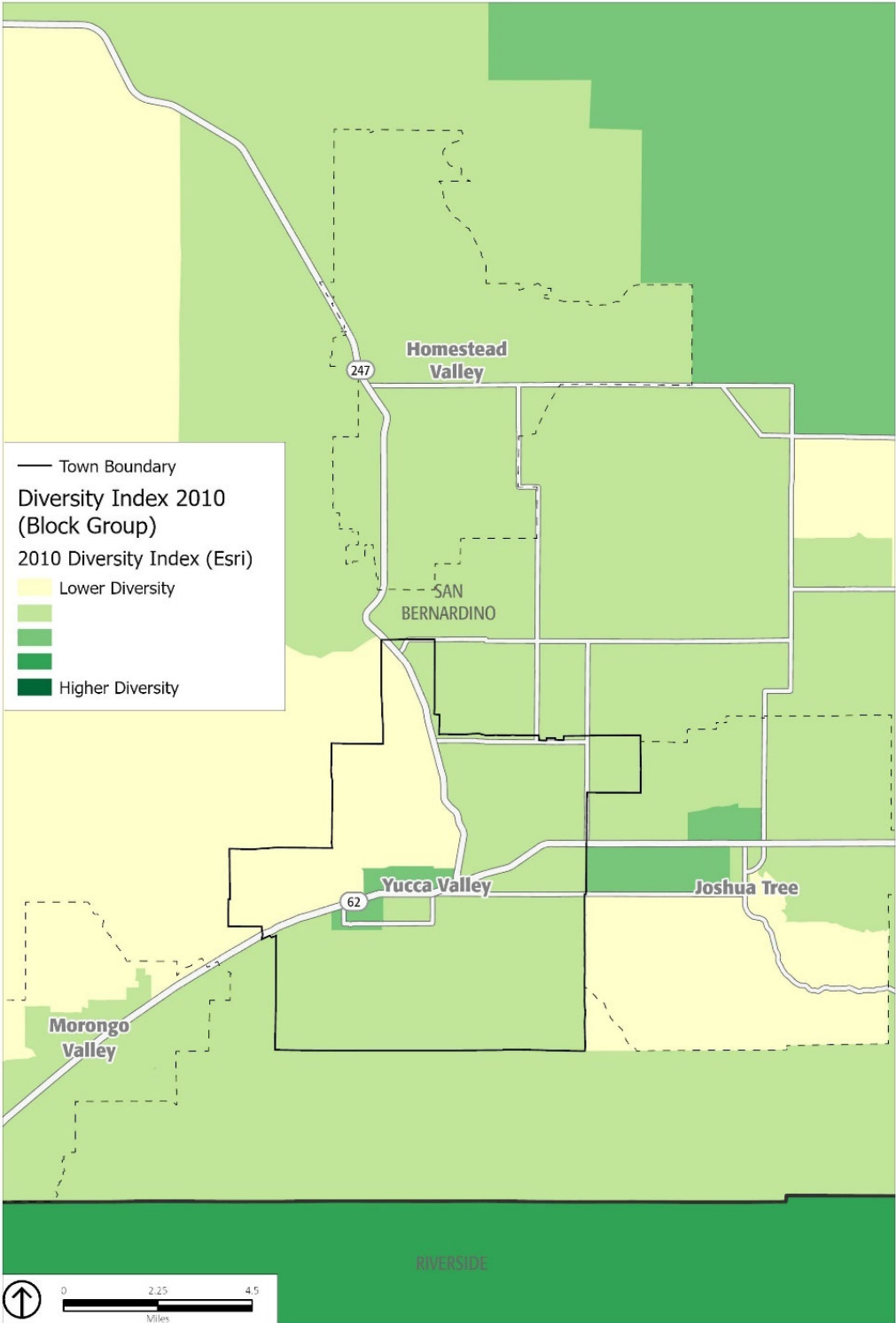
To assess patterns of segregation and integration, the Town analyzed four characteristics: diversity index, income, familial status, and disability as of 2019 (2018 for Diversity Index). This information is displayed in Figures HTR-3 through HTR-8.

While there are no racially or ethnically concentrated areas of poverty (R/ECAPs) in Yucca Valley, there is a census tract with a higher rate of poverty, with over 40 percent of the population experiencing poverty. That tract includes the westernmost area of Yucca Valley north of Highway 62 and west of Pinon Drive and Rockaway Avenue, designated as a moderate resource area. This census tract is primarily composed of land in unincorporated San Bernardino County with a small overlap with town boundaries, encompassing several small, remote towns that may contribute to the census tract's high rate of poverty. The closest R/ECAPs are in the City of Desert Hot Springs to the south and the cities of San Bernardino, Riverside, and Fontana to the west. A R/ECAP is an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of households are earning an income below the federal poverty line. The R/ECAPs in the cities listed above coincide with areas with a predominant Hispanic population. Yucca Valley residents, however, are predominantly white, with more than 50 percent of the population identifying as white townwide. As discussed in the San Bernardino County Regional AI, the population distribution in Yucca Valley, along with Big Bear Lake, Joshua Tree, Twentynine Palms, Yucaipa, and Needles shows an overrepresentation and concentration of white residents compared to other parts of the county. Shifts in patterns of racial and ethnic groups regionally have resulted in a more diverse but less integrated population in San Bernardino County regionally. However, diversity has increased in Yucca Valley since 2010. As shown in Figure HTR-3, the areas of greatest diversity in 2010 were concentrated along the Highway 62 corridor west of Highway 247, designated as low and moderate resource. Areas in south and east Yucca Valley, designated as moderate and high resource areas, had moderate levels of diversity, while the low and moderate resource areas in northwest Yucca Valley had the lowest levels of diversity. The 2018 Diversity Index (Figure HTR-4) shows diversity increased, especially in the moderate and high resource areas in south and east Yucca Valley. Areas of low diversity in northwest Yucca Valley remained unchanged. To support the trend of increased diversity in Yucca Valley, the Town has included Programs H1-3 and H2-1 to encourage a variety of housing types, including ADUs, single-room occupancy (SROs), and higher density residential, for a range of incomes and household sizes to ensure there are housing opportunities to meet a variety of housing needs.



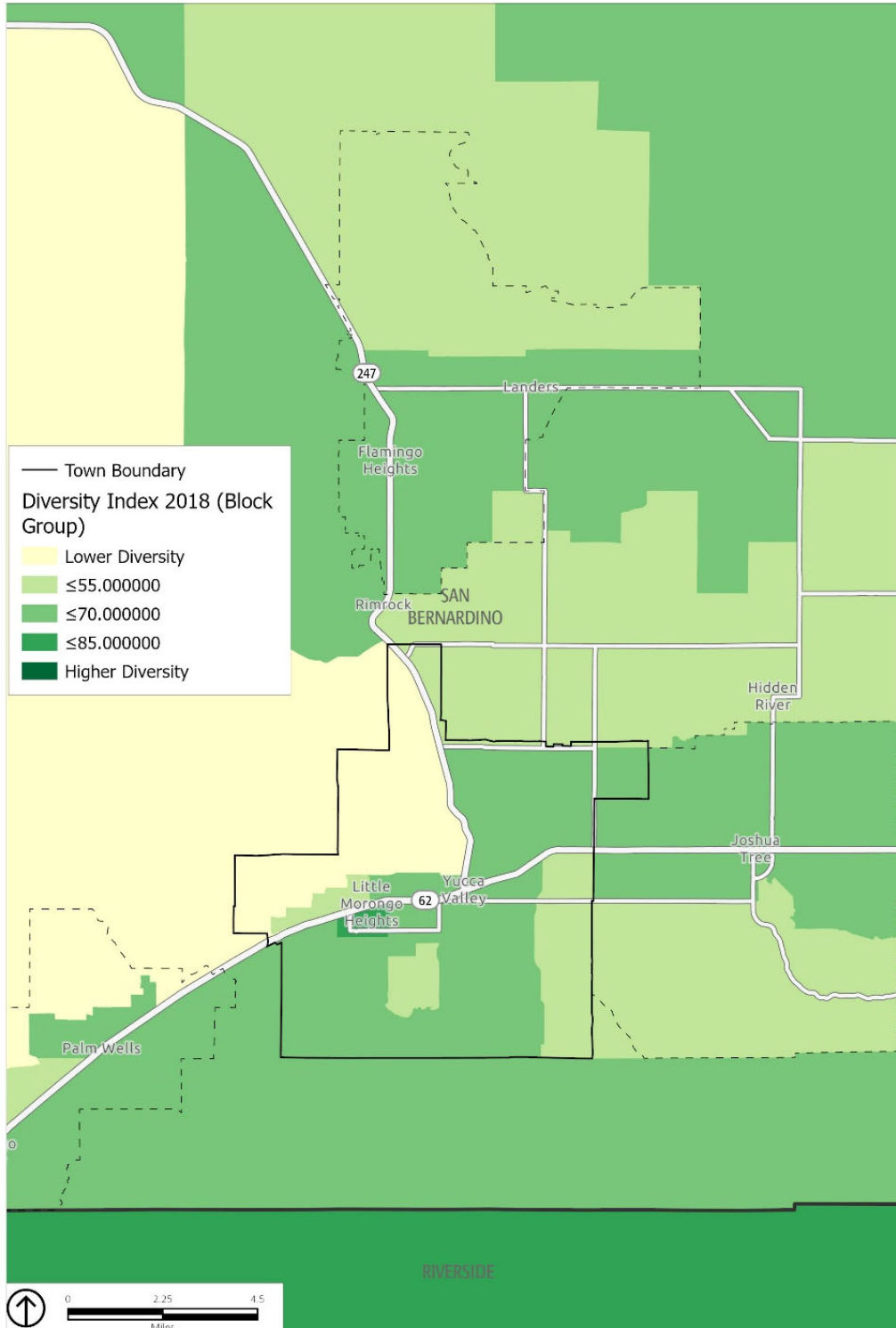
# HOUSING TECHNICAL REPORT

Figure HTR-3  
Diversity Index 2010



Source: Esri (2010), by block group.

Figure HTR-4  
Diversity Index 2018

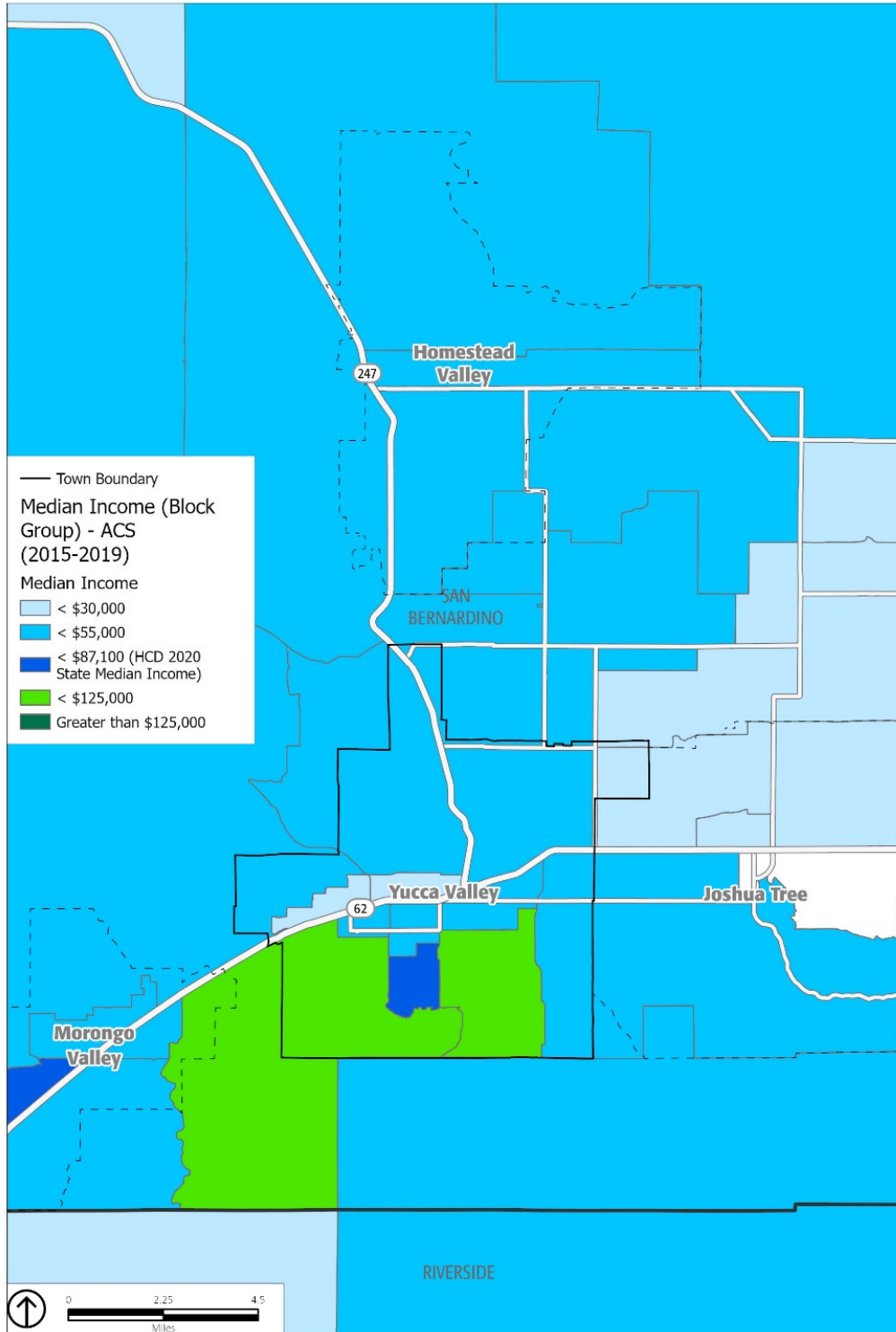


Source: Esri (2010), by block group.

# HOUSING TECHNICAL REPORT

Between 2014 and 2019, the median income of Yucca Valley's population increased in most areas of the town, with the exception of the low resource area along the Highway 62 corridor and west of Highway 247. The median income in 2014 was overall less than the area median income (\$80,000) with a clear north-south division: north of Highway 62 had a median income less than \$40,000 and south of Highway 62 had a median income less than \$60,000. As shown in Figure HTR-5, the median income increased in most areas of Yucca Valley and particularly in the high resource areas south of Highway 62, where the median income rose to \$125,000. Few areas of the High Desert have experienced the same increase in median income seen in Yucca Valley. Residents of Twentynine Palms, Big Bear Lake, and communities in unincorporated San Bernardino County (such as Morongo Valley, Joshua Tree, and Landers) predominantly earn less than the HUD 2020 State Median Income (\$87,100). Northwest San Bernardino County has also seen little increase in median income, with the exception of neighborhoods in Apple Valley, Hesperia, and Victorville west of Highway 15. San Bernardino County rural jurisdictions outside of the San Bernardino Valley may stay economically depressed due to a lack of access to local, high-paying jobs. The urbanized jurisdictions in San Bernardino County, including Yucaipa, Redlands, Loma Linda, Highland, and Rancho Cucamonga, contain very high median incomes (greater than \$125,000). While median incomes have increased in Yucca Valley, the number of residents experiencing poverty has also increased since 2014. In addition to west Yucca Valley, which has the highest rates of poverty as discussed above, all areas north of Highway 62 increased from 10 to 20 percent of the population experiencing poverty to 20 to 30 percent and 30 to 40 percent in the area of Yucca Valley east of Yucca Mesa Road. This suggests that while median incomes increased for some residents of Yucca Valley, the cost of living in Yucca Valley has become unaffordable for more households. This reflects the experiences reported by stakeholders that low-income residents and persons with disabilities have had increased risk of displacement and have been unable to find affordable housing options due to the increased desirability of the Yucca Valley area. The Town has included Programs H1-3, H2-1, H2-2, H3-1, H3-2, and H3-3 to encourage development of affordable housing for low- and extremely low-income individuals and address displacement risk to meet the needs of Yucca Valley residents

Figure HTR-5  
Median Income

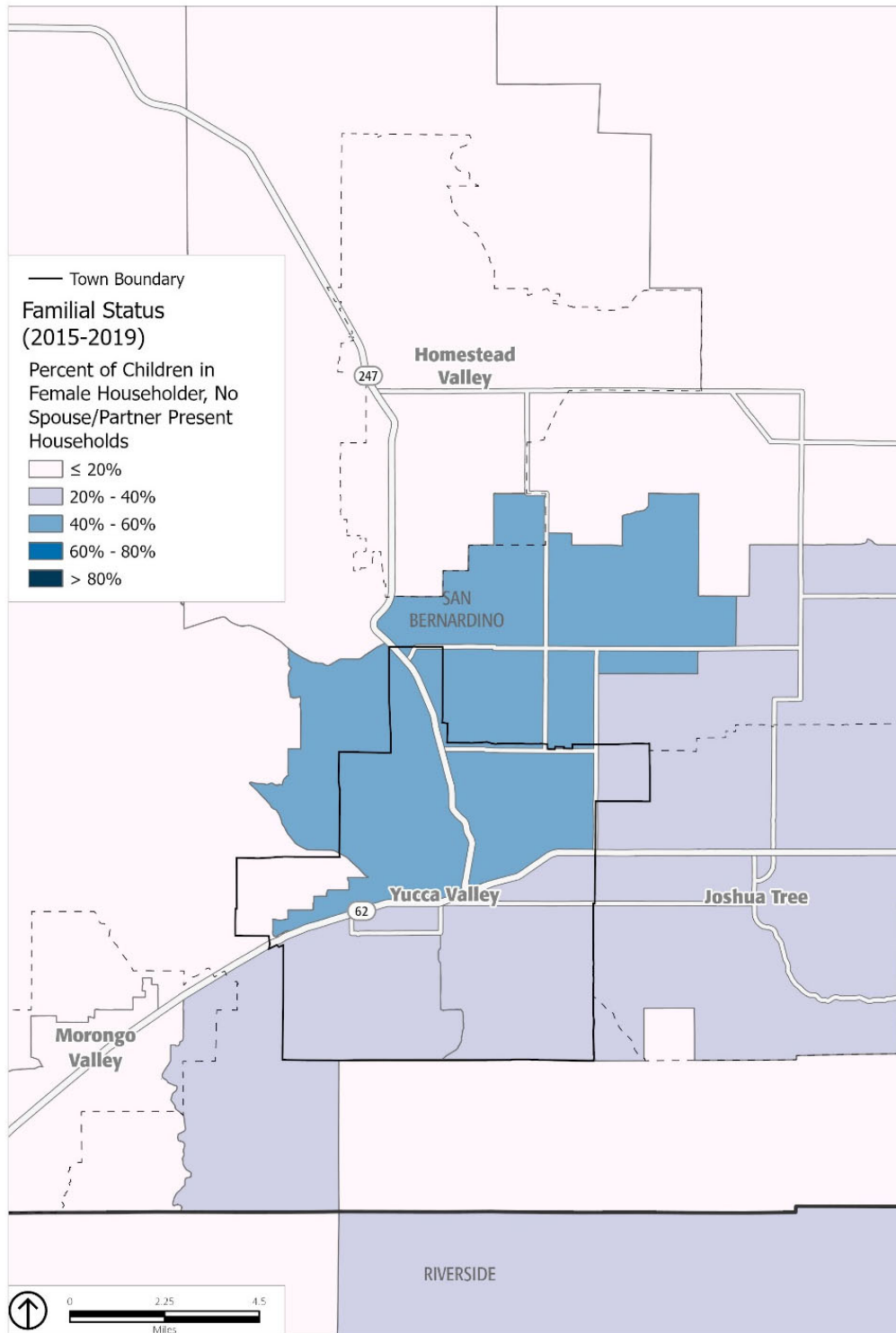


Source: ACS (2015-2019), by block group

# HOUSING TECHNICAL REPORT

As shown in Figure HTR-6, although most areas of Yucca Valley feature high levels of married families with children, female-headed households with children are concentrated in Yucca Valley's low resource areas along the Highway 62 corridor, the low resource area west of Highway 247 and the moderate resource area east of Highway 247. In these areas, 40 to 60 percent of children live in a female-headed household, which do not exceed 40 percent in all other areas of the town (designated as moderate and high resource). With nearly 80 percent of Yucca Valley's housing provided as single-family residential, Yucca Valley housing patterns support families with children. However, the concentration of female-headed households in low resource areas could indicate discriminatory practices or uneven distribution of housing types throughout Yucca Valley that would support female-headed households. As shown in Table H-27, female-headed households comprise 13.8 percent of Yucca Valley's households. Of households with children, female-headed households comprise almost 30 percent of households, according to ACS data. In Twentynine Palms, female-headed households similarly comprise nearly 30 percent of all households with children, which exceeds the countywide composition of female-headed households, which accounts for 21 percent of all households with children. Female-headed single-parent families tend to have a lower rate of home ownership and lower household incomes in comparison to other households and face additional difficulties securing housing. Affordable housing options available to female-headed households may be limited to the low-resource and moderate resource areas north of Highway 62, resulting in the concentration of female-headed households in these areas. Similar trends persist regionally in both the urbanized areas of southwest San Bernardino County and rural areas to the northwest, signaling that female-headed households have limited housing options in moderate and high resource areas of the county. To address this discrepancy in access, the Town will implement H2-1, H2-2, H3-1, H3-2, and H3-3 to ensure the development of affordable housing types, including in high resource areas.

Figure HTR-6  
Female-Headed Households 2019

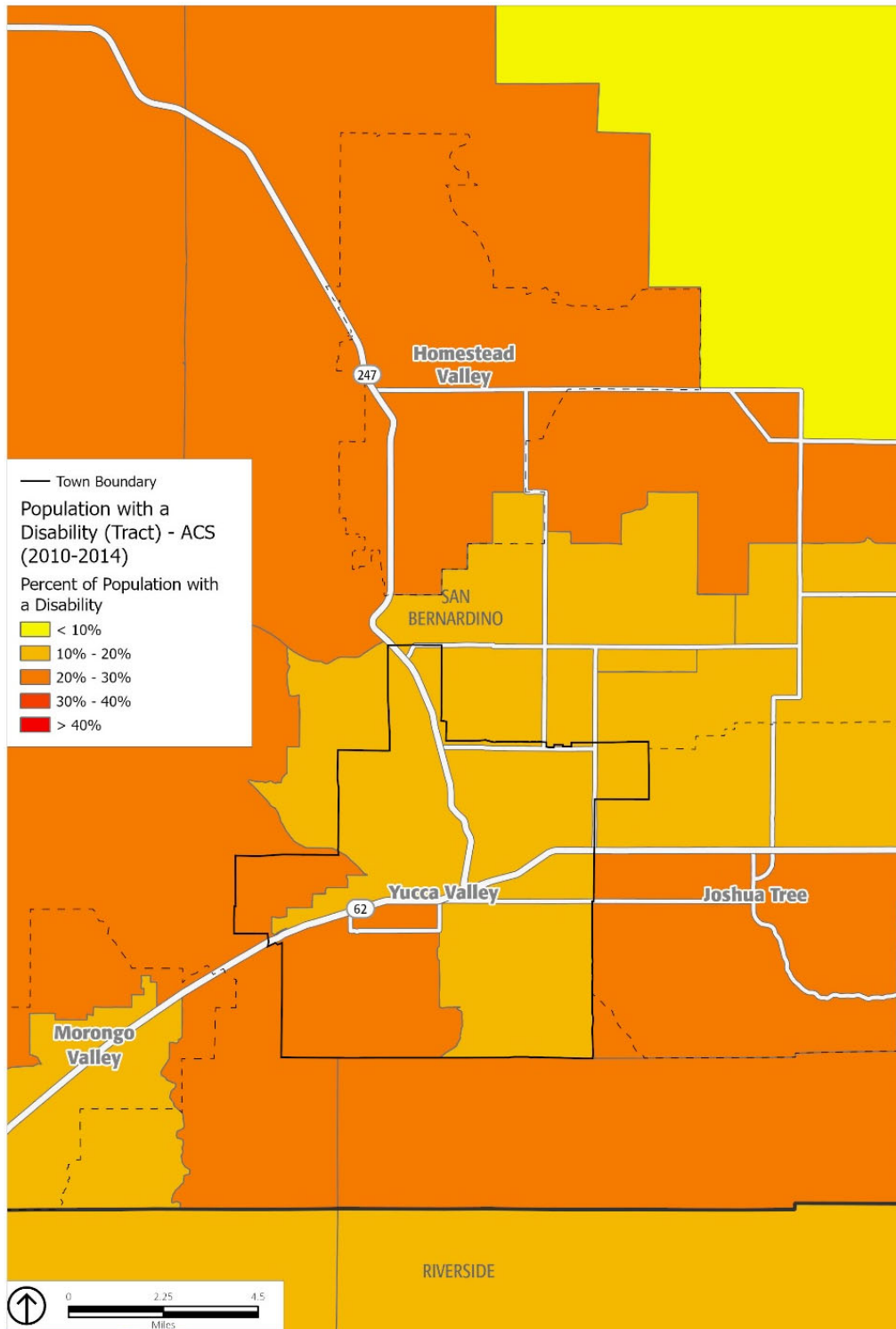


Source: ACS (2015-2019), by census tract

# HOUSING TECHNICAL REPORT

Since 2014, the number of Yucca Valley's residents living with disabilities has increased; however, the increase has been concentrated in the low resource area areas north of Highway 62 and moderate resource area east of Highway 247. As shown in Figure HTR-7, in 2014 individuals with disabilities primarily resided in the moderate resource area in west Yucca Valley north of Highway 62 and the high resource area in west Yucca Valley south of Highway 62. (Each of these areas has between about 20 and 30 percent of the population living with a disability.) While the population with disabilities in these areas remained relatively stable, the representative population of persons with disabilities in the low resource area north of Highway 62 and moderate resource areas east of Highway 247 doubled from 2014 to 2019 (Figure HTR-8). Approximately 12 percent of the population in these areas lived with a disability in 2014; that rose to over 24 percent in 2019. The population of individuals with a disability remained relatively low in the urbanized areas of San Bernardino County between 2014 and 2019, but increased in the low resource areas in the northwest cities of Barstow, Victorville, Apple Valley, and surrounding communities, indicating these areas provided more housing opportunities for San Bernardino County residents with disabilities. Individuals living with disabilities are particularly vulnerable from a fair housing perspective due to accessibility concerns or risk of discriminatory actions. Further, individuals with disabilities can have specific considerations for housing, such as affordability for fixed incomes, accessibility features, and access to transit and other resources, that further limit options when considering available housing types. The type and affordability of housing available in moderate and high resource areas in south Yucca Valley may preclude disabled individuals from living in these neighborhoods. For these reasons, this housing element encourages development of affordable housing appropriately designed for persons with disabilities, considering access to public transit, commercial uses, and essential services (Program H2-1).

Figure HTR-7  
Population with a Disability 2014

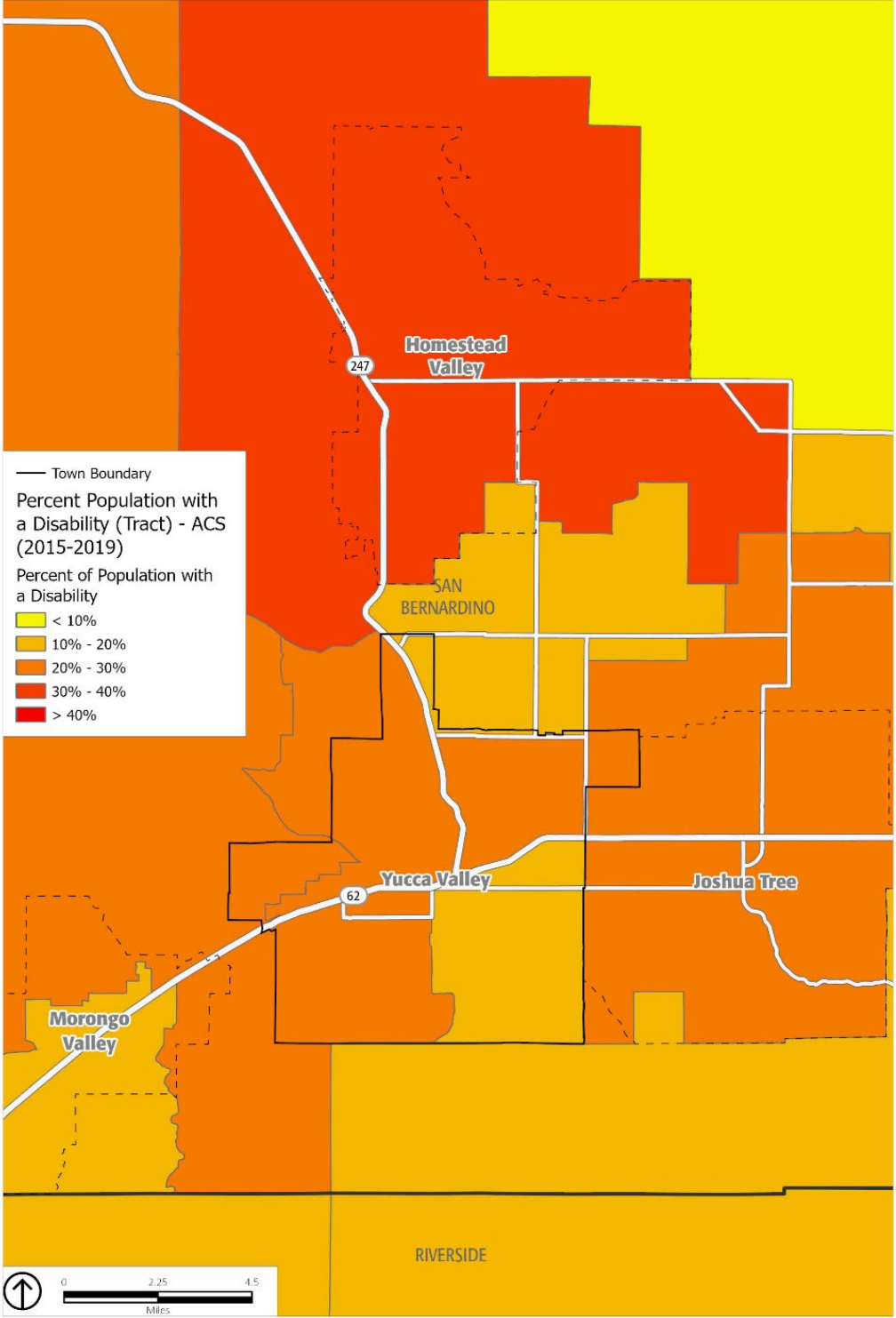


Source: ACS (2010-2014), by census tract



# HOUSING TECHNICAL REPORT

Figure HTR-8  
Population with a Disability 2019



Source: ACS (2015-2019), by census tract

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a high score, is one with higher levels of pollution and other negative environmental indicators. Overall, Yucca Valley has relatively low levels of pollution, similar to other small, rural jurisdictions in the Morongo Basin. Yucca Valley has lowest pollution levels in the rural southeastern corner of the town and higher levels north of Highway 62. The highest levels of pollution exist in west Yucca Valley, correlating with Yucca Valley's highest rates of poverty. As discussed above, this census tract is primarily composed of land in unincorporated San Bernardino County with a small overlap with town boundaries, encompassing several small, remote towns that may contribute to higher CalEnviroScreen score. Environmental conditions in Yucca Valley and the Morongo Basin closely reflect more closely reflect the conditions in other desert towns surrounding Joshua Tree National Park, including Desert Hot Springs, Palm Springs, and Thousand Springs in Riverside County. Within San Bernardino County, rural areas such as Big Bear City and Big Bear Lake also have relatively low levels of pollution afforded by the proximity to the San Bernardino National Forest and rural lifestyle. San Bernardino County's urban core, including the City of San Bernardino, Colton, Bloomington, and Ontario received high scores on CalEnviroScreen, indicating poor environmental conditions coinciding with areas designated as low resource or high segregation and poverty, resulting in environmental justice concerns for these residents with disproportionate access to affordable housing and a healthy living environment. While Yucca Valley enjoys low impacts from environmental conditions, the Town will address any barriers to fair housing that resulting from environmental conditions. The Town has assessed compatibility concerns and effects of hazardous materials in the Safety Element of the General Plan. Policies and programs to address environmental health and access to healthy communities are identified within that element.

#### Access to Opportunity

There are six schools Yucca Valley residents attend, four of which are within Yucca Valley town boundaries. All four schools within the town boundaries are south of Highway 62, primarily in the moderate resource areas (one elementary school, one middle school, and one high school). One elementary school is in the high resource area in southeastern Yucca Valley. All six schools are within the Morongo Basin Unified School District, which encompasses Yucca Valley, Twentynine Palms, and the surrounding unincorporated San Bernardino County. In a State review of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, the schools serving Yucca Valley residents do not score higher than within the 60th percentile. All Yucca Valley residents attend one middle school, which ranked in the 61st percentile, and one high school, which ranked in the 48th percentile, but attend different elementary schools. Yucca Valley's

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lowest performing school, an elementary school in the moderate resource area south of Highway 62, serves elementary school students in the low resource area along the Highway 62 corridor and high resource area in southwest Yucca Valley. According to CAASPP, 43 percent of the student population identify as Hispanic or Latino, which is the highest among all schools serving Yucca Valley residents and higher than other elementary schools by at least a third. All other elementary schools scored above the 50th percentile, with students residing in Yucca Valley's low and moderate resource areas north of Highway 62 attending the highest performing elementary school (62nd percentile). Morongo Basin Unified School District schools ranked moderately when compared to other schools within San Bernardino County. Across the county, cities with predominantly high resource areas had the highest ranked schools, such as the City of Chino Hills, which is predominantly high resource and had the highest performing schools in the county, while Victorville, Hesperia, and Barstow had the lowest performing schools. Under the California Accountability System, an annual assessment of student and school performance published by the California Department of Education, Morongo Basin Unified School District's students experiencing homelessness and socioeconomically disadvantaged students did not receive a performance score above medium. Specifically, homeless students showed high rates of chronic absence and very low performance scores in English and math test assessments. Socioeconomically disadvantaged students scored low compared to other students for college and career preparedness. This suggests that addressing security needs, including housing needs, would support students' ability to perform in school. This Housing Element commits a set of programs to increase housing opportunity for extremely-low income households, which includes housing opportunity for households experiencing homelessness. Programs that can offer housing stability to extremely low income households include encouraging development of ADUs (Program H1-3), reviewing regulations for supportive housing (Program H1-8), expanding opportunities for HCV, especially in the high-resource areas (Program H3-4), and pursuing partnerships with the County, nonprofits, and local developers to facilitate development of additional affordable housing (H2-2, H3-1, and H3-3).

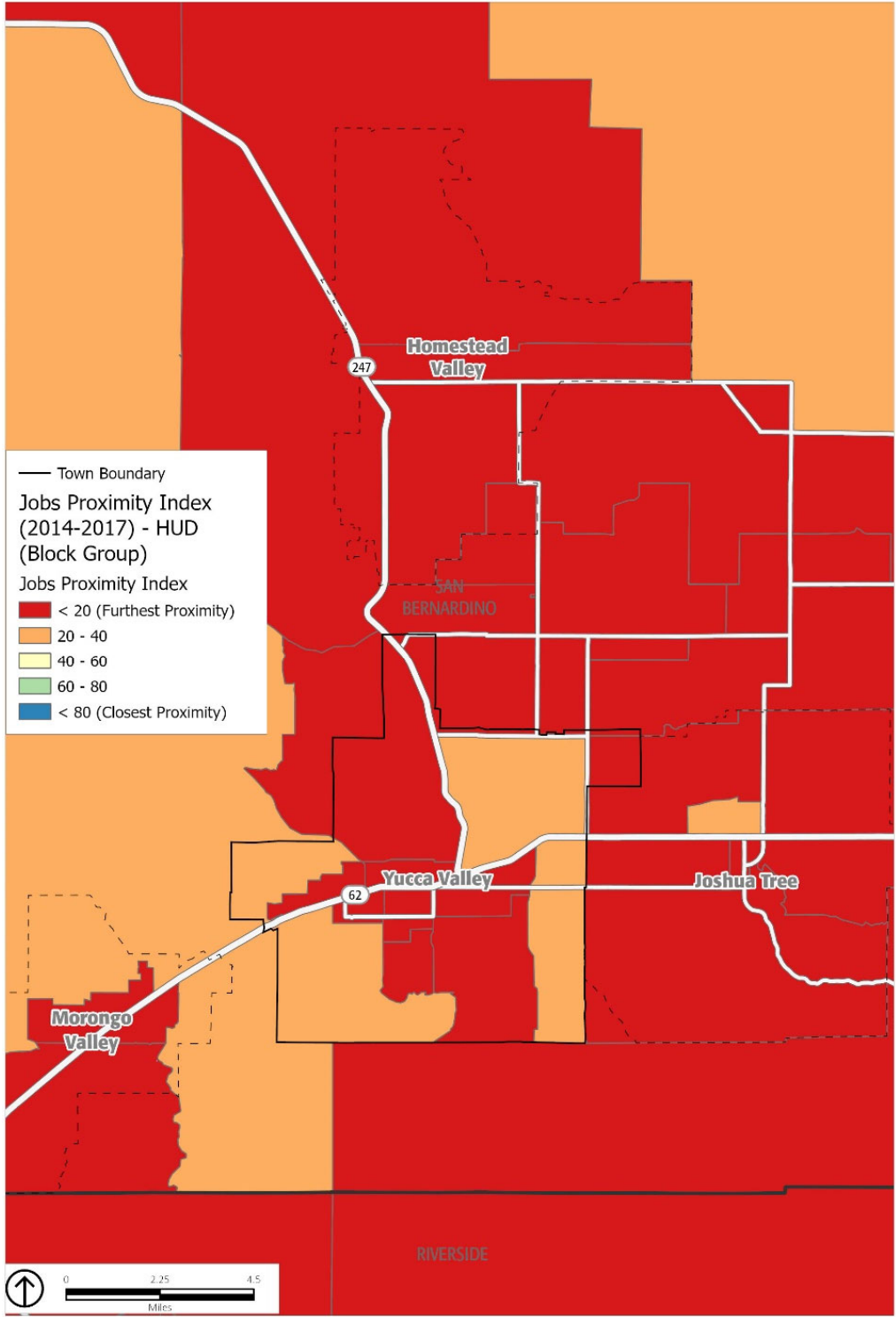
Yucca Valley is served by the Morongo Basin Transit Authority (MBTA), which provides bus transit within the Morongo Basin (Yucca Valley, Joshua Tree, Landers, and Twentynine Palms). The Yucca Valley Transit Center, located in south-central Yucca Valley, serves as the primary transportation hub, with two lines providing transit within Yucca Valley and three commuter lines. Within Yucca Valley, the North Yucca Valley line offers stops north of Highway 62, and the South Yucca Valley line offers stops south of Highway 62. Both transit lines stay within central Yucca Valley along the Highway 62 corridor and do not offer stops in northern or southern Yucca Valley, including the low resource area in north Yucca Valley, likely due to the inconsistency of paved roads outside of central Yucca Valley. This supports feedback from local stakeholders and service providers that low-income areas in the outer

areas of Yucca Valley have less access to resources, particularly seniors and persons with disabilities. MBTA does offer Ready Ride, an origin-to-destination service for seniors and passengers with disabilities at a discounted rate. This service is available in Yucca Valley Monday through Friday from 7:30 am to 4:15 pm. The commuter lines offer transit between Yucca Valley and Twentynine Palms, Yucca Valley and Landers, and Yucca Valley and Palm Springs. Standard fare changes based on the route and origination: \$2.50 for intercity lines, \$1.25 for neighborhood shuttles, and \$7.00 for Yucca Valley to Palm Springs. MBTA offers daily and monthly bus passes and discounted fare for seniors and persons with disabilities. The MBTA does not offer direct transit to the San Bernardino Valley. A commuter relying on public transit and needing to reach San Bernardino Valley would need to travel through Palm Springs, taking three different bus lines and about six hours of travel time to reach downtown San Bernardino. San Bernardino County's public transit service, Omnitrans, does not offer stops in the Morongo Basin. Yucca Valley residents traveling to San Bernardino Valley cannot rely on public transit as means of transportation. Yucca Valley will meet with MBTA and Omnitrans to identify unmet transit demand, particularly determining if Yucca Valley residents would benefit from frequent, direct access to San Bernardino Valley (Program H5-3).

As shown in Figure HTR-10, all of Yucca Valley features poor access to job centers. Much of central and north Yucca Valley, including all low resource areas, received the lowest scores in HUD's job proximity index for 2014 to 2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low-wage workers in the region for each block group. This suggests Yucca Valley offers fewer job opportunities or further commutes for low wage workers, particularly workers in Yucca Valley's low resource areas. As shown in Table HTR-9, less than 10 percent of Yucca Valley residents have a commute longer than 60 minutes. The mean commute time for Yucca Valley residents in 2019 was 26.1 minutes, which is less than the national average (26.9 minutes) and the San Bernardino County average (31.6 minutes), indicating Yucca Valley's low job proximity may be a result of few job opportunities for low-wage residents. The TCAC map categorized Yucca Valley's low resource areas primarily due to less positive economic outcomes for households in the Highway 62 corridor and in north Yucca Valley west of Highway 247, based on low access to jobs and wages offered at available jobs, as well as low median household incomes and home values. Local service providers and stakeholders expanded on the low economic outcomes for low-income households, reporting that recent desirability of Yucca Valley has increased housing costs, but job prospects and wages have not kept pace, resulting in precarious housing situations for low-income households. To increase job opportunity and improve economic mobility, Yucca Valley will partner with San Bernardino County to promote the CalWorks program to provide assistance for eligible, low-income families with children to meet basic needs and enter, or re-enter, the workforce (Program H5-3).

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Figure HTR-10  
Job Proximity Index 2017



Source: HUD (2014-2017), by block group.

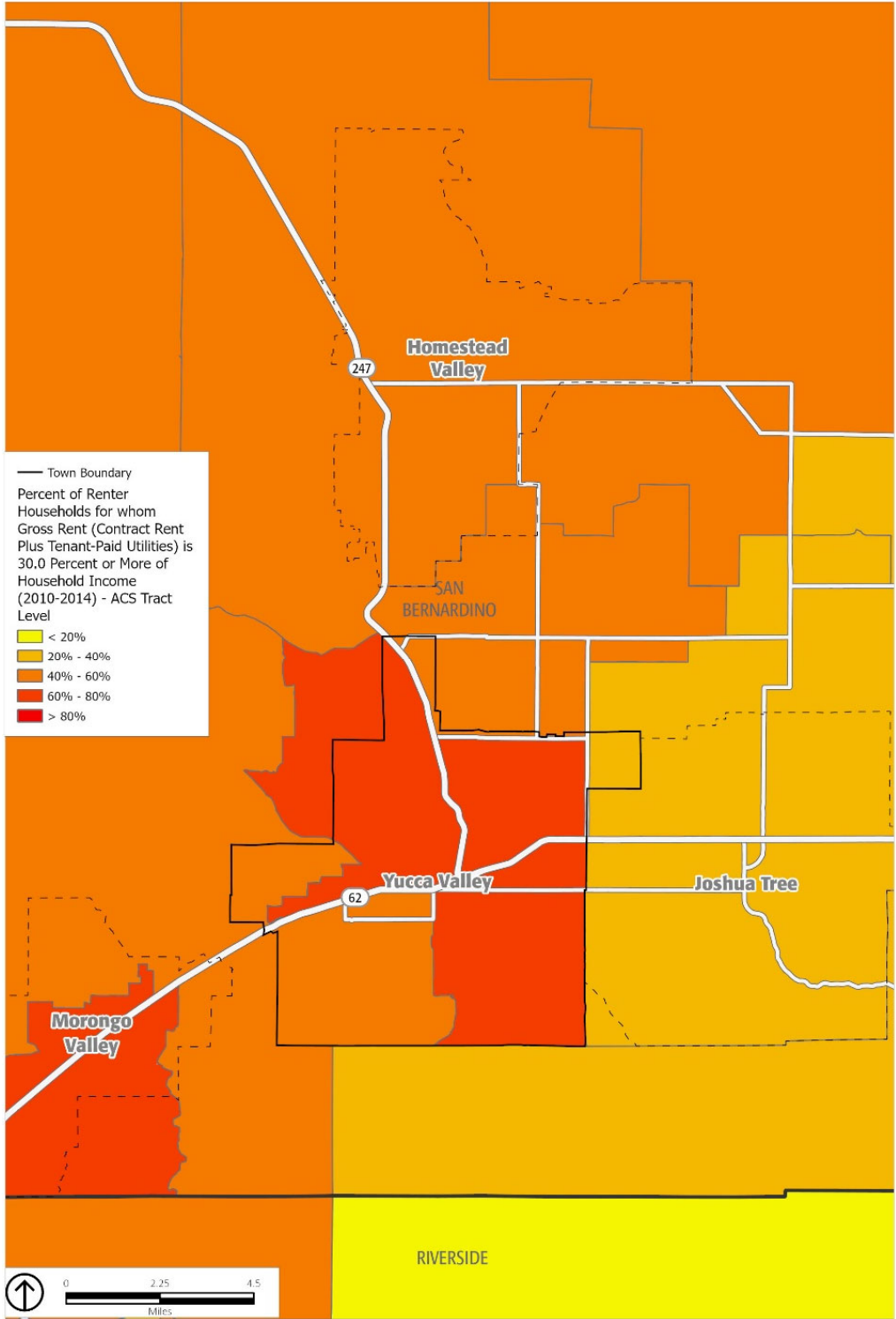
About one-third of Yucca Valley's population is over the age of 65 (see Table HTR-2). To meet the needs of Yucca Valley's senior population, there are six age-restricted mobile home parks and one age-restricted master planned manufactured home community, typically affordable to lower and moderate income households, and seven residential care facilities for seniors in Yucca Valley with a combined capacity to serve 180 individuals. In 2014, the Yucca Valley Senior Apartments opened, offering affordable housing for seniors adjacent to Town Hall, the Senior Center, Community Center, Library, Hi-Desert Nature Museum, and public transit stops. Yucca Valley residents with disabilities have similar housing needs as seniors, often living on fixed incomes and requiring reliable access to services. Residents in the Town of Yucca Valley with developmental disabilities can seek assistance from Desert Arc, which provides day programs, housing referral services, classes, and training for life, employment, and social skills. The facilities and programs of Desert Arc serve the greater Coachella Valley and the Morongo Basin. Local services providers that serve Yucca Valley residents with disabilities have difficulty accessing housing due to a lack of housing available for extremely-low income residents and the requirements for securing housing, such as credit history, that often disqualify persons with disabilities. Expansion of assisted units and Housing Choice Vouchers (HCV) in Yucca Valley would provide persons with disabilities more housing opportunities. The Town has committed to expanding assisted units and HCV vouchers through Program H3-4. The Town will additionally explore opportunities for affordable housing appropriate for persons with disabilities in close proximity to essential services (public transit, commercial areas, and public facilities) through Programs H2-1 and H2-2. The Town requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Furthermore, the Town ensures that existing housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element.

#### Disproportionate Housing Need and Displacement Risk

As shown in Table HTR-15, housing problems are experienced by the majority of extremely low- and very low-income households, such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. In particular, cost burden (overpayment for housing-related costs) impacts Yucca Valley's low-resource areas along the Highway 62 corridor and in north Yucca Valley. For renter households in south Yucca Valley, cost burden has improved substantially from 2014 to 2019. In 2014, between 40 and 60 percent of renting households in southwest Yucca Valley experienced cost burden, and 60 to 80 percent of renting households in southeast Yucca Valley experienced cost burden (Figure HTR-11). In 2019, the number of cost burdened renters decreased to between 20 and 40 percent (Figure HTR-12). The percentage of cost burdened renting households did not change north of Highway 62 since 2014.

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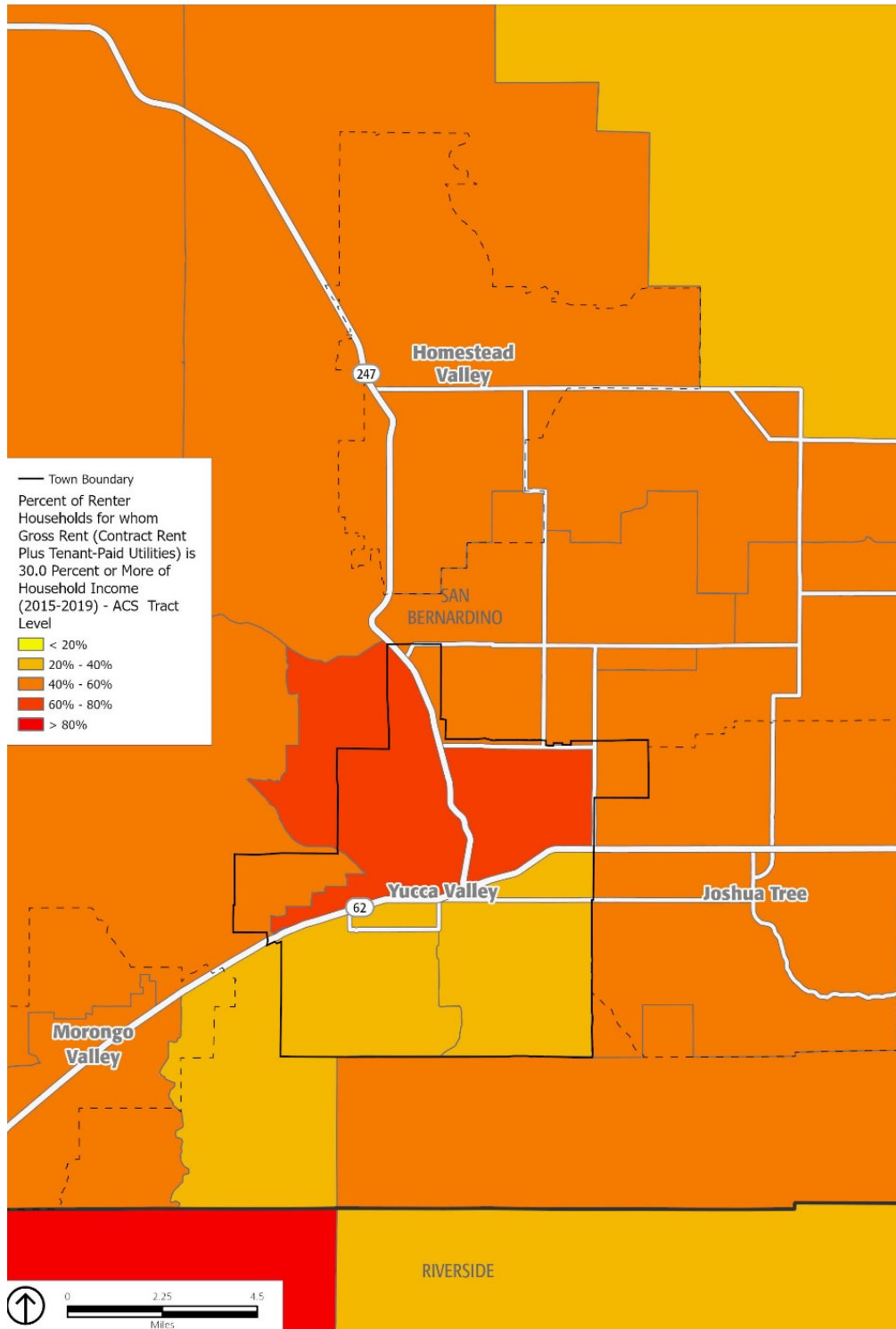
Figure HTR-11  
Renter Overpayment 2014



Source: ACS (2010-2014), by census tract.



Figure HTR-12  
Renter Overpayment 2019



Source: ACS (2015-2019), by census tract.



# HOUSING TECHNICAL REPORT

Between 60 and 80 percent of renting households in north Yucca Valley's low resource areas and moderate resource area east of Highway 247 continue to experience cost burden. The Town will seek to address overpayment by creating below market rate housing, particularly housing affordable to very low- and extremely low-income households, and address the overall need for increased housing and affordability. The following programs work together to increase affordable housing opportunities through expanding HCVs, partnerships to create additional affordable housing units, and other means: Programs H1-3, H2-1, H2-2, H3-1, H3-3, H3-4 and H3-5.

Overcrowding is not a significant issue in Yucca Valley, with less than 1 percent of owner-occupied households living in an overcrowded living situation and less than 2 percent of renter-occupied households in an overcrowded living situation (Table HTR-18). Regionally, higher rates of overcrowding are observed in areas characterized by higher amounts of multifamily housing, which tends to be more affordable, such as the dense, urban cities in San Bernardino Valley. Overcrowding typically occurs when available housing is too small to meet the needs of residents or when appropriately sized housing is unattainable due to cost or other factors. In this case, the lack of overcrowding in Yucca Valley may indicate that the current housing stock meets the needs of residents. Yucca Valley has few households of five persons or greater; households of this size only represent 6.8 percent of Yucca Valley households. Larger households may have needed to seek housing outside of Yucca Valley to find affordable, appropriately sized housing. The Town anticipates that H2-1 will serve to ensure adequate housing sites are provided and encourage a variety of housing types to meet the needs of diverse households and family structures.

Although Yucca Valley's housing stock is primarily between 30 and 50 years of age (HTR-22), the town is not characterized by major deficiencies regarding housing deterioration or livability issues. As shown in Table HTR-22, less than 14 percent of the town's housing units are over 50 years of age. The majority of Yucca Valley's housing stock is well maintained and in good condition, with only some instances of major rehabilitation needed for fire-damaged homes. As the housing stock ages, need for repair and rehabilitation may become more common, thus increasing the risk of displacement for occupants of those units. Therefore, the Town will continue to use its code enforcement program to bring substandard units into compliance with Town codes and improve overall housing conditions in Yucca Valley (Program H2-6). The Town will continue to seek funding to provide rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who are in need of assistance to rehabilitate or repair their homes (Program H3-5).

Yucca Valley's proximity to Joshua Tree National Park and desert landscapes has made it a desirable location for short-term vacation rentals. Yucca Valley's vacancy rate of 10.9 percent is higher than SCAG's regional average of 7.7 percent and is primarily attributed to seasonal vacancies, which account for over 50 percent of Yucca Valley's vacant

homes. An increased interest in short-term rentals can lead to displacement of existing residents, particularly for renter households relying on affordable rent to secure housing, as short-term rentals become more profitable for property owners. During consultations, stakeholders shared that the growing short-term rental market has increased displacement risk for renter households by decreasing the stock of long-term rentals that are available. The Town has a short-term rental ordinance that requires a short-term rental permit from the Town and limits rentals to one per parcel. To limit displacement risk and impacts to existing renting households, Yucca Valley will continue to monitor impacts of the growth of short-term rentals on long-term housing options (Program H5-3).

#### Lending Discrimination

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act. The Consumer Financial Protection provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Yucca Valley exceeds town boundaries and encompasses areas of unincorporated San Bernardino County in the Morongo Basin. In 2020, white applicants accounted for 45 percent of all mortgage loan applications for home purchase and 52 percent of all originated loans in Yucca Valley and the surrounding area. Hispanic applicants (applicants indicating their race as “White” and ethnicity as “Hispanic or Latino”) comprised 9 percent of loan applications and 10 percent of total applications originated. Asian and Black applicants each account for less than 3 percent of loan applications for home purchase, and American Indian and Native Hawaiian or Other Pacific Islander applicants each accounted for less than 1 percent of loan applications. This reflects the racial and ethnic composition of Yucca Valley and the surrounding area, which is predominantly white with a growing Hispanic population, as discussed. However, the low rate of Black, Asian, American Indian, and Native Hawaiian or Other Pacific Islander home purchase applications may indicate these groups have difficulty building capital necessary to pursue homeownership. In 2020, white applicants had the lowest denial rates across most loan types. White applicants primarily applied for conventional loans; of 354 total applications made by White applicants, 213 loans were originated (60 percent) and 32 denied (9 percent). The denial rate for white applicants only exceeded other races/ethnicities for United States Department of Agriculture loans, where white applicants’ denial rate was 8 percent (4 applications) compared to zero percent for Hispanic applicants (10 out of 10 applications originated) and Native Hawaiian or Other Pacific Islander applicants (1 out of 1 application originated). For all other loan types, the denial rate for Hispanic applicants is nearly double the white applicant denial rate, suggesting that Hispanic applicants have less success originating loans, which can deny access to high resource areas. Additionally, home ownership is a primary means of building equity and intergenerational wealth. White households have easier access to home ownership through approved loan applications and can benefit from

# HOUSING TECHNICAL REPORT

the economic mobility home ownership provides, while Hispanic households have limited access to economic mobility through home ownership.

## Enforcement and Outreach Capacity

Yucca Valley enforces and complies with fair housing laws and regulation through a twofold process: review of Town policies and code for compliance with State law, and referring fair housing complaints to appropriate agencies. Yucca Valley refers fair housing complaints to the Inland Fair Housing and Mediation Board (IFHMB). The IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. In addition, the IFHMB provides fair housing education, landlord/tenant counseling, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English and Spanish and provided free of charge to clients. The Town disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints. The Town will continue to ensure that fair housing literature is available at Town Hall, other public facilities, religious institutions, and on the Town's website (Program H5-1, H5-2, and H5-3).

*[Insert IFHMB discussion here when consultation is completed.]*

As part of the Fair Housing Assistance Program, the California Department of Fair Employment & Housing dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that just three cases were filed by residents of Yucca Valley between January 1, 2013, and March 23, 2021. Among these cases, two were based on disability and one case was based on disability and retaliation. All three cases resulted in a no-cause determination. None of these fair housing agencies provided specific location information for cases; either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the Town was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the town.

## Site Inventory Analysis

The Town examined the opportunity area map prepared by HCD and TCAC (Figures HTR-1 and HTR-2). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the Town's sites inventory (Figures HTR-13 through 16), the Town was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Needs Allocation (RHNA) disproportionately concentrate these units or increase patterns of segregation.

The town's available sites are primarily in central Yucca Valley along the Highway 62 corridor, which spans high, moderate, and low resource areas. Within the low resource areas north of Highway 62 and east of Highway 247, there is a mix of lower-income and moderate-income inventory sites. In the low-resource area north of Highway 62, the available sites are zoned commercial-mixed use (lower income), Old Town Specific Plan districts (lower income), and multifamily residential (moderate income) allowing for integration of mixed incomes in the low resource area. As discussed above, the categorization of low resource for areas in Yucca Valley is primarily due to economic factors, including median income and housing prices. This suggests that integration of development affordable to various incomes would improve the low-resource categorization in this area. In the high resource areas in southwest and southeast Yucca Valley, while more above-moderate sites are located here, the RHNA sites are not limited to those suitable for development affordable to higher-income households. For instance, the high resource area in southwest Yucca Valley includes sites zoned for multifamily residential that are suitable for providing housing affordable to lower income households.

Where the outer reaches of Yucca Valley are primarily residential, central Yucca Valley has mixed commercial and residential, allowing residents of these areas closer access to essential services such as jobs, health and social care facilities, and schools, which can help lower overall cost of living and prevent lower-income residents from struggling to access essential services. Yucca Valley's grocery stores are all located along the Highway 62 corridor, and three are in the low resource area in north-central Yucca Valley in close proximity to sites designated for development affordable to lower income households. Compared to the rest of the town, central Yucca Valley has consistent paved roads and more frequent public transit; north-central Yucca Valley is served by MBTA's North Yucca Valley transit line, and south-central Yucca Valley is served by the South Yucca Valley transit line. Additionally, most of Yucca Valley's schools are within two miles of Highway 62 and accessible to development at all affordability levels.

Yucca Valley has committed to programs to limit displacement risk to existing residents, particularly low-income residents, resulting from new development. Because the sites identified offer a mixture of affordability in low, moderate, and high resource areas, low income residents will continue to have housing options. Yucca Valley will additionally expand opportunities for housing affordable housing through Programs H1-3, H2-1, H2-2, H3-1, H3-3, H3-4 and H3-5 that will curtail the risk of displacement for existing residents.

# HOUSING TECHNICAL REPORT

## Contributing Factors

Through an evaluation of the Regional AI, input from Town staff, and this assessment of fair housing issues, the Town identified factors that contribute to fair housing issues in Yucca Valley, as shown in Table HTR-31.

Table HTR-31

Factors That Contribute to Fair Housing Issues

AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
Concentration of low-income households	<p>Availability of rentals that accept Housing Choice Vouchers</p> <p>Concentration of more affordable housing (multifamily, mobile home park) in low-resource area along Highway 62 corridor</p> <p>Neighborhoods in south Yucca Valley with large lots bordering/within the foothills are more desirable, therefore more costly, than in central and north Yucca Valley</p>	<p>Program H1-3 to encourage housing types that address needs of small, lower-income households (ADUs and SROs)</p> <p>Program H2-1 to encourage higher density residential into high resource areas</p> <p>Program H2-2 to encourage development of affordable housing close to transit and other essential services</p> <p>Program H3-4 to expand Section 8 housing assistance</p> <p>H5-3 to develop a targeted program connecting lower-income households with affordable homeownership and rental opportunities</p>
Displacement of lower income residents and overpayment for housing by renters	<p>Increase in short-term rentals throughout Yucca Valley</p> <p>Unaffordable cost of living, including housing costs, leading to cost-burdened residents</p> <p>Lack of partnerships with affordable housing developers</p> <p>Concentrated poverty in low resource areas</p>	<p>Program H1-3 to encourage housing types that address needs of small, lower-income households (ADUs and SROs)</p> <p>Program H2-1 to encourage affordable, higher density residential into high resource areas</p> <p>Programs H3-1 and H3-3 to seek funding sources for affordable housing development.</p> <p>Program H5-3 to monitor the impacts of the growth of short-term rentals on long-term housing options</p> <p>H5-3 to develop a targeted program connecting lower-income households with affordable homeownership and rental opportunities</p>
Concentration of female-headed households	<p>Concentration of more affordable housing (multifamily, mobile home park) in low-resource area along Highway 62 corridor</p> <p>Neighborhoods in south Yucca Valley with large lots bordering/within the foothills are more desirable, therefore more costly, than in central and north Yucca Valley</p>	<p>Program H2-1 to encourage higher density residential into high resource areas</p> <p>Program H2-2 to encourage development of affordable housing close to transit and other essential services</p> <p>Program H3-4 to expand Section 8 housing assistance</p> <p>H3-6 to continue to distribute information about San Bernardino County programs for low income households, including low income housing and homebuyer assistance programs</p> <p>H5-3 to develop a targeted program connecting lower-income households with affordable homeownership and rental opportunities</p>

# HOUSING TECHNICAL REPORT

Table HTR-31

Factors That Contribute to Fair Housing Issues

AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
Concentration of persons with disabilities	<p>Limited variety of housing types to meet a range of incomes</p> <p>Availability of rentals that accept Housing Choice Vouchers</p> <p>Cost of rehabilitation or repair</p>	<p>Program H1-3 to encourage housing types that address needs of small, lower-income households (ADUs and SROs)</p> <p>Program H2-1 to encourage higher density residential into high resource areas</p> <p>Program H2-2 to encourage development of affordable housing close to transit and other essential services</p> <p>H3-6 to continue to distribute information about San Bernardino County programs for low income households, including low income housing and homebuyer assistance programs</p>
Access to public transit	<p>Lack of paved roads outside of central Yucca Valley</p> <p>No direct transit between the Morongo Basin and San Bernardino Valley</p>	<p>Program H2-2 to encourage development of affordable housing close to transit and other essential services</p> <p>H5-3 to Meet with Morongo Basin Transit Authority and Omnitrans to identify unmet transit demand, particularly between the Morongo Basin and San Bernardino Valley.</p>
Less positive economic outcomes for households in the Highway 62 corridor and in north Yucca Valley west of Highway 247	<p>Limited access to jobs for persons without post-secondary school education attainment</p> <p>Wages for employment opportunities for persons without post-secondary school education attainment have not kept pace with rising housing costs</p> <p>Lower median incomes in low-resource areas in the Highway 62 corridor and in north Yucca Valley west of Highway 247</p> <p>Lower home values in low-resource areas in the Highway 62 corridor and in north Yucca Valley west of Highway 247</p>	<p>H5-3 to partner with the County to promote CalWorks program</p>

Table HTR-31

Factors That Contribute to Fair Housing Issues

AFH Identified Fair Housing Issues	Contributing Factor	Meaningful Action
<p>Access to proficient schools and student performance for students experiencing homelessness and socio-economically disadvantaged students</p>	<p>Availability of high-ranked elementary schools to serve the low-resource area along Highway 62 corridor</p> <p>Concentration of more affordable housing (multifamily, mobile home park) in low-resource area along Highway 62 corridor</p> <p>Limited variety of housing types to meet a range of incomes</p> <p>Availability of rentals that accept Housing Choice Vouchers</p>	<p>Program H1-8 to review regulations for supportive housing to comply with State law and encourage development</p> <p>Program H2-1 to encourage higher density residential into high resource areas</p> <p>Program H2-2 to encourage development of affordable housing close to transit and other essential services</p> <p>Program H3-4 to expand Section 8 housing assistance</p>



## 3 CONSTRAINTS AND RESOURCES

### 3.1 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. Since 2000, the 2008 housing market recession and the COVID-19 pandemic have caused volatility and unpredictability in the lending and financial market. This affected the financial feasibility of building new homes, producing affordable housing, and securing a mortgage. Just in the last two years, interest rates for loans have decreased from over 4 percent to nearly 2 percent. Most home loans require a down payment of at least 3 percent and households with income-debt ratios above 43 percent are typically not eligible for a mortgage.

Although interest rates on mortgages are low, lending requirements are more stringent than in the early 2000s, when stated-income loans were available. For loans insured under the Federal Housing Administration, down payment requirements are a minimum of 3.5 percent, and mortgage insurance rates are required for the life of the loan if the down payment is less than 10 percent. For conventional loans, a down payment as low as 3 percent can be permitted, but most lenders offer loans for down payments ranging from 5 to 20 percent. Either way, the property requirements, debt-to-income ratio and credit requirements, and available capital for a down payment affect a household's ability to purchase. 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, location in town, and views also affect the cost of raw land. In Yucca Valley, land costs range from \$16,000 to \$900,000 for residential lots, depending on location and size of lots, with an average cost per acre of \$57,717. Vacant lots smaller than three acres typically cost less than \$100,000. Lots larger than three acres typically

cost between \$120,000 and \$500,000 based on location and the ability to subdivide the property. Large lots in the San Bernardino Mountain foothills with views of the town tend to be more expensive than homes elsewhere in town.

## 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. In 2020, construction costs in Yucca Valley were estimated to be \$131 per square foot for a single-family home and \$123 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 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 on certain projects to mitigate environmental impacts.

### Earthquakes

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. This could also potentially necessitate additional retrofits or more limited building capacity on available parcels.

### Flood Hazards

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

The Town collects development impact fees to develop the drainage infrastructure necessary to accommodate new growth while protecting

# HOUSING TECHNICAL REPORT

the public from flooding hazards. The impact fees vary depending on the type of development and may pose a constraint to development.

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.

## 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 (HDWD), 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. The identified sites must have appropriate supporting services and facilities, such as roads, water, and sewer, during the planning period of this Housing Element.

### Water

Similar to other desert communities, the Town of Yucca Valley has a limited potable water supply. HDWD provides potable water services to over 24,000 people through more than 10,000 connections in Yucca Valley and a portion of the unincorporated area of San Bernardino County. HDWD water sources include groundwater from two basins, the Ames Valley Basin and the Warren Valley Basin. The Ames Valley Basin yields about 700 acre-feet of water per year, and the Warren Valley Basin provides the majority of the HDWD's water supply, about 2,500 acre-feet per year.

HDWD has limited water rights to extract water from the Warren Valley Basin and is responsible for purchasing supplemental water to offset the amount it extracts in order to prevent an overdraft. In addition, HDWD has installed recharge facilities to increase domestic supplies. The Morongo pipeline was built and financed in part by HDWD to import Mojave Water Agency water. HDWD expects to buy supplemental water from the Mojave Water Agency, when available, to recharge the Warren Valley Basin. HDWD reports no known issues with water service and sufficient water capacity for current town residents and any anticipated growth of the area. In addition, HDWD reports no known issues with the quality or quantity of water from private wells not served by the HDWD. HDWD's practices do not pose a constraint to new housing development during the planning period.

## Septic and Sewer

For many years, residents in Yucca Valley were served by septic systems. As a result, 287 million gallons of untreated wastewater would infiltrate a nearby aquifer each year. In 2011, the Regional Water Quality Control Board passed a resolution prohibiting discharge from septic systems in parts of Yucca Valley to protect the groundwater from further contamination. HDWD developed a plan to construct a centralized sewer system with over 75 miles of pipes to transport wastewater to a new wastewater treatment and reclamation facility, constructed to meet State standards and keep local water safe and reliable. Project construction is divided into three phases, prioritizing construction of the water reclamation facility and connections to residential uses, with project completion in January 2022. Construction of the water reclamation facility was completed in early 2020, and it began operation soon after. All of the sites identified to meet the RHNA are within this first phase of sewer system development and are now served by HDWD wastewater infrastructure. With sewer service now available for residential uses in the town, there is greater potential for new single-family attached and multifamily housing types during the planning period. Residential properties are charged sewer maintenance fees annually as part of property taxes in proportion to the amount of wastewater generated by the property type. HDWD monitors wastewater and groundwater quality in compliance with the State and reports no known issues with wastewater service as well as sufficient capacity for current town residents and any anticipated growth of the area.

## Electric and Internet Service

Future housing development is anticipated in an area currently served (or immediately adjacent to areas served) by electricity and internet service, and utility providers have the planning and capacity to serve future growth in the area. There are some undeveloped areas without services, which is typical in the High Desert region, and while satellite internet is available, it is not generally fast or effective.

## Summary of Service Capacity

Based on information provided by the HDWD, the water and sewer provider has the water and wastewater infrastructure needed to meet future demands. The continued collection of connection fees and sewer maintenance fees and current plans for infrastructure expansions will ensure that growth does not outpace HDWD's ability to serve it prior to 2029. Therefore, infrastructure does not present a constraint for future development of affordable housing prior to 2029.

There is also electricity and internet service available for sufficient sites to address the Town's RHNA.

## 3.2 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, and application and development impact fees. State law requires the housing element to analyze potential constraints to the production, maintenance, and improvement of housing, including 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 12 residential land use designations, a mixed-use category that allows residential and commercial development, four commercial-use designations, one industrial-use designation, 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 vacant and underutilized parcels in the community core. 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. Table HTR-32 shows the General Plan land use categories that allow for residential uses and their characteristics.

Table HTR-32  
General Plan Land Use Categories Permitting Residential Uses

General Plan Land Use Designation	Corresponding Zoning District(s)	Density Allowed in General Plan (Units per Acre)	Typical Housing Types
Hillside Residential (HR)	R-HR	1 du/20 ac	Single-family residences
Rural Living (RL-10 or RL-5)	R-L-10, R-L-5	1 du/10 ac, 1 du/5 ac	Single-family residences
Rural Residential (RR-2.5, RR-1, RR-0.5)	R-L-2.5, R-L-1	1 du/2.5 ac, 1 du/ac, 2 du/ac	Single-family detached residences
Low Density Residential (LDR)	R-S-2, RS-3.5, RS-5	2.1 – 5.0 du/ac	Single-family detached and attached residences
Medium Density Residential (MDR)	R-M-4, R-M-8,	5.1 – 8.0 du/ac	Single-family detached and attached residences
Medium High Density Residential (MHDR)	R-M-10, R-M-14	8.1 – 14.0 du/ac	Single-family detached, attached, and multifamily residences including townhomes, apartments, stacked flats, and courtyard and patio homes
Mixed Use – Town Center (MU)	C-MU	25 du/ac	High density residential land uses
Mixed Use – Civic Center (MU)	C-MU	25 du/ac	High density residential land uses
Commercial (C)	C-G, C-N	--	Special needs housing types such as single-room occupancy units, child day care, residential care, and emergency shelters

Source: Town of Yucca Valley, Code of Ordinances, Title 9 Development Code, April 2021; General Plan, 2014.

### Residential Uses and Development Standards

The Town regulates the type, location, density, and scale of residential development, primarily through the Development Code. Zoning regulations seek to protect and promote the health, safety, and general welfare of residents and to implement the policies of the General Plan. The Zoning Ordinance also preserves the character and integrity of existing neighborhoods. Table HTR-33 shows how various residential uses are permitted in Yucca Valley.

Table HTR-33  
Residential Uses Permitted by Zone

Use	R-HR	R-L-1	R-L-2.5	R-L-5	R-L-10	R-M-4	R-M-8	R-M-10	R-M-14	R-S-2	R-S-3.5	R-S-5	C-C	C-G	C-O	C-MU	C-N	I	OTIC	OTMU	OTCR
Single-family	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X
Townhome	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Multifamily (1–3 units)	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	P	P	P
Multifamily (4 or more units)	X	X	X	X	X	SPR	SPR	SPR	SPR	X	X	X	X	X	X	X	X	X	P	P	P
Manufactured homes	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X
Mobile homes	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X
Mobile home parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X	X	X	X	X	X	X	X	X
Accessory dwelling	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X
Mixed-use development	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	S	X	X	P <sup>4</sup>	P	P
Planned residential development	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	X	X	X	X	X	X	X	X	X
Single-room-occupancy units	X	X	X	X	X	X	X	X	X	X	X	X	X	CUP	X	CUP	CUP	CUP	X	X	X
Child day care (small family)	P	P	P	P	P	P	P	P	P	P	P	P	X	CUP	X	SPR	SUP	X	X	X	X
Child day care (large family)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	X	CUP	X	CUP	CUP	X	X	X	X
Child day care center	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X	CUP	X	CUP	CUP	X	X	X	X
Residential care facilities (social care facility) (≤ 6 beds)	P	P	P	P	P	P	P	P	P	P	P	P	X	CUP	X	CUP	CUP	X	X	X	P
Residential care facilities (social care facility) (≥ 7 beds)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X	CUP	X	CUP	CUP	X	X	X	P
Emergency shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SUP	X	X	X
Transitional housing	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	X <sup>1</sup>	CUP <sup>1</sup>	X <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	X <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Supportive housing	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X <sup>2</sup>	CUP <sup>2</sup>	X <sup>2</sup>	CUP <sup>2</sup>	CUP <sup>2</sup>	X <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Caretaker housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Boarding house	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Interim housing – labor camps (farmworker housing)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Low barrier navigation center <sup>3</sup>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Zoning Districts:

R-HR: Residential-Hillside Reserve  
 R-L-1: Rural Living (1 ac)      R-L-2.5: Rural Living (2.5 ac)      R-L-5: Rural Living (5 ac)      R-L-10: Rural Living (10 ac)  
 R-M-4: Residential, Multifamily (4 du/ac)      R-M-8: Residential, Multifamily (8 du/ac)      R-M-10: Residential, Multifamily (10 du/ac)      R-M-14: Residential, Multifamily (14 du/ac)  
 R-S-2: Residential, Single Family (2du/ac)      R-S-3.5: Residential, Single Family (3.5 du/ac)      R-S-5: Residential, Single Family (5 du/ac)

Permit required:

P: Permitted      CUP: Conditional Use Permit      SUP: Special Use Permit      PD: Planned Development Permit      SPR: Site Plan and Design Review      S: Specific Plan  
 X: Not Allowed

<sup>1</sup> Per § 9.48.020 (C) Transitional Housing that is provided in single-family dwellings, multifamily dwelling units, residential care facilities or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single-family dwellings, multi-family dwelling units, residential care facilities, or boarding house uses under this code.  
<sup>2</sup> Per § 9.48.020 (D) Supportive Housing that is provided in single-family dwellings, multifamily dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted, or prohibited in the same manner as the other single-family dwellings, multifamily dwelling units, residential care facilities, or boarding house uses under this code.  
<sup>3</sup> Low Barrier Navigation Center is currently not a recognized use by the Title 9 Development Code  
<sup>4</sup> Permitted for mixed-use development with residential over retail/office. Requires a Conditional Use Permit if the mixed-use development proposes uses distributed horizontally on a site.

Source: Town of Yucca Valley Code of Ordinances, Title 9 Development Code, April 2021.

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# HOUSING TECHNICAL REPORT

A comprehensive General Plan update was completed in 2014, making several land use changes to increase single-family attached and multifamily residential development opportunities. The adopted General Plan also established Medium High Density Residential and Corridor Residential Overlay designations, which have not yet been codified in the Development Code. The land use designations in the General Plan update are listed in Table HTR-32.

In addition to the General Plan land uses in Table HTR-32, the Town has an overlay designation to provide flexibility in land use designations. The Corridor Residential Overlay district allows residential infill projects in three transitional areas between commercial, mixed use, and the Old Town Specific Plan. This designation allows the Town to permit uses that differ from or are in addition to the underlying General Plan land use.

The overlay provides options to build infill housing at up to 25 dwelling units per acre between commercial nodes. In these areas with concentrated commercial and retail development, infill housing in this overlay zone allows for easy access to nearby services, employment opportunities, and transit. The overlay allows for integration of new residential housing opportunities into the existing urban form, promoting walkability and generating visual interest along the commercial corridor. This flexibility enhances development options under various market conditions, allowing infill residential development without the need for a General Plan amendment. However, a Specific Plan may be required in these areas, at the discretion of Planning Commission. Program H2-6 will abolish this discretionary review by amending the Zoning Code to include a Specific Plan Review (SPR) process for ministerial review of projects proposed in the overlay zone. The Planning Director will be the reviewing authority for SPRs. The process will include objective review for consistency with local, State and federal codes, which will ultimately reduce permit processing time during building permit plan check. The ministerial SPR process will not be subject to discretionary review, hearings, public workshops or public notification requirements.

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.

Table HTR-34 summarizes the Town's general development standards by zone. An analysis of the development standards and whether they present a constraint to the development of housing is found below, with analyses of density, building height, yard requirements, and parking space requirements.

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Table HTR-34  
Existing Development Standards

Standard <sup>8</sup>	R-HR	R-L-1	R-L-2.5	R-L-5	R-L-10	R-S-2	R-S-3.5	R-S-5	R-M-10	R-M-14	C-C	C-G	C-O	C-MU	C-N	I
Density	1	1	1	1	1	0-2	0-3.5	0-5	0-10	0-14	X	X	X	0-40	X	X
Minimum Lot Size <sup>1,5</sup>	20 ac	1 ac	2.5 ac	5 ac	10 ac	18,000 sf	7,200 sf	6,000 sf	18,000 sf	18,000 sf	1 ac	5 ac	1 ac	1 ac	1 ac	5 ac
Lot Width	150'	150'	150'	150'	150'	60' / 150' <sup>7</sup>	60' / 150' <sup>7</sup>	60' / 150' <sup>7</sup>	100'	100'	120'	120'	120'	120'	120'	60'
Lot Depth	150'	150'	150'	150'	150'	100' / 150' <sup>7</sup>	100' / 150' <sup>7</sup>	100' / 150' <sup>7</sup>	150'	150'	120'	120'	120'	120'	120'	100'
Front Setback	75'	25'	25'	25'	25'	25'	25'	25'	20'	20'	15'	15'	15'	15'	25'	15
Street Side Setback (Arterial, Collector, Local)	75'	25' 25' 15'	25' 25' 15'	25' 25' 15'	25' 25' 15'	25' 25' 15'	25' 25' 15'	25' 25' 15'	25' 25' 15'	25' 25' 15'	15'	15'	15'	15'	25'	15
Interior Side Setback	75'	15'	15'	15'	15'	5' and 10'	5' and 10'	5' and 10'	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>3</sup>	0 <sup>3</sup>	10 <sup>3'</sup>	0 <sup>3</sup>	10 <sup>3</sup>	0 <sup>3</sup>
Rear Setback	75'	15'	15'	15'	15'	15'	15'	15'	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>4</sup>	0 <sup>4</sup>	10 <sup>4</sup>	0 <sup>4</sup>	10 <sup>4</sup>	0 <sup>3</sup>
Lot Coverage	20%	25%	25%	25%	25%	40%	40%	40%	60%	60%	60%	60%	60%	60%	40%	70%
Height	35'								40'		40'	40'	40'	40'	35'	75'
Parking	Single-family requires 2 covered spaces (garage or carport)								1.5 spaces for 1 bedroom unit; 2 spaces for 2+ bedroom units. <sup>6</sup>		Parking regulations required by use type pursuant to § 9.31.030 (Parking and Loading Regulations)					

Source: Town of Yucca Valley Code of Ordinances, Title 9 Development Code, April 2021.

- <sup>1</sup> The above referenced acreages that are equal to 1 acre or more refer to gross acreage (total acreage including streets/infrastructure); less than 1 acre refers to net acreage (acreage not including streets, sidewalks, infrastructure).
- <sup>2</sup> Per story: One-story buildings are required to have a rear and interior side setback of 10 feet; two-story buildings are required to have a rear and interior side setback of 20 feet (for each additional story an additional 10 feet are required).
- <sup>3</sup> Side yards are only required if necessary for emergency access. If adjacent property is not commercial or industrial, a side yard shall be required along that side of the property.
- <sup>4</sup> A rear yard is required only when the adjacent property is not designated commercial or industrial.
- <sup>5</sup> Minimum lot size can be less if the subdivision application is filed concurrently with the specific plan, site plan and design review, or conditional use permit application.
- <sup>6</sup> At least 1 of the spaces required for each unit shall be within a garage or carport.
- <sup>7</sup> For parcels less than one acre in size, the first number applies. For parcels equal to one acre, the second number applies. Program H1-11 is included to specify the maximum allowable dimensions for parcels great than one acre in the R-S zoning districts.
- <sup>8</sup> For development standards of zones in the Old Town Specific Plan area, see Table HTR-35.

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# HOUSING TECHNICAL REPORT

Table HTR-35 shows the Old Town Specific Plan land use categories that allow for residential uses and their characteristics. The Old Town Specific Plan has unique development standards, shown in Table HTR-36, 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 57 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-35  
Specific Plan Land Use Categories Permitting Residential Use

Specific Plan Land Use Category	Zoning District(s)	Density Allowed in Specific Plan (Units per Acre)	Typical Housing Types
Old Town Industrial/Commercial (OTIC)	OTIC	30 du/ac	Live-work residential
Old Town Mixed Use (OTMU)	OTMU	40 du/ac	High density residential
Old Town Commercial/Residential (OTCR)	OTCR	24 du/ac	Medium – high density residential

Source: Town of Yucca Valley, Old Town Specific Plan, 2007.

Table HTR-36  
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: Town of Yucca Valley, Old Town Specific Plan, 2007.

### *Density*

The maximum density permitted, defined by number of units per acre, varies by zone. The maximum density in residential districts ranges from one unit per parcel in the R-HR and R-L-1 zones to up to 14 units per acre in the R-M-14 zone. Maximum density permitted in the Old Town Specific Plan ranges from 24 to 40 units per acre. The C-MU zone allows residential density of up to 40 units per acre in a mixed-use development with a Specific Plan. One hundred percent residential projects are not allowed. Density increases in some zones occurred as part of the comprehensive General Plan Update in 2014. Higher densities are permitted in the R-M-10 and R-M-14 zoning districts and the Old Town Specific Plan districts, and commercial mixed-use (C-MU) zoning districts permit even higher density development (up to 40 du/ac), which supports the availability of land suitable for development of housing for very low-, low-, and moderate-income households.

Construction of multifamily housing at the densities permitted in multiple zones is suitable to provide housing for very low, low, and moderate income households, while additional incentives that reduce the cost of producing housing (density bonuses, reduce parking, financial subsidies, etc.) are necessary to provide multifamily housing affordable to extremely low income households and large families within the very low and low income brackets. It is unlikely that an increase in the permitted multifamily density would significantly reduce housing production costs so that additional incentives are not needed. The allowable densities for the R-M-10, R-M-14, OTIC, OTMU, OTCR, and C-MU zones in Yucca Valley are sufficient to provide land suitable for the development of affordable housing.

There is a range of built densities which vary by zoning district. The town is not accustomed to typical built densities or development, such as subdivisions or apartment complexes, due to their varied, unique built environment. Residential land is not in high demand, as evidenced by the few units developed since the previous planning period. While the most common type of development is low-density residential housing, sites may be developed from far below the maximum density allowance up to 80 percent or more of the available density. While the General Plan land use designations prescribe minimum density requirements, the Town has not enforced these limits due to the large inventory of vacant land and the Town's noninterference approach to development. Even without these governmental constraints, housing development has remained relatively stagnant since the previous planning period.

The Town has received very few development proposals since 2008, when the last tract map was approved. Projects proposed during the 5th cycle Housing Element were primarily triplex units, which were all developed at the maximum density allowed in the residential zone. The Town has not received any requests or proposals for residential projects at below identified densities for sites in the existing Housing Element sites inventory.

# HOUSING TECHNICAL REPORT

## *Height*

The maximum height is 35 feet in the R-HR, R-L-10, R-L-2.5, R-L-1, R-S-2, R-S-3.5, and R-S-5 zones, which would accommodate construction of a three-story building. The R-M-10 and R-M-14 zones have a maximum height of 40 feet and a density of up to 14 dwelling units per acre. The 35- and 40-foot limits are adequate for construction of a variety of residential types, including multifamily units that more frequently provide affordable housing.

## *Yard and Lot Size Requirements*

The minimum lot size (in square feet) requirement decreased for residential single-family zones as part of the 2014 General Plan Update—R-S-2 decreased from 20,000 to 18,000, R-S-3.5 decreased from 10,000 to 7,200, and R-S-5 decreased from 7,200 to 6,000. This decrease in minimum lot size allows sites to be developed that were previously too small. The minimum lot size (in square feet) for multifamily residential zones increased from 10,000 to 18,000 for both multifamily zoning districts (R-M-10 and R-M-14), presenting a constraint to developing high-density housing because it excludes sites that are less than 18,000 square feet. Yucca Valley allows exceptions to the minimum lot size requirement through an approved variance or a planned development.

The residential hillside reserve (R-HR) requires significant setbacks (75 feet for the front, sides, and rear); however, these lots are at least 20 acres. The rural living zones (R-L-1, R-L-2.5, R-L-5, and R-L-10) and the residential single-family zones (R-S-2, R-S-3.5, and R-S-5) have required setbacks of 25 feet from the front and 15 feet from the rear. The side street setback depends on the type of frontage street, requiring 25 feet from an arterial road, 25 feet from a collector, and 15 feet from a local road. The interior side street is 15 feet for rural living zones.

The residential single-family zones are allowed more flexibility—one side may be 5 feet and the other side may be 10 feet. The required setbacks for the residential multifamily are 20 feet for the front and follow the same requirements for street side setbacks as the rural living and residential single-family zones. The interior side and rear setbacks increase by 10 feet per story. Assuming an interior lot, the residential single-family zones allow for 45 percent utilization of the lot. Assuming a two-story multifamily building, the multifamily zone permits a similar utilization (46 percent). The C-MU zone permits the most flexibility. The required front setback is only 15 feet, and the rear and interior side setbacks are only required when adjacent to a zone that is not commercial or industrial. Housing dense enough to develop affordable housing can be built. Therefore, the Town's existing yard requirements do not present a constraint to developing affordable housing.

### *Parking Requirements*

For single-family homes, the town's dominant type of residential development, two covered parking spaces are required with either a garage or carport. Multifamily housing calls for varied parking requirements based on the number of bedrooms in each unit: 1.5 parking spaces for units containing one bedroom, and two parking spaces for unit containing two or more bedrooms, with at least one covered space per unit. The multifamily housing ratio of required spaces based on the number of bedrooms supports affordable housing development because it more accurately reflects parking utilization and can accommodate larger households residing in units with two or more bedrooms.

Parking in commercial zones, including the C-MU zoning district, is regulated by use type. Multifamily housing in the C-MU zone would have the same parking requirements as described above. Other residential uses allow more flexibility in parking standards: senior housing requires one covered parking space per unit with a carport or garage, and mobile home parking allows tandem parking to achieve two spaces per unit and a relatively low guest parking ratio (one parking space per eight units).

Accessory dwelling units (ADUs) within one mile of transit or a State or locally designated historic district, where on-street parking permits are required but not offered to the ADU occupant, or within one block of ride-share vehicles, are exempt from parking requirements. ADUs not meeting these requirements are required to have one off-street parking space in front of the ADU within the rear setback area and/or with tandem parking, unless parking is infeasible due to site constraints. The parking space and driveway, if applicable, must be connected to an adjacent paved, maintained road, if applicable, and improved with a concrete pad or all-weather surface. If a garage or covered carport is demolished during ADU construction, replacement parking spaces must be provided on the same lot.

### *Flexibility in Development Standards*

The Town offers various mechanisms to provide relief from development standards typically required of all residential projects, including allowing residential uses in commercial districts and in Planned Developments (PD) and providing density bonuses for residential developments that include affordable and other types of housing per State law. A project could apply for a variance for additional relief from standards, which is approved by the Planning Commission. See the Permitting Procedures section below for further information on the Town's approach to development approval.



# HOUSING TECHNICAL REPORT

## *Planned Development*

The planned development process is used to provide greater flexibility in the design of developments than is otherwise possible using the zoning regulations. The PD process ensures compliance with the General Plan while allowing a combination of compatible land uses as a part of a planned development. PDs can be residential, commercial, industrial, or mixed-use developments such as commercial/residential.

A detailed site plan or development plan shall be submitted with all planned development proposals. Planned development requests for mixed use projects or projects with more than 500 dwelling units may be submitted in two stages: the preliminary stage and the final stage. The Development Review Committee (DRC) reviews all applications for preliminary or final planned development plans. Following DRC review, the Planning Commission and Town Council are the review authorities for a PD permit, but a denial from the Planning Commission terminates the application before Town Council review. Approval of the permit is based on the required findings listed in Chapter 9.67.030. There were no PD Plan applications submitted during the previous housing element cycle.

## *Reduced Parking Requirements*

The Town provides for reduced parking requirements when the development proposes mixed occupancies for all new development or mixed-use development with a residential component, or through a variance or the PD process. The parking regulations in Section 9.33.020 of the Development Code allow multiuse projects with uses with different peak hours to reduce parking standards by up to 20 percent. Similarly, if proposing a mixed development project that consists of retail, office, and theater or hotel, or other similar combination of uses, the total parking requirement can be reduced by 20 percent.

If the requested parking deviation exceeds the 20 percent threshold or if a project is not a multiuse or mixed-use project, an applicant may request a variance, which requires approval by the Planning Commission. A variance to the parking requirements is granted when special circumstances exist on the subject property that prevent strict application of the Development Code, and the variance does not impact the welfare of occupants and/or surrounding owners. As another option, PDs allow for greater flexibility in design of development than is otherwise possible through strict application of Development Code standards, including parking requirements. PDs can reduce parking requirements in the PD Plan more than those allowed in the Development Code. RPD Plans require approval from the Town Council.

## *Density Bonus*

The Town complies with State density bonus law (Government Code Section 65915 et seq.) The Town's current density bonus ordinance allows for an increase of at least 20 percent over the maximum allowable residential density.

The Town considers awarding a density bonus when an applicant for a housing development seeks and agrees to construct a housing development (excluding any units permitted by the density bonus) that will contain at least one of the following:

- 10 percent of the total units of a housing development for lower income households.
- 5 percent of the total units of a housing development for very low income households.
- 10 percent of the total dwelling units in a common interest development for moderate income households, provided that all units in the housing development are offered to the public for purchase.
- A senior citizen housing development.

Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The laws grant developers an 80 percent density bonus for projects that are completely affordable and up to a 50 percent increase in project densities for many other projects, depending on the proportion of units designated as affordable. The law also requires other benefits to be provided to affordable and senior projects, allowing the projects to be denser, taller, and/or have reduced parking requirements. In addition, the laws expand the definition of projects eligible for density bonuses to include student housing. The Town's zoning requirements have not been updated to be consistent with recent State law. Therefore, Program H3-2 proposes to update Development Code Chapter 9.47 to comply with ABs 2753, 2372, 1227, 1763, and 2345.

#### *Specific Plans*

The specific plan process is an additional tool to facilitate housing development. A specific plan implements the general plan by creating a bridge between general plan policies and individual development proposals and includes zoning regulations. Ideally, a specific plan directs all facets of future development, including the distribution of land use, location of infrastructure, and financing mechanisms for providing the infrastructure. The Old Town Specific Plan is the one large specific plan in the town. The land that encompasses the Old Town Specific Plan area has additional capacity for up to 1,116 units at densities up to 40 units per acre (see the Sites Inventory for detail on available sites).

The Town requires dedication and maintenance of open space as part of new residential development, including specific plans. New developments are required to provide parkland at a ratio determined by the Town Council and Planning Commission, although developers can often pay in-lieu fees rather than provide open space. In addition to the open space dedication requirement, the Town may also require that a portion of the land be dedicated for schools or other public uses.

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Although the open space dedication or fee requirement and public use dedication represent a development cost, the Town mitigates the financial impact of this cost by permitting creative approaches to the use of land, through variation in the position of buildings and the appropriate mixing of land uses, activities, and housing types. The net effect is that the open space and public land dedication requirements do not significantly reduce the achievable gross density permitted by the Town.

## Zoning for a Variety of Housing Types

Jurisdictions are required to identify adequate sites to accommodate new homes of all types through appropriate zoning and development standards, including accessory dwelling units, single room occupancy units, mobile homes, residential care facilities (such as group homes), emergency shelters, and transitional housing. Table HTR-33 summarizes housing types permitted within the Town's zoning districts that allow residential development, and the following discussion examines the Town's compliance with the requirement to allow for various housing types.

### *Single-Family Units in Multifamily Zones*

The Town allows single-family dwellings in the multifamily zoning districts (R-M-4, R-M-8, R-M-10 and R-M-14 zones), and the Town does not have minimum density parameters that require projects to be built to the minimum density. This does not preclude the development of higher-density single-family units that may be affordable to moderate or lower income households.

### *Accessory Dwelling Unit Requirements*

The Development Code permits accessory dwelling units in residential districts as an opportunity for additional housing. Accessory dwelling units are permitted as an accessory use in residential zones on a shared parcel with a single-family detached dwelling unit. State legislation requires jurisdictions to allow accessory dwelling units that meet certain standards by right in any zone that allows single-family or multifamily uses. Junior accessory dwelling units, that is, smaller units located entirely within an existing single-family primary unit, are also allowed under State law.

Accessory dwelling units are currently permitted, as shown in Table HTR-33. The Development Code does not permit more than one accessory dwelling unit per parcel, and the attached unit cannot exceed 30 percent of the primary dwelling's living area or 60 percent of the primary dwelling's living area for a detached unit. In addition, there must be at least one off-street parking space for the accessory dwelling unit. These restrictions, in addition to other development restrictions, are not in compliance with current State law, which has changed since the Town's ordinance was last updated in 2018. For this reason, Program H1-3 proposes to amend the Development Code to allow the development of accessory dwelling units in compliance with State law.

#### *Single Room Occupancy*

Single room occupancy (SRO) units are permitted in the I, C-G, C-MU, and C-N zones through a conditional use permit. SROs can provide additional housing opportunities for special needs groups such as extremely low income individuals, persons with disabilities, and the elderly. The Town's Development Standards specify that SRO units have a minimum floor area of 150 square feet up to a maximum floor area of 350 square feet. Kitchens and bathrooms may be shared in accordance with the Development Code or may be provided within each unit. The maximum occupancy is two persons per unit. Additionally, each unit is required to contain a closet, and the facility must provide shared laundry facilities as well as a cleaning supply room on each floor. A management plan addressing the safety, management, and operation of the facility is required with submittal of a SRO development application.

#### *Factory Built Housing and Mobile Homes*

Mobile homes are a common alternative to traditional single-family housing in the community. The Development Code permits manufactured and mobile homes by right in all residential zones with the following design controls to ensure that the homes can withstand local weather conditions: the units must be placed on a foundation, cannot be more than 10 years old at the time of being placed on that foundation, and need to have at least a 12-inch eave overhang. Mobile home parks are conditionally permitted in all residential zones and, as in all California communities, are subject to State permitting requirements.

#### *Residential Housing in Commercial and Mixed-Use Zones*

The Development Code permits multifamily residential uses in the C-MU and C-G zones with an approved Specific Plan. This provides a significant amount of additional land available for housing at densities up to 40 units per acre.

#### *Special Needs Housing*

In addition to conventional housing, jurisdictions must also provide housing for special needs populations. These facilities include residential care facilities, transitional and supportive housing, emergency shelters, group care facilities, and agricultural employee housing. Specific zoning ordinance provisions for these uses are detailed in Table HTR-33, and a discussion of each housing type follows.

#### *Agricultural Employee Housing*

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses, and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5 and 17021.6).

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The Development Code categories “farm labor camps” under interim housing, which is defined as “Shared living quarters, generally without separate kitchen and bathroom facilities for each room or unit, intended to meet short term shelter and/or other immediate needs. Interim housing includes [...] labor camps.” However, the Development Code does not explicitly permit interim housing, including labor camps, in any residential zone. Therefore, agricultural employee housing (housing for six or fewer persons) is not considered a single-unit residential use nor is it permitted by right in the districts that permit single-unit residential uses. Program H1-10 is proposed to allow housing in full compliance with the Employee Housing Act.

## Residential Care Facilities

According to the Community Care Facilities Act in the California Health and Safety Code, residential care facilities serving six or fewer persons (including foster care) must be permitted by right similar to other residential uses. Such facilities cannot be subject to more stringent development standards, fees, or other standards than other residential uses in the same district. Residential care facilities serving seven or more individuals are subject to approval of a conditional use permit.

The R-HR, R-L-1, R-L-2.5, R-L-5, R-L-10, R-M-4, R-M-8, R-M-10, R-M-14, R-S-2, R-S-3.5, and R-S-5 zones allow residential care facilities serving six or fewer residents by right. In addition, the C-MU, C-G, and C-N zones allow residential care facilities serving six or fewer residents with a conditional use permit. The General Plan Update expanded where facilities serving more than six residents are permitted conditionally in the county. Residential care facilities serving seven or more residents are conditionally permitted in the R-HR, R-L-1, R-L-2.5, R-L-5, R-L-10, R-M-4, R-M-8, R-M-10, R-M-14, R-S-2, R-S-3.5, R-S-5, C-MU, C-G, and C-N zoning districts. As part of Program H1-7, to address new State fair housing requirements, the Town will amend the Development Code to allow residential care facilities serving seven or more persons as a residential use subject only to the restrictions that apply to other residential dwellings of the same type in the same zone.

## Emergency Shelters

An emergency shelter is a facility that provides shelter not exceeding a 6-month duration within a 12-month period to homeless persons or others in need of shelter. Such accommodations may include lodging, meals, laundry facilities, bathing, and/or other basic nonmedical support services. Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters in at least one zone or on one site without discretionary review.

The zoning ordinance allows permanent year-round emergency shelters with a special use permit in the ‘I’ zoning district. Emergency shelters are allowed by right on over 897 acres zoned for industrial uses. There are 126 vacant parcels zoned (partially or fully) for industrial uses that total 643 acres. The parcel sizes in the I zone vary from 0.1 acres to 74 acres, and services and employment centers are in and near this zoning district, making them suitable locations for emergency shelters.

Program H1-4 will require the Town to amend the Development Code to allow emergency shelters in the I zone by right and review the operational standards for emergency shelters and update if needed to comply with State law.

#### Transitional and Supportive Housing

Health and Safety Code Section 50675.2 defines transitional housing as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to a certain population, as defined in Health and Safety Code Section 53260—i.e., low income person with mental disabilities, AIDS, substance abuse, or chronic health conditions or persons whose disabilities originated before the age of 18. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, child care, and independent living skills training. To encourage the development of more supportive housing and address increasing levels of homelessness statewide, the State Assembly passed AB 2162 in 2018, which limits the discretionary review for supportive housing projects. AB 2162 requires jurisdictions to permit the development of supportive housing by right in areas zoned for either multifamily or mixed-use development. By requiring ministerial approval in these circumstances, the development of certain supportive housing would also fall under the California Environmental Quality Act (CEQA) exemption for ministerial approval. For this reason, Program H1-8 proposes to review and, if needed, amend the Development Code to comply with AB 2162.

To comply with State law, in 2014 the Town expanded where transitional and supportive housing were permitted. As a part of the Development Code update, the Town revised Section 9.48.20 and considers transitional and supportive housing as a residential use, subject to only the restrictions that apply to other residential uses of the same type in the same zoning district. The Morongo Basin Unity Home in Yucca Valley offers transitional housing to victims of domestic violence and their families.

Most supportive housing is built and managed by nonprofit housing developers in partnership with nonprofit service providers. However, local governments must play a proactive role in ensuring support and providing necessary approvals. Supportive housing could include furnished single-room occupancy apartments; a multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or

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scattered-site apartments. There are no supportive housing developments in Yucca Valley, but the Town works collaboratively with San Bernardino County as part of the San Bernardino County Homeless Partnership to provide a more focused approach to issues of homelessness in the county.

## Regulations Affecting Housing Supply

Voluntary regulations imposed by the Town can also increase the cost of developing housing, particularly affordable rental housing. The Town has few supplemental regulations, but the following section examines potential barriers to adequate housing caused by local regulations. The Town does not have inclusionary housing regulations or any growth management regulations.

### *Short-Term Vacation Rental Regulations*

The Town updated its short-term vacation rental (STVR) regulations in 2017. These regulations can be found in Chapter 9.54 of the Development Code. STVRs are permitted in the R-HR, R-L-1, R-L-2.5, R-L-5, R-L-10, R-S-2, R-S-3.5, R-S-5, and R-M-4, R-M-8, R-M-10, and R-M-14 zones and are prohibited in all other zones. These STVRs are permitted in single-family homes and duplexes, and only one STVR unit may be established on any parcel, regardless of parcel size. The property owner is required to obtain a STVR permit from the Town. For tax purposes, properties identified as STVRs must be licensed, and the property owner must apply for a transient occupancy tax (TOT) certification. This certificate requires that the property owner collect and remit TOT payments to the Town monthly in compliance with the Town's TOT ordinance. The updates to the STVR regulations are recent and balance housing needs of long-term residents with the mission of providing accommodations to visitors while minimizing the negative secondary effects on surrounding residential properties. The Town will continue to monitor the impacts of STVRs on long-term housing options.

## Constraints for Persons with Disabilities

### *Zoning and Land Use*

State and federal housing laws encourage an inclusive living environment, where persons from all walks of life have the opportunity to find housing suited to their needs. As discussed earlier, the Development Code allows residential care facilities serving six or fewer residents by right in all zones that allow single-family residences, and conditionally permits facilities serving more than seven persons in all residential zones and the C-MU, C-G, and C-N zones. The Town does not have any additional siting requirements for residential care facilities serving up to six people. Conditional use permit procedures for residential care facilities serving seven or more people require only a review that the proposed development meets minimum zoning and development standards. Program H1-7 will amend the Development Code to allow residential care facilities serving seven or more persons as a residential use subject to a Site Plan and Design Review.



The Town also has a codified reasonable accommodation process and accepts requests for reasonable accommodations from any person with a disability, their representative, or a developer or provider of housing for individuals with a disability. Refer to the Reasonable Accommodation section, below, for more information on that process.

Based on the Town's review of its regulatory practices and permit processes, neither zoning nor building code requirements nor the Town's permit processes were determined to constitute an impediment to reasonable accommodations for persons with disabilities.

Additionally, in 2014 the Town revised its definition of family to "Any group of individuals living together based on personal relationships. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, nor does it include such commercial group living arrangements as boarding houses, lodging houses and farm labor camps." The updated definition does not limit the size of a household unit, removing the perception of exclusivity for households greater than five persons.

#### *Building Codes and Development Standards*

The Town enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. As stated above, the Town permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities.

#### *Permitting Procedures*

The Town does not require special building codes or additional levels of review to build, improve, or convert housing for persons with disabilities. Requests for modifications to ensure housing access, such as ramps up to 30 inches in height, do not require a building permit and are processed over the counter.

The Town uses a standard entitlement process to ensure that facilities are sited and operated in a manner compatible with surrounding land uses. The Development Code does not specify a unique set of performance standards for residential care facilities serving up to six people. However, for a residential care facility serving seven or more people, the facility must comply with additional standards listed in Development Code Section 9.08.090, which include 50-foot building setbacks in single-family land use districts, common outdoor recreational amenities, siting on or adjacent to a paved street, building heights compatible with surrounding development, neighborhood-compatible architectural design and building scale, access drives and parking aisles distanced from nearby residential uses (to the maximum extent feasible), and parking facilities divided into smaller areas if there are more than 10 parking spaces.



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A project could apply for a variance for additional relief from the Development Code's requirements, which is approved by the Planning Commission, to achieve objectives of the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act by providing fair access to housing.

## *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 and adopted a reasonable accommodation ordinance in 2013. Regulations to enforce reasonable accommodation procedures were also included in old Program H5-3 of the previous Housing Element.

The Development Code allows applicants to request a specific exception or modification to the regulation, policy, or procedure for the benefit of one or more individuals with a disability. Reasonable accommodations can be requested via application. The application is reviewed by the Community Development Director using the following required findings that the requested accommodation:

- Is by or on the behalf of persons with a disability.
- Is necessary to provide equal access to housing. This would include factors such as enhanced quality of life for those with a disability, denial of equal access without the accommodation, to make residential care facilities similar in nature and economically viable, and to ensure adequate residential care facilities to meet the community need.
- Will not impose undue financial or administrative burden on the Town.
- Will not fundamentally alter the Town's zoning. This would include fundamental changes to the neighborhood character, substantial increases in traffic or insufficient parking, substantial undermining of the General Plan or Old Town Specific Plan, or creation of an institutionalized environment for residential care facilities.
- Will not result in a direct threat to the health or safety of others or the substantial physical damage of property.

The reasonable accommodation procedure does not pose any constraints. Pursuant to Sections 9.74.050 and 9.74.060, the Town does not require a fee to process a request for reasonable accommodation, and notice of availability of reasonable accommodation is required and prominently displayed.

The Town's adopted building codes (including the California Building Code, adopted in 2019) 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 ADA. The Town's reasonable accommodation ordinance allows access ramps to be constructed within the front, side, or rear yard setback of any residential structure. 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 currently permitted with approval of a Conditional Use Permit in all residential zones. Program H1-7 proposes to allow group homes of seven or more residents by right, as discussed in the Residential Care Facilities section, above.

## Building Codes and Energy Conservation

The Town of Yucca Valley building codes are encompassed in the locally adopted Building and Construction Code (Title 8). The Town has adopted the 2019 California Building Code. These regulations ensure that projects are constructed to minimum safety standards and that adequate water supply and sewage disposal standards are met. In the adoption of the 2019 California Building Code, the Town Council found the methods, designs, and technologies required by these codes failed to sufficiently address Yucca Valley's local climatic, geologic, and topographic conditions that pose health and safety concerns. It subsequently made local amendments upon adoption to address concerns related to the Santa Ana winds and other weather conditions; seismic hazards, diverse topography, and unstable slopes; limited water supply; and limited access routes. Building codes ensure structural soundness, which is especially important due to the heightened seismic activity in Yucca Valley, and provide preventative fire safety measures, which are particular concern due to the extreme temperatures and strong winds.

Enforcement of building codes for new structures or alterations to existing structures is the responsibility of the Chief Building Official. Enforcement of codes in other situations is carried out with the immediate emphasis on any health and safety concerns by Code

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Enforcement staff. Voluntary compliance is sought first, with court action against a landlord or owner as a last resort. Displacement of residents is avoided if at all possible. If a code enforcement case is filed, additional fees are required at the time of permit application.

California has always been a leader in energy conservation, and statewide regulations specifically target the reduction of energy use and greenhouse gas emissions. The State Legislature adopted the Global Warming Solutions Act of 2006 (AB 32), which created the first comprehensive, State regulatory program to reduce GHG emissions to 80 percent 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.

Pursuant to AB 32, the California Air Resources Board (CARB) is responsible for developing the Climate Change Scoping Plan. The Scoping Plan describes strategies California will implement to reduce the state's emissions in order to achieve the emission reduction targets required by statute. CARB approved the first Scoping Plan in 2008, adopted the first update in 2014, and a second update in 2017. In its Scoping Plan, CARB acknowledges that local governments must play an essential role in achieving California's long-term GHG reduction goals because cities and counties have broad authority over many factors that will affect GHG emissions within the transportation, housing, industrial, forestry, water, agriculture, electricity, and natural gas emission sectors. GHG reduction strategies are an effective way for local governments to support the State in its GHG reduction efforts. The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. CARB encourages local governments to adopt reduction targets for municipal operations emissions and community-wide emissions that parallel the State's climate protection efforts. In the 2017 Scoping Plan, CARB provided guidance for cities and counties to achieve a "no net increase" in GHG emissions, resulting in no contribution to GHG impacts, as an appropriate overall objective for new development. The Scoping Plan also provides guidance on thresholds for lead agencies preparing GHG reduction strategies, while recognizing that nonzero GHG significance thresholds may be necessary.

Senate Bill 375 builds from AB 32 and aims to reduce GHG emissions by linking transportation funding to land use planning. It requires metropolitan planning organizations to create a sustainable communities strategy (SCS) for reducing urban sprawl in their regional transportation plans. Each SCS demonstrates strategies the region will use to achieve the GHG emissions reduction targets set by CARB for 2020 and 2035. The 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted by SCAG on September 3, 2020. This RTP/SCS provides the regional plan for transportation investments integrated with projected land use as well as funding constraints the region can reasonably expect to see through 2045.

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). The standards require ceiling, wall, and concrete slab insulation; vapor barriers; weather-stripping on doors and windows; closeable doors on fireplaces; no continuously burning gas pilot lights; insulated heating and cooling ducts; water heater insulation blankets; swimming pool covers and timers; certified energy-efficient appliances; etc. All new construction in Yucca Valley must comply with Title 24. Updates to the standards are issued every three years. The most recent update took effect November 19, 2019.

## On- and Off-Site Improvements

On- and off-site improvements 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 be available to future housing sites, which is why land resources to meet Yucca Valley's RHNA are all 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.

# HOUSING TECHNICAL REPORT

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 the 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 four 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.

The Town received few residential development applications during the previous planning period, with the most recent subdivision approved in 2008. In 2021, a commercial project was granted planning approval and entitlement within a few weeks after a complete application was received. The permitting timeline varies by the type of development proposed and the project site, but the Town reports that the permitting process moves quickly. Typical turnaround time after receiving planning entitlements until requesting a building permit is driven by market and funding availability. Building permits are typically requested within a year after receiving planning approval.

## 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. Application fees have not been updated in the Town since 2004. Table HTR-37 provides a breakdown of the planning application deposits by application type.

Table HTR-37  
 Application Deposits

Application Type	Fee
<b>Planning</b>	
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 (deposit)
Conditional Use Permit (over 5 ac)	\$3,335 (deposit)
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 (deposit)
Tentative Tract Map	\$3,110 +\$40/lot (base fee)
<b>Building</b>	
Plan Check	\$437
Building Permit	\$1,367
Pre-site Inspection	\$43
<b>Other Agencies</b>	
School	\$3.36/square feet
Fire	\$369
Water District (Fire Flow Test)	\$200
Whole House Sprinkler	\$3,200
Hi Desert Water Phase 1 assessment	\$18,160
Sewer Hook-Up	\$3,000
Hi Desert Water Phase 2 assessment	\$32,000
Sewer Hook-Up	\$4,000
Solar 2020 CA Mandated	\$17,500
Water Meter	\$11,500
Water Meter	5400
Edison	\$5,000
Gas	\$1,900

Source: Town of Yucca Valley, July 2004.

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.

# HOUSING TECHNICAL REPORT

In 2011 the Town Council adopted Resolution 11-46, which established the current development impact fees. 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, to encourage and facilitate housing production, the Town has not implemented the ordinance to the levels intended. The Development Impact Fee is codified at a maximum rate of \$6,352 per unit for multifamily projects, and as of May 2021, only \$3,600 is charged.

School impact fees are assessed based on square footage and the district in which the home is located. Yucca Valley falls within the Morongo Basin Unified School District. Morongo Basin's school fees were last updated in 2015 and require \$3.36 per square foot for new residential construction and residential additions greater than 500 square feet. For a 1,000-square-foot single-family home, the school impact fees would equal \$3,360. For a 1,020-square-foot multifamily home, school impact fees would be \$3,427.

Development impact fees have not been updated in Yucca Valley since they were established in 2011. The Town's fees are low and are not a constraint to housing development. A breakdown of the development fees is provided in Table HTR-38.

Table HTR-38  
Residential Development Fees

<b>Fees</b>	<b>Single-Family<sup>2</sup></b>	<b>Multifamily<sup>3</sup> Per Unit</b>
Planning Fees <sup>1</sup>	\$2,568	\$2,568
Building Fees	\$1,350	\$3,023
Other Agency Fees	\$3,360	\$10,282
<b>Totals:</b>	<b>\$7,278</b>	<b>\$15,873</b>

Source: Town of Yucca Valley, July 2011.

<sup>1</sup> Includes development impact fees.

<sup>2</sup> Assumes 1,000-square-foot home constructed on a parcel created prior to October 27, 2007. Assumes existing water meter, gas, sewer, and electricity hook-ups.

<sup>3</sup> Assumes 1,020 square feet per unit in a triplex. Assumes existing water meter, gas, sewer, and electricity hook-ups.

Table HTR-39  
Proportion of Ratio of Planning Fees to Estimated Total in Overall  
Development Cost for a Typical Residential Development

<b>Development Cost for a Typical Unit</b>	<b>Single Family<sup>1</sup></b>	<b>Multi-Family<sup>2</sup></b>
Total estimated fees per unit	\$7,278	\$15,873
Typical estimated total cost of development per unit <sup>3</sup>	\$197,651	\$188,622
<b>Estimated proportion of fee cost to overall development cost per unit</b>	<b>3.71%</b>	<b>8.55%</b>

Source: Town of Yucca Valley, July 2012.

- <sup>1</sup> Cost is for a 1,000-square-foot home constructed on a parcel created prior to October 27, 2007. Assumes existing water meter, gas, electricity, and sewer hook-ups.
- <sup>2</sup> Cost is for 1,020 square feet per unit in a triplex. Assumes existing water meter, gas, electricity, and sewer hook-ups.
- <sup>3</sup> In addition to hard costs of construction, cost for vacant residential land is included in these numbers and is assumed to be \$57,717 per acre based on land sales data from Redfin in April 2021. Given the wide variety in sizes of vacant land available for purchase, one acre is used to estimate land costs. The average construction cost per single-family unit is \$131,000 and per multifamily unit is \$112,000.



## 4 LAND INVENTORY

### 4.1 Vacant Land

The Town of Yucca Valley is tasked with identifying residential sites with the potential to be developed during the 2021–2029 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 749 units divided into income categories as shown in Table HTR-40.

Table HTR-40  
Regional Housing Needs Assessment

Income Category	Units	Percentage of Population
Very Low Income	154	20.6%
Low Income	116	15.5%
Moderate Income	145	19.4%
Above Moderate	334	44.6%
Total	749	100.0%

Source: SCAG, 2021.

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 accessory dwelling 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 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. This land inventory assumes that single-family uses under 10 units per acre are 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 generally considered affordable to lower income households. However, higher density housing types at 20 units per acre and above on small lots (lots less than 0.5 acres in size) are considered affordable to moderate income households.

All of the sites in the 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 and all of the sites in the inventory are served by the Hi-Desert Water District, including the newly constructed wastewater treatment facility. These vacant infill sites are developable during the 2021–2029 planning period. Environmental constraints affect some of the parcels, but all parcels included are developable with the units included for that parcel in the Sites Inventory. A summary of the total development potential shown in the land inventory is provided in Table HTR-41. A detailed table of all of the sites is provided in the Sites Inventory. Maps of the sites are shown in Figures HTR-13 through -16.

Table HTR-41  
 Land Inventory Development Potential Summary

Zoning	Acres	Maximum Density	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
R-L-1	84.7	1			74	74
R-L-2.5	0.9	2.5			2	2
R-M-8	9.9	8			68	68
R-S-2	8.0	2			14	14
R-S-5	19.0	5			80	80
R-S-5 Senior	49.8	5			200	200
R-M-10	21.4	10		222		222
C-MU	30.5	40	435	111	-	546
OTCR	0.6	24	-	11		11
OTIC	0.9	30	21	-	-	21
OTMU	0.8	40	21	5		26
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>477</b>	<b>349</b>	<b>438</b>	<b>1,264</b>
<b>RHNA</b>	<b>N/A</b>	<b>N/A</b>	<b>270</b>	<b>145</b>	<b>334</b>	<b>749</b>
<b>Surplus Capacity</b>	<b>N/A</b>	<b>N/A</b>	<b>207</b>	<b>204</b>	<b>104</b>	<b>515</b>

Source: PlaceWorks, 2021.

Based on the analysis of developable sites, the Town concluded that it could accommodate up to 1,264 additional housing units on vacant residential properties, assuming 80 percent of the maximum allowable density on residential-only and Old Town Specific Plan lots. For sites with mixed-use zoning, 50 percent of the maximum allowable density was analyzed for residential development. The mixed-use areas don't have a requirement for how much of a project needs to be residential versus commercial, but projects must contain both. The land use inventory and

# HOUSING TECHNICAL REPORT

the Town's estimate of residential development potential are based on the following assumptions:

- Undeveloped properties will develop at approximately 80 percent of maximum density.
- Only properties with sufficient infrastructure (water and sewer) available are considered for affordable housing development.
- Accessory dwelling units, while permissible in residential zones, are not considered in the potential unit estimates for the vacant land inventory because the Town has not permitted a large number of ADUs to date, so ADUs have not been included to address the RHNA. However, any ADUs permitted will be counted toward the RHNA during the RHNA projection period.

## Attached and Multifamily Opportunities

The C-MU zoning district allows residential development up to 40 units per acre and is a resource for attached and multifamily housing types. Residential uses are permitted with a Specific Plan in mixed-use development with residential over retail/office or with uses distributed horizontally on a site. One hundred percent residential projects are not allowed in the C-MU zone. The General Plan Land Use Element policies encourage housing development in the C-MU zoning district to create vibrant, walkable districts. The land inventory conservatively assumes that only 50 percent of each site, analyzed at 80 percent of maximum density, will be developed for residential uses. In Yucca Valley, this density could facilitate housing that is readily affordable to lower- and moderate-income households.

The R-M-8 and R-M-10 zoning districts allow housing types between 8 and 10 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 above moderate income households. The land inventory conservatively estimates that development in the R-M-10 zoning district will help to meet the moderate income RHNA.

The land inventory conservatively assumes that the units in the C-MU will be affordable to lower and moderate income households. Any site that cannot accommodate more than one unit is assumed to be affordable to only above moderate income households.

In addition to the zoning districts, the Corridor Residential Overlay, a land use overlay area in the General Plan, provides residential development potential between 14.1 and 25 units per acre on select sites designated for Commercial development. The General Plan Land Use Element policy direction encourages 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 use inventory conservatively assumes that this land could be developed as entirely commercial development, and these sites are excluded from the Sites Inventory.

## Old Town Specific Plan

The Old Town Specific Plan was adopted by the Town Council in 2007. The Specific Plan includes land that allows residential development, 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 25 vacant sites, or 2.3 acres, within the Specific Plan area that are readily available for residential development. The total residential development capacity for the Specific Plan is 58 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 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 84.7 acres of vacant R-L-1 (1 unit per acre) sites and 0.9 acres of vacant R-L-2.5 (2.5 units per acre) sites in the land inventory. There are also 8.0 acres of vacant R-S-2 (2 units per acre) sites, and 68.8 acres of vacant R-S-5/R-S-5-Senior (5 units per acre) sites in the land inventory. These designations allow housing between one and five units per acre. All four of these low density designations are assumed to accommodate housing that is only 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 is included in the Sites Inventory.

## Addressing the RHNA

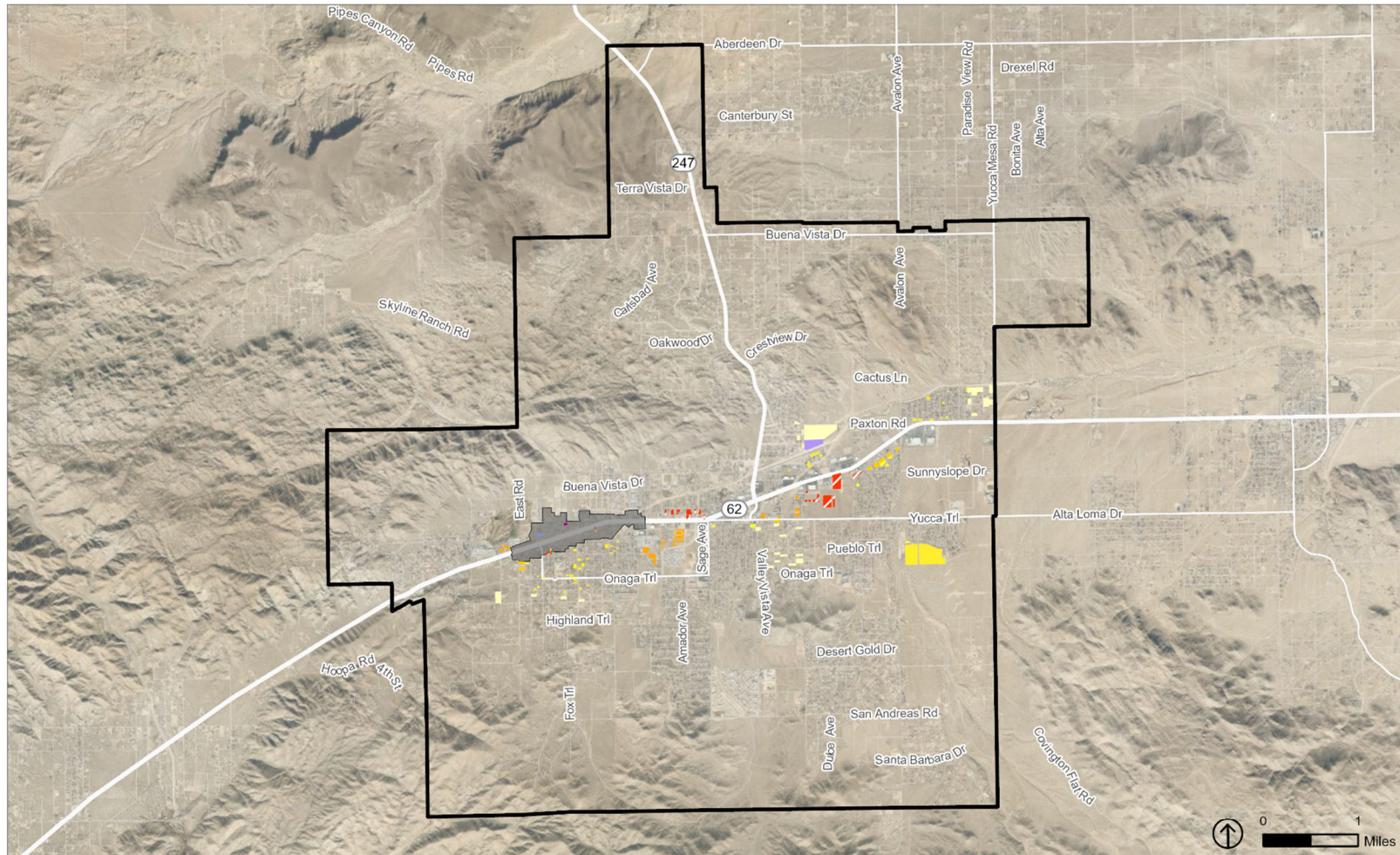
Consideration of sites suitable for development of lower-income housing is based on properties that have suitable land designations, densities, and conditions to be considered likely to develop with multifamily housing. All properties listed in Table HTR-41 as potential sites for lower-income housing have the potential to develop at densities of 20 units per acre or greater, with adequate infrastructure, and within the time frame of the Housing Element. These properties have the regulatory and physical conditions suitable for facilitating affordable housing development and have not been included in the inventories of the past two housing elements. Multiple areas of the town are likely to accommodate higher-density residential development, some of which could be affordable housing, including sites within the Old Town Specific Plan area. The 2014 General Plan Update and Development Code update rezoned land, and many of those parcels are appropriate for accommodating the lower income RHNA. Parcels that were less than 0.5 acres and 10 acres or larger were excluded from consideration for the lower income RHNA.

None of the properties in the vacant land inventory are constrained by environmental conditions or a lack of access to water and sewer service. All the properties listed in the Sites Inventory and summarized above can be served by the Hi-Desert Water District (see the Constraints section for additional details.) However, some sites may need relatively minor additional work to connect with existing lines and services. Parcels lacking sewer or water service were excluded from the list of vacant properties appropriate for affordable housing.

As shown in Table HTR-41, the town currently has an abundance of parcels suitable for housing across all-income categories. The town currently has sufficient sites to meet its RHNA numbers, shown at the town scale in Figure HTR-13 and zoomed in to depict site details in Figures HTR-13 through -16. All sites shown in the maps are served by the Hi-Desert Water District.



Figure HTR-13  
Vacant Land Inventory, Town Scale



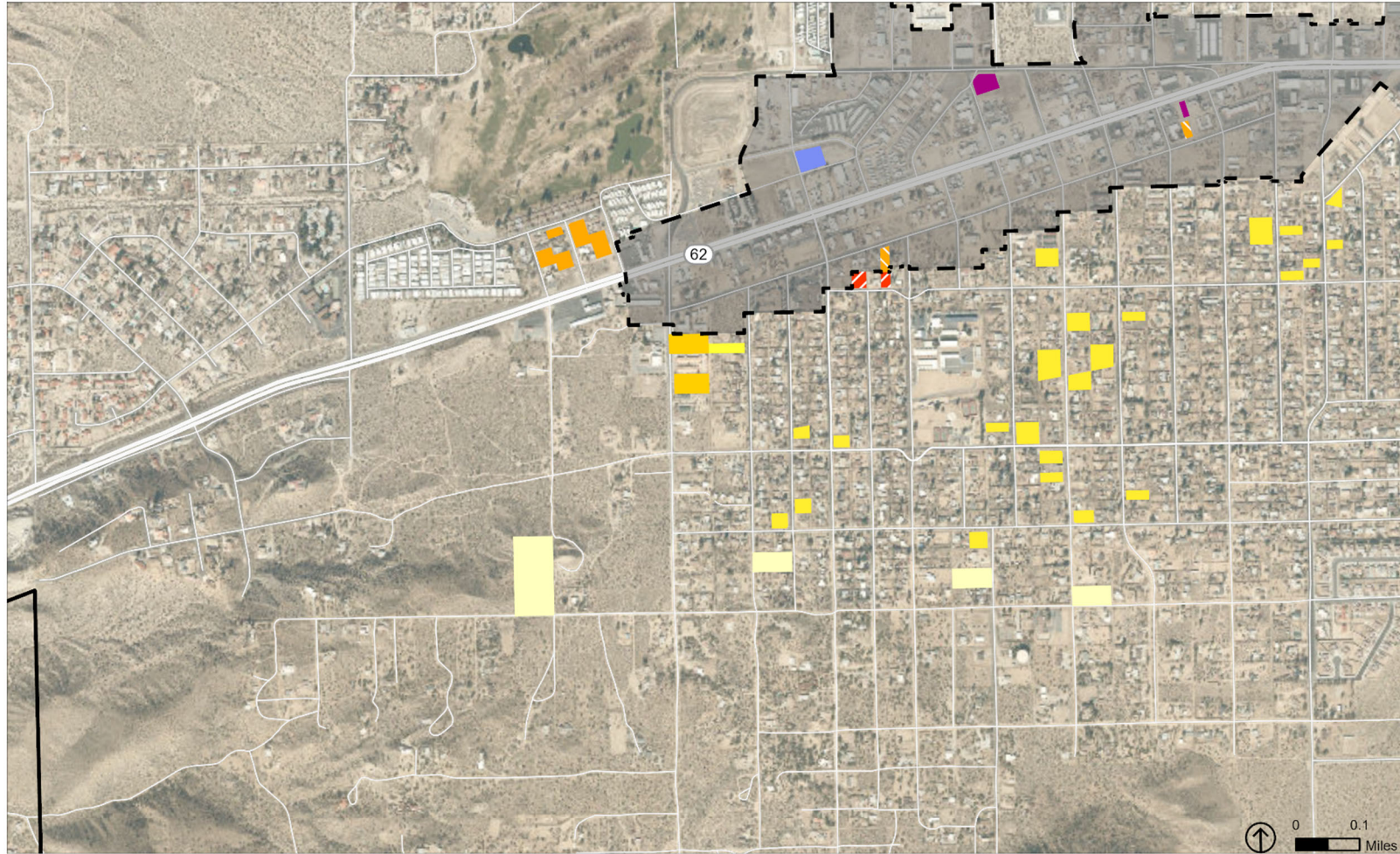
Source: Town of Yucca Valley, ESRI, PlaceWorks





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Figure HTR-14  
Vacant Land Inventory, West Side Inventory Scale

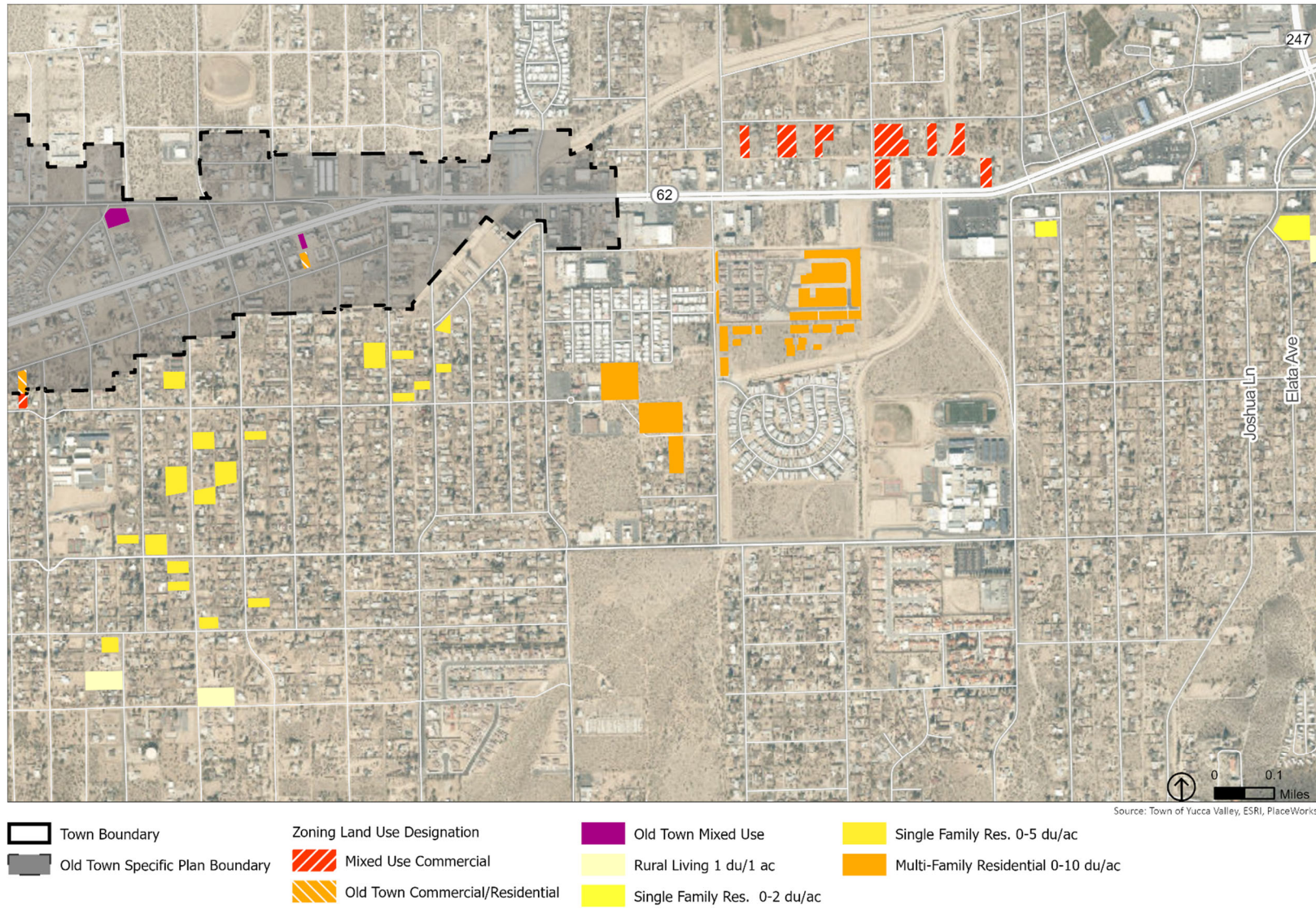


Source: Town of Yucca Valley, ESRI, PlaceWorks

- |                                    |                                 |                                     |
|------------------------------------|---------------------------------|-------------------------------------|
| Town Boundary                      | Old Town Commercial/Residential | Single Family Res. 0-2 du/ac        |
| Old Town Specific Plan Boundary    | Old Town Industrial/Commercial  | Single Family Res. 0-5 du/ac        |
| <b>Zoning Land Use Designation</b> | Old Town Mixed Use              | Multi-Family Residential 0-8 du/ac  |
| Mixed Use Commercial               | Rural Living 1 du/1 ac          | Multi-Family Residential 0-10 du/ac |



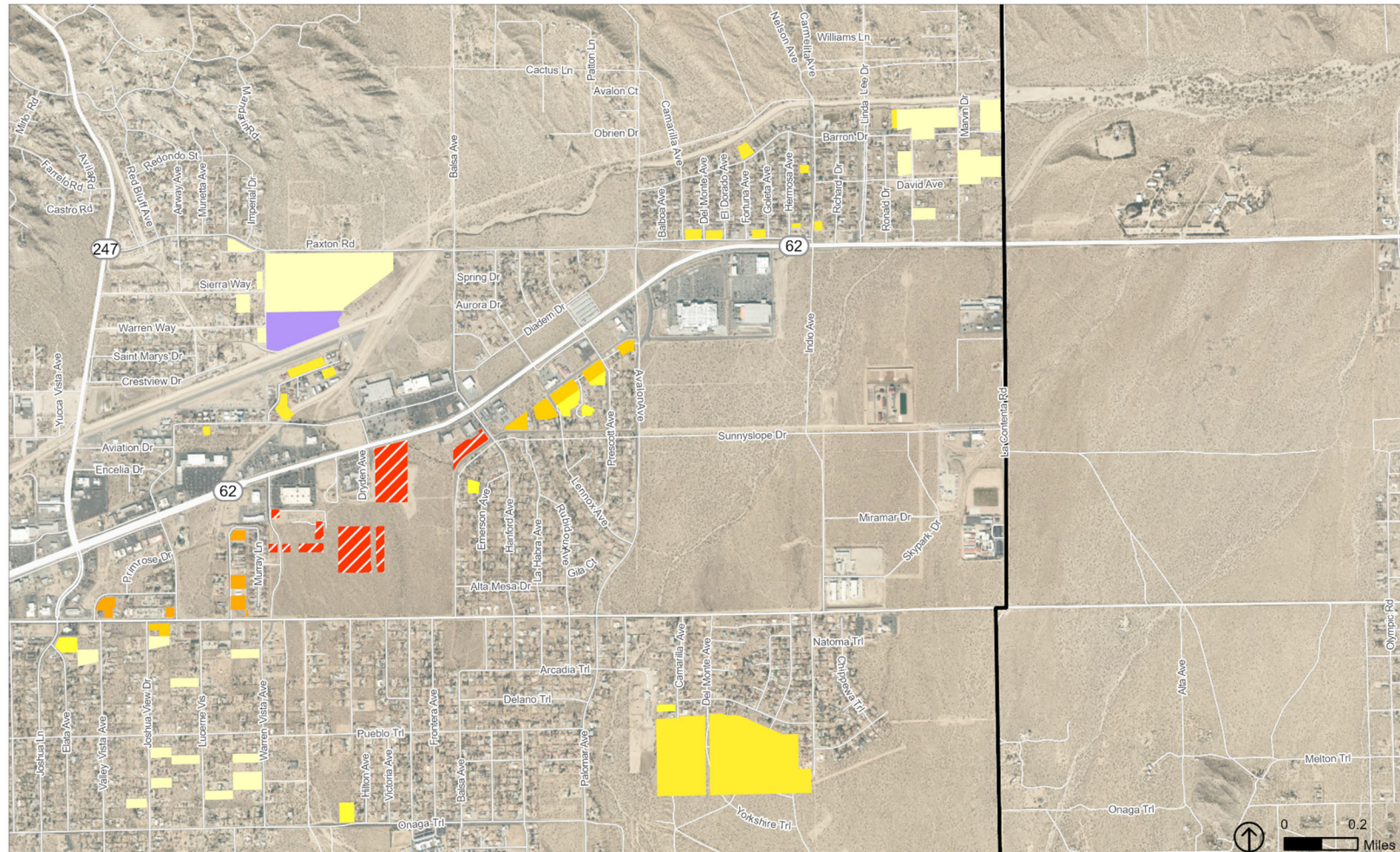
Figure HTR-15  
Vacant Land Inventory, Central Inventory Scale





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Figure HTR-16  
Vacant Land Inventory, East Side Inventory Scale



Source: Town of Yucca Valley, ESRI, PlaceWorks



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## 5 PREVIOUS HOUSING ELEMENT PROGRESS

The 2014–2021 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 2014–2021 Housing Element was adopting the General Plan Update and incorporating most of the implementation items into the Development Code. In addition, the Town worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- All Special Needs Groups:
  - Adopted new land use designations that concentrate higher density residential development opportunities in accessible areas.
  - Adopted new development standards that require new housing projects to have adequate public improvements.
  - Processed several lot merger applications in the Old Town Specific Plan to streamline the approval process and encourage affordable housing.
  - Obtained \$1.4 million in CDBG allocation funds in part for targeted code enforcement to ensure safe, habitable housing conditions.
  - Updated the Density Bonus Ordinance in 2014 to encourage affordable housing development in compliance with State law.
  - Participated as a member of the San Bernardino County Urban County Consortium to obtain federal funding for affordable housing and community development.
- Homeless Persons:
  - Adopted new land use designations and development standards that allow transitional and supportive housing by right.
- Extremely Low Income Households and Small Households:
  - Adopted new land use designations and development standards that encourage housing types to address small, lower income households.

The adopted Housing Element set five goals:

- 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.
- Stable, sustainable neighborhoods served by parks, infrastructure, and other public services and amenities.
- Affordable housing opportunities for extremely low, very low-, low-, and moderate-income households.
- Ensured longevity and quality of the affordable housing stock.
- Equal housing opportunities for all Yucca Valley residents.

Table HTR-42 describes the progress made toward implementing policies and programs designed to meet these goals.

# HOUSING TECHNICAL REPORT

Table HTR-42  
2014–2021 Housing Element Progress

Housing Program	Progress	Continue/Modify/Delete
<p><b>Program H1-1</b> Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment.</p> <p>Timing: Annually</p>	<p>The Town included an inventory for all vacant land suitable for residential development in the Housing Technical Report of the General Plan. The Town will continue to include an inventory in its Housing Element when it is updated and will monitor and maintain sufficient sites to address the RHNA per State law.</p>	<p>Delete.</p>
<p><b>Program H1-2</b> 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.</p> <p>Timing: In progress as part of General Plan and Development Code updates; adopt in FY 2013/2014</p>	<p>These land use designations and development standards were adopted in 2014 as part of the General Plan update. The Corridor Residential Overlay has not been codified.</p>	<p>Amend and continue.</p>
<p><b>Program H1-3</b> 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.</p> <p>Timing: Annually</p>	<p>No permits were issued during the planning period in the Old Town Specific Plan area. Therefore, the building capacity has not changed.</p>	<p>Continue.</p>
<p><b>Program H1-4</b> 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.</p> <p>Timing: Ongoing</p>	<p>Regulations to enforce this program were adopted in 2014 as part of the Development Code update. Regulations for ADUs were subsequently updated in 2018 to reflect changes to State law. The Town has not updated the ADU regulations since 2018 to reflect more recent State law changes but is implementing State law directly from State regulations.</p>	<p>Amend to reflect accomplishments and continue.</p>
<p><b>Program H1-5</b> 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).</p> <p>Timing: Ongoing</p>	<p>Regulations to address State law regarding transitional and supportive housing were adopted in 2014 as part of the Development Code update. Emergency shelters continue to be allowed by right in Industrial zones with a ministerial Special Use Permit.</p>	<p>Amend to reflect accomplishments, compliance with current State law and continue.</p>



Table HTR-42  
2014–2021 Housing Element Progress

Housing Program	Progress	Continue/Modify/Delete
<p><b>Program H1-6</b> Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.</p> <p>Timing: Ongoing</p>	<p>Seven applications for lot mergers were submitted between 2015 and 2018 for the Old Town Specific Plan Area.</p>	<p>Continue.</p>
<p><b>Program H1-7</b> 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.</p> <p>Timing: Update the website by June 2014</p>	<p>No applications for multifamily or single-family attached projects were submitted during the planning period.</p>	<p>Continue.</p>
<p><b>Program H1-8</b> Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.</p> <p>Timing: Ongoing</p>	<p>No applications for multifamily projects were submitted during the planning period. Therefore, the requirement for an on-site property manager has not been exercised. This program will not be proposed to continue in the updated Housing Element. Other programs will address multifamily housing.</p>	<p>Delete.</p>
<p><b>Program H2-1</b> 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.</p> <p>Timing: In progress as part of General Plan and Development Code updates; adopt in FY 2013/2014</p>	<p>Regulations to enforce this program were adopted in 2014 as part of the General Plan update and the Development Code update. These regulations have not been codified.</p>	<p>Amend to reflect accomplishments and continue.</p>
<p><b>Program H2-2</b> 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.</p> <p>Timing: Ongoing, consultation typically occurs in the pre-application meeting</p>	<p>No applications for affordable or age-restricted projects were submitted during the planning period. Therefore, the Town has not had the opportunity to encourage affordable housing developers to confer with local public transportation providers.</p>	<p>Continue.</p>

# HOUSING TECHNICAL REPORT

Table HTR-42  
2014–2021 Housing Element Progress

Housing Program	Progress	Continue/Modify/Delete
<p><b>Program H2-3</b> 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.</p> <p>Timing: In progress as part of the Development Code update; adopt in FY 2013/2014</p>	<p>Regulations to enforce this program were adopted in 2014 as part of the Development Code update.</p>	<p>Delete.</p>
<p><b>Program H2-4</b> 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.</p> <p>Timing: Upon Housing Element adoption</p>	<p>The Housing Element was provided to the Hi-Desert Water District upon adoption in 2014. The Town will take this action again when the new Housing Element is adopted.</p>	<p>Continue.</p>
<p><b>Program H2-5</b> 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.</p> <p>Timing: On a project-by-project basis, consider codifying opportunities for LEED design in the Development Code update</p>	<p>No applications for subdivisions were submitted during the planning period. Therefore, the Town has not had the opportunity to encourage the use of LEED design principles or other energy efficiency programs.</p>	<p>Continue.</p>
<p><b>Program H2-6</b> Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.</p> <p>Timing: Ongoing</p>	<p>Regulations to enforce this program were adopted in 2014 as part of the Development Code update.</p>	<p>Continue.</p>
<p><b>Program H2-7</b> 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.</p> <p>Timing: Ongoing</p>	<p>The Code Compliance Division continues to monitor substandard housing within town limits.</p>	<p>Continue.</p>

Table HTR-42  
2014–2021 Housing Element Progress

Housing Program	Progress	Continue/Modify/Delete
<p><b>Program H2-8</b> Encourage the formation of neighborhood watch programs to promote safety in residential areas.</p> <p>Timing: Ongoing</p>	<p>The Town continues to support the expansion of Neighborhood Watch programs. This will not be continued as a Housing Element program.</p>	<p>Delete.</p>
<p><b>Program H3-1</b> Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.</p> <p>Timing: Ongoing</p>	<p>No applications were submitted during the planning period for affordable housing projects.</p>	<p>Combine with Program H3-5 and continue.</p>
<p><b>Program H3-2</b> Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.</p> <p>Timing: Ongoing</p>	<p>Regulations to enforce this program were adopted in 2014 as part of the Development Code update. The Town has not updated the Density Bonus Ordinance since 2014 to comply with more recent updates to State law.</p>	<p>Amend and continue to reflect more recent changes to State law.</p>
<p><b>Program H3-3</b> 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.</p> <p>Timing: Ongoing</p>	<p>The Town continues to be a member of the San Bernardino County Urban County Consortium. Since 2014, the Town has used \$1.4 million in CDBG allocation funds for targeted code enforcement and community development, including Community Center improvements.</p>	<p>Continue.</p>
<p><b>Program H3-4</b> 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.</p> <p>Timing: Annually as part of the HCD Annual Report preparation process</p>	<p>Information on Section 8 voucher availability is available to the public on the Town's website and at Town Hall. The Housing Authority of the County of San Bernardino receives an annual allocation of funding that provides the rental assistance payments for nearly 10,000 families in the county. Of those, 65 families have chosen to rent homes in Yucca Valley.</p>	<p>Continue.</p>
<p><b>Program H3-5</b> 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.</p> <p>Timing: Ongoing</p>	<p>No applications were submitted during the planning period for low or moderate income projects. Therefore, the Town has not had the opportunity to assist developers, nonprofit organizations, and agencies in the preparation of grant or loan applications for affordable housing.</p>	<p>Combine with Program H3-1 and continue.</p>



# HOUSING TECHNICAL REPORT

Table HTR-42  
2014–2021 Housing Element Progress

Housing Program	Progress	Continue/Modify/Delete
<p><b>Program H3-6</b> Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town’s website.</p> <p>Timing: Ongoing</p>	<p>This information is available to the public on the Town’s website and at Town Hall.</p>	<p>Combine with Program H4-2 and continue.</p>
<p><b>Program H4-1</b> 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.</p> <p>Timing: Ongoing, track through the Annual Report to HCD</p>	<p>There are no at-risk, deed-restricted affordable housing units within the town limits. The Town will continue to monitor for at-risk units in compliance with State law throughout the upcoming Housing Element planning period.</p>	<p>Amend to comply with current State law and continue.</p>
<p><b>Program H4-2</b> 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.</p> <p>Timing: Ongoing</p>	<p>This information is available to the public on the Town’s website and at Town Hall.</p>	<p>Combine with Program H3-6 and continue.</p>
<p><b>Program H4-3</b> 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.</p> <p>Timing: Ongoing</p>	<p>No applications were submitted during the planning period for the conversion of mobile home parks. Therefore, the Town has not had the opportunity to regulate the conversion of mobile home parks to permanent housing.</p>	<p>Continue.</p>
<p><b>Program H4-4</b> 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.</p> <p>Timing: Ongoing; program was previously funded through the Redevelopment Agency</p>	<p>The Town continues to monitor new funding sources for housing projects. The Town continues to encourage home rehabilitation by partnering with the County to operate the Home Rehabilitation Program.</p>	<p>Delete because Program H4-2 will continue the coordination with the County as part of Program H3-6.</p>

Table HTR-42  
2014–2021 Housing Element Progress

Housing Program	Progress	Continue/Modify/Delete
<p><b>Program H5-1</b> Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.</p> <p>Timing: Ongoing</p>	<p>The Town continues to refer any housing complaints to the Inland Fair Housing Mediation Board through the Code Compliance Division.</p>	<p>Combine with Program H5-2 and HF-4 and continue. Also amend to address Assembly Bill 686 related to fair housing.</p>
<p><b>Program H5-2</b> 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.</p> <p>Timing: Ongoing</p>	<p>This information is available to the public on the Town’s website and at Town Hall. The Town has not distributed fair housing information at other public facilities or religious institutions during the planning period.</p>	<p>Combine with Program H5-1 and H5-4 and continue. Also amend to address Assembly Bill 686 related to fair housing.</p>
<p><b>Program H5-3</b> Continue reasonable accommodation procedures to accommodate modifications to, land use, zoning, and permitting processes to provide more housing options for people with disabilities.</p> <p>Timing: Ongoing</p>	<p>Regulations to enforce this program were adopted in 2014 as part of the Development Code update.</p>	<p>Continue.</p>
<p><b>Program H5-4</b> Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.</p> <p>Timing: Ongoing</p>	<p>The Town continues to enforce the Fair Housing Act through Building Division requirements.</p>	<p>Combine with Program H5-1 and H5-2 and continue. Also amend to address Assembly Bill 686 related to fair housing.</p>

# SITES INVENTORY



**VACANT SITES THAT ALLOW RESIDENTIAL DEVELOPMENT**

Address/Intersection	Zip Code	APN	General Plan Land Use	Zoning	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Maximum Units Allowed	Existing Use/Vacancy	Infrastructure	Ownership	Repeat Site?	Site Status <sup>1</sup>	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Environmental Constraints
0 CAMARILLA AVE	92284	058860117	RR-0.5	R-S-2	n/a	2	0.61	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
UTE TRL AND HERMOSA AV	92284	058804140	LDR	R-S-5 Senior	n/a	5	49.81	250	Vacant	Yes - Current	NO – Privately Owned	No	Available			200	200	No
0 ONAGA TRL	92284	058802136	RR-0.5	R-S-2	n/a	2	1.42	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
0 ELK TRL	92284	058625201	LDR	R-S-5	n/a	5	0.35	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7788 SHAWNEE TRL	92284	058618112	LDR	R-S-5	n/a	5	0.38	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 WARREN VISTA AVE	92284	058727307	RR-1	R-L-1	n/a	1	1.24	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7681 FOX UNIT A & UNIT B	92284	058637205	LDR	R-S-5	n/a	5	0.78	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 FOX TRL	92284	058637104	LDR	R-S-5	n/a	5	0.33	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 MOUNTAIN VIEW TR	92284	058624103	RR-1	R-L-1	n/a	1	1.24	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LUCERNE VISTA AVE	92284	058727109	RR-1	R-L-1	n/a	1	1.24	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LUCERNE VISTA	92284	058727404	RR-1	R-L-1	n/a	1	1.23	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
JOSHUA VIEW TRL AND ON	92284	058728407	RR-1	R-L-1	n/a	1	1.00	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 ELK TRL	92284	058637308	LDR	R-S-5	n/a	5	0.61	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 SHAWNEE TRL	92284	058616202	LDR	R-S-5	n/a	5	0.30	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 ACOMA TRL	92284	058706304	LDR	R-S-5	n/a	5	0.23	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7607 KICKAPOO TR	92284	058617118	MDR	R-M-8	n/a	8	1.10	9	Vacant	Yes - Current	NO – Privately Owned	No	Available			7	7	No
0 YUCCA TRL	92284	058728315	MDR	R-M-8	n/a	8	0.62	5	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
0 YUCCA TRL	92285	058728311	MDR	R-M-8	n/a	8	0.33	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
INCA TRL AND ONAGA TRL	92284	058615101	LDR	R-S-5	n/a	5	0.31	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
55685 NAVAJO TRL	92284	058619405	LDR	R-S-5	n/a	5	0.47	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
0 DEER TRL	92284	058625403	LDR	R-S-5	n/a	5	0.35	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 MT VIEW TRL	92284	058606130	RR-1	R-L-1	n/a	1	5.01	6	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
7484 ACOMA TR	92284	058706209	LDR	R-S-5	n/a	5	0.24	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 ONAGA TRL	92284	058637702	LDR	R-S-5	n/a	5	0.46	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
LUCERNE VISTA AND ONAG	92284	058727319	RR-1	R-L-1	n/a	1	1.23	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7769 SHAWANEE TRL	92284	058618202	LDR	R-S-5	n/a	5	0.37	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
JEMEZ TRL AND NAVAJO T	92284	058617139	RR-1	R-L-1	n/a	1	1.26	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
7329 JOSHUA VIEW S	92284	058728309	RR-1	R-L-1	n/a	1	1.12	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7331 JOSHUA LN	92284	058711305	MHDR	R-S-2	n/a	2	0.65	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
7336 ASTER AVE	92284	058710111	RR-0.5	R-S-2	n/a	2	0.60	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 JOSHUA VIEW DR	92277	058728410	RR-1	R-L-1	n/a	1	1.00	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
0 WARREN VISTA AVE	92284	058727309	RR-1	R-L-1	n/a	1	2.49	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
0 ELK TR	92284	058625306	LDR	R-S-5	n/a	5	0.39	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
FOX TRL AND MOUNTAIN V	92284	058620217	RR-1	R-L-1	n/a	1	1.26	2	Vacant	Yes - Current	ES – Special District-Own	No	Available			1	1	No
7349 JOSHUA	92284	058711304	MHDR	R-S-2	n/a	2	0.80	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
0 JOSHUA VIEW SOUTH	92284	058728507	RR-1	R-L-1	n/a	1	1.01	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7364 WARREN VISTA AVE	92284	058727214	RR-1	R-L-1	n/a	1	1.24	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
0 VALLEY VISTA AVE	92284	058728104	RR-1	R-L-1	n/a	1	1.46	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
56139 PAPAGO TRL	92284	058706309	LDR	R-S-5	n/a	5	0.28	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7445 APACHE TRL	92284	058629406	LDR	R-S-5	n/a	5	0.33	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 APACHE TRL	92284	058629305	LDR	R-S-5	n/a	5	0.33	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
APACHE TRL AND PUEBLO	92284	058629306	LDR	R-S-5	n/a	5	0.33	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7476 ELK UNIT A & UNIT B T	92284	058634204	LDR	R-S-5	n/a	5	0.65	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
7566 KICKAPOO TR	92284	058617120	MDR	R-M-8	n/a	8	1.25	11	Vacant	Yes - Current	NO – Privately Owned	No	Available			8	8	No
0 ELK TRL	92284	058636211	LDR	R-S-5	n/a	5	1.06	6	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
7493 APACHE TRL	92284	058629401	LDR	R-S-5	n/a	5	0.32	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
JEMEZ TRL AND SANTA FE	92284	058617122	RR-0.5	R-S-2	n/a	2	0.57	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 DEER TRL	92284	058636310	LDR	R-S-5	n/a	5	0.88	5	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
0 DEER TRL	92284	058636404	LDR	R-S-5	n/a	5	0.33	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
7543 ELK TR	92284	058636304	LDR	R-S-5	n/a	5	0.65	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 APACHE TRL	92284	058629304	LDR	R-S-5	n/a	5	0.33	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
PAXTON RD AND OLD MILI	92284	059617402	RR-0.5	R-L-2.5	n/a	2.5	0.94	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
WARREN WAY AND WARRE	92284	059539129	RR-0.5	R-L-1	n/a	1	0.64	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
57573 SUNNYSLOPE DR	92284	059526205	LDR	R-S-5	n/a	5	0.30	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 WARREN VISTA AVE	92284	059535126	RR-0.5	R-L-1	n/a	1	0.55	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 SIERRA WAY	92284	059539132	RR-0.5	R-L-1	n/a	1	1.22	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No

0 PALISADE DR	92284	060150108	MDR	R-M-8	n/a	8	0.44	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 PALISADE DR	92284	060150107	MDR	R-M-8	n/a	8	0.41	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 PALISADE DR	92284	060150106	MDR	R-M-8	n/a	8	0.41	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
PALISADE WAY AND PALISADE	92284	060150109	RR-0.5	R-S-2	n/a	2	0.83	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PALISADE DR	92284	060150105	MDR	R-M-8	n/a	8	0.41	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
6823 WARREN VISTA AVE	92284	060156163	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
LENNOX AVE AND SUNNYSLOPE	92284	060150201	MDR	R-M-8	n/a	8	0.56	5	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
6829 WARREN VISTA AVE	92284	060156164	LDR	R-S-5	n/a	5	0.20	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
LENNOX AVE AND PALISADE	92284	060150104	RR-0.5	R-S-2	n/a	2	0.64	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
CRESTVIEW DR AND AIRWAY	92284	060101231	RR-1	R-L-1	n/a	1	40.56	41	Vacant	Yes - Current	NO – Privately Owned	No	Available			32	32	No
0 WARREN VISTA DR	92284	060156104	LDR	R-S-5	n/a	5	0.40	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
LENNOX AVE AND SUNNYSLOPE	92284	060150202	MDR	R-M-8	n/a	8	0.62	5	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
6839 PALISADE WAY	92284	060151101	RR-0.5	R-S-2	n/a	2	0.55	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 WARREN VISTA DR	92284	060156103	LDR	R-S-5	n/a	5	0.51	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
AVALON AVE AND PALISADE	92284	060151213	MDR	R-M-8	n/a	8	0.43	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 PALISADE DR	92284	060151212	MDR	R-M-8	n/a	8	0.42	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
LENNOX AVE AND SUNNYSLOPE	92284	060150203	MDR	R-M-8	n/a	8	0.45	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 SUNNYSLOPE DR	92284	060150207	MDR	R-M-8	n/a	8	0.53	5	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
0 SUNNYSLOPE DR.	92284	060150208	MDR	R-M-8	n/a	8	0.61	5	Vacant	Yes - Current	NO – Privately Owned	No	Available			4	4	No
0 LINDBERGH LN	92284	060156134	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156135	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156136	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PALISADE DR	92284	060151107	MDR	R-M-8	n/a	8	0.44	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 LINDBERGH LN	92284	060156137	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 EMERSON AVE	92284	060134112	RR-0.5	R-S-2	n/a	2	0.70	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156138	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PALISADE DR	92284	060151106	MDR	R-M-8	n/a	8	0.43	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 LINDBERGH LN	92284	060156139	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156140	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
LINDBERGH LN AND CRESTVIEW	92284	060156160	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156141	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156123	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PALISADE DR	92284	060151105	MDR	R-M-8	n/a	8	0.43	4	Vacant	Yes - Current	NO – Privately Owned	No	Available			3	3	No
0 LINDBERGH LN	92284	060156142	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 LINDBERGH LN	92284	060156122	LDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
PRESCOTT AVE AND PALISADE	92284	060151108	RR-0.5	R-S-2	n/a	2	0.66	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 MARVIN DR	92284	060110132	RR-1	R-L-1	n/a	1	1.25	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
DAVID AVE AND RUTH DR	92284	060112201	RR-1	R-L-1	n/a	1	1.59	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 YUCCA MESA RD	92284	060110170	RR-1	R-L-1	n/a	1	2.07	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
MARVIN DR AND DAVID AVE	92284	060110131	RR-1	R-L-1	n/a	1	1.25	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 INDIO AVE	92284	060116203	MDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
6340 INDIO AVE	92284	060116204	MDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
6474 DEL MONTE AVE	92284	060118313	MDR	R-S-5	n/a	5	0.20	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
58630 PAXTON RD	92284	060118314	MDR	R-S-5	n/a	5	0.20	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PAXTON DR	92284	060118330	MDR	R-S-5	n/a	5	0.20	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 CAMARILLA AVE	92284	060118316	MDR	R-S-5	n/a	5	0.20	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PAXTON OH	92284	060117218	MDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 INDIO AVE	92284	060116303	MDR	R-S-5	n/a	5	0.36	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 HERMOSA AVE	92284	060116221	MDR	R-S-5	n/a	5	0.18	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
58766 PAXTON RD	92284	060117219	MDR	R-S-5	n/a	5	0.19	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
58754 29 PALMS HWY	92284	060117220	MDR	R-S-5	n/a	5	0.19	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 MARVIN DR	92284	060110130	RR-1	R-L-1	n/a	1	1.25	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 29 PALMS HWY	92284	060118214	MDR	R-S-5	n/a	5	0.17	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PAXTON OH	92284	060118215	MDR	R-S-5	n/a	5	0.17	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PAXTON RD	92284	060118216	MDR	R-S-5	n/a	5	0.17	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 PAXTON RD	92284	060118217	MDR	R-S-5	n/a	5	0.17	1	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
0 RUTH DR	92284	060110102	RR-1	R-L-1	n/a	1	1.25	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No
59280 BARRON RD	92284	060110148	RR-1	R-L-1	n/a	1	3.14	4	Vacant	Yes - Current	ES – Special District-Owned	No	Available			3	3	No
59190 BARRON AVE	92284	060110116	RR-1	R-L-1	n/a	1	2.15	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
BARRON AVE AND RUTH DR	92284	060110111	RR-1	R-L-1	n/a	1	2.11	3	Vacant	Yes - Current	NO – Privately Owned	No	Available			2	2	No
DAVID AVE AND RUTH DR	92284	060111105	RR-1	R-L-1	n/a	1	1.35	2	Vacant	Yes - Current	NO – Privately Owned	No	Available			1	1	No















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