Town of Apple Valley

14955 Dale Evans Parkway • Apple Valley, California 92307

March 28, 2011

HOUSING POLICY
DEVELOPMENT, HCD
APR 1 2011

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

To Whom It May Concern:

Please find the enclosed General Plan Progress Report for the Town of Apple Valley for the year of 2010. The Town Council adopted Resolution 2011-09 on March 8, 2011 approving the Town of Apple Valley General Plan Progress Report for the 2010 calendar year.

If you have any questions or need additional information, please contact me at (760) 240-7000 extension 7222.

Sincerely,

Carol Miller

Carol Miller
Senior Planner

c: Housing and Community Development, Housing Policy Department, 1800 3rd Street, Sacramento, CA 95811-6942.

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Town of Apple Valley

GENERAL PLAN

2010 ANNUAL PROGRESS REPORT

Council Meeting Date: March 8, 2011

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RESOLUTION No. 2011-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY APPROVING THE SUBMITTAL OF THE TOWN OF APPLE VALLEY 2010 GENERAL PLAN ANNUAL REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

WHEREAS, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update including an updated and certified Housing Element for the Town of Apple Valley; and

WHEREAS, the Town of Apple Valley is required to adopt and maintain a General Plan, and the General Plan, as amended, will comprise an integrated, internally consistent and compatible statement of policies for the Town; and

NOW, THEREFORE, BE IT RESOLVED that, in consideration of the evidence presented at the hearing, and for the reasons discussed by the Council members at said hearing, the Town Council determines and adopts the following:

Section 1. That the General Plan 2010 Annual Progress report is consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

Section 2. That, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed General Plan 2010 Annual Progress Report, as an informational report, is EXEMPT from further environmental review.

Section 3. That the Town Council of the Town of Apple Valley adopts the General Plan 2010 Annual Progress Report which is attached and included by reference herein, and directs staff to forward copies of the Annual Report to the Governor's Office of Planning and Research and the State of California Department of Housing and Community Development.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption by the Town Council of the Town of Apple Valley.

Adopted by the Town Council and signed by the Mayor and attested to by the Town Clerk this 8th day of March, 2011.

Honorable Scott Nassif, Mayor

ATTEST:

La Vonda M. Pearson, Town Clerk

Town Council Agenda: 3/8/11

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ATTEST:

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La Vonda M. Pearson, Town Clerk

Town Council Meeting: 3/8/11

INTRODUCTION

Under the provisions and requirements of Government Code Section 65400 (b) 1, the Town of Apple Valley is required to annually review the status of the General Plan and the Town's progress relating to its implementation. Although the Governor's Office of Planning and Research (OPR) does not approve, evaluate or critique the Annual Report, the adopted Report must be submitted to OPR and is kept on file as a reference document.

As a diverse and dynamic community, the Town of Apple Valley continues to be the premiere community of the high desert, with an extensive array of housing, business and industrial opportunities. Through the meticulous efforts of the Town Council, Planning Commission and other Boards and Commissions, the Town has, and continues to, fulfill the Goals and Policies of the adopted General Plan with each development project approved and each Building Permit issued.

The 2010 Town of Apple Valley Annual Report illustrates how the Town continues to achieve the Goals and Policies of the adopted General Plan and all of its Elements, and continues to provide an exceptional standard of development commensurate with the Town's motto of "A Better Way of Life".

GENERAL PLAN ACTIVITIES

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five (5) years. The Town of Apple Valley Housing Element was last updated and certified by the State Housing and Community Development Department on June 2, 2009 and was approved by the Town Council on August 11, 2009.

The Town continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the Town has made towards implementing the General Plan and Housing Element during the Calendar Year 2010 reporting period.

GENERAL PLAN AMENDMENTS ADDRESSED IN FISCAL 2010

The Land Use Element can be amended a maximum of four (4) times per calendar year. The Land Use Element of the Town's General Plan was amended one time between January 1, 2010 and December 31, 2010. The Planning Commission and Town Council completed one change to the General Plan, which was to adopt the Lewis Center for Educational Research (LCER) Specific Plan. The Lewis Center for Educational Research Specific Plan, addresses the future development at the existing school campus site. The approximate 150–acre project site includes four land use designations, including the twenty-five (25)-acre School Zone: K-12; the eleven (11)-acre School Zone: College/University.

Case I.D.	Council Action	Type	Project Name	Address	Action Status
GPA 2009-001	12/14/10	GENERAL PLAN AMENDMENT	Lewis Center for Educational Research (LCER) Specific Plan	Lewis Center for Educational Research school site	APVD

TOWN ADOPTED PRIORITIES FOR LAND USE DECISION

In February 2009 the Town Council established priorities, and prepared "Vision 2020", which established ten (10) priority statements against which all future development would be assessed. These statements are of particular importance relative to the General Plan and were incorporated into the comprehensive General Plan update. These priorities are as follows:

1. **Transportation.** A strong transportation system.
2. **Economic Development.** A thriving economy.
3. **Public Safety.** A safe community.
4. **Public Infrastructure.** Adequate and well-maintained infrastructure.
5. **Parks & Recreation.** Ample parkland and diverse recreational opportunities.
6. **Quality Staff.** Highest quality staff.
7. **Community Enhancement.** A sense of community and civic pride.
8. **Destination.** The High Desert's premier destination.
9. **Sustainability.** Respect for the Environment, Economy and Equality.
10. **University.** Higher education opportunities.

The Town Council also adopted six (6) Development Code Amendments in 2010. The Development Code Amendments addressed specific issues such as bringing the Development Code into compliance with State law regarding density bonuses; amending the requirements for signage; establishing regulations for solar projects; modifying the standards for stormwater runoff and drought tolerant landscaping.

The refinement of the Development Code, and the consistency with the Vision 2020 work plan, continue to achieve the goals set forth in the Priority Vision 2020, further the Goals and Policies adopted within the General Plan and enhance the Town's continuing efforts to provide a "Better Way of Life" for all residents and visitors to the Town. Both the Priority Statements and Development Code echo many of the Goals and Policies adopted within the General Plan. Implementing the Council's Vision and fulfilling the General Plan's Goals and Policies are achieved through the Development Code's requirement that all projects subject to discretionary review must be found to be in conformance with the General Plan. Therefore, the General Plan's Goals and Policies are addressed with each application approved by the Commission.

As part of the comprehensive General Plan Update approved in August 2009, pre-zoning and environmental compliance was included in this effort to pursue the annexation of two areas within the Town's Sphere of Influence on the north end of Town. On September 28, 2010 the Town Council adopted Resolution No.2010-46 requesting that the Local Agency Formation Commission (LAFCO) process the application for annexation of one of these two areas into the Town of Apple Valley. The northeast industrial annexation request is tentatively scheduled to be heard by LAFCO during the April 2011 in a public hearing. This complies with the General Plan Land Use Policy LU-2.3 which states;

> **Policy LU-2.3:** The Town will pursue annexation which serves to promote the balance of the community, quality development, and improvement of the economic base.

HOUSING INFORMATION

On June 2, 2009, State Department of Housing and Community Development (HCD) certified the draft Housing Element, which was approved by the Town Council on August 11, 2009.

The 2009 Housing Element verify that the General Plan conforms to the State guidelines for Housing Elements and that the Town's fair share of housing needed for the region (as determined under the adopted Regional Housing Needs Assessment) has been accurately identified and appropriate Goals and Policies have been adopted.

The Town update of the Housing Element shows that the Town is making an effort to provide housing opportunities to meet the number of new homes needed to conform to the RHNA numbers. The development of these units continued to be very slow during the 2009-2010 reporting time frame due to the continued decline in the overall economy and the housing market in particular.

The Town has made, and will continue to make, progress towards fulfilling its RHNA numbers and, as discussed below, the Town is near the suggested breakdown by income group. The information illustrates that new and existing housing is meeting the market demand and community need for this area at this time. It is noted that there is an extensive availability of very affordable existing single-family homes and extremely low rental rates (mixed with an eight (8) percent vacancy rate for all housing types), to provide extensive housing opportunities for very low, low and moderate income families.

TABLE II-28
BASIC NEW CONSTRUCTION NEEDS
BY INCOME GROUP
2006-2014

INCOME CATEGORY	ADDITIONAL UNITS NEEDED BY 2014 (Number/Percent of Total)
Extremely Low (less than 30% of County Median)	456 (11%)

Very Low (less than 50% of County median)	456 (11%)
Low (50 to 80% of County median)	627 (16%)
Moderate (80 to 120% of County median)	736 (19%)
Above Moderate (over 120% of County median)	1661 (43%)
Total	3,887 (100%)
Source: Regional Housing Needs Assessment, SCAG	

Under the criteria shown within Table II-28 (from the Town's adopted 2009 Housing Element of the General Plan), the Town projected to provide roughly 486 new homes annually, of which fifty-seven (57) units should be available to extremely low income families, fifty-seven (57) units should be available to very low income families, seventy-eight (78) units to low income families, ninety-two (92) units to moderate income families, and 208 units to upper income families. However, within the reporting period, and because of very difficult economic conditions, the Town of Apple Valley only issued Building Permits for the construction of only twenty-seven (27) new single-family residential units and zero (0) permits issued for multi-family residential.

Housing Needs

Apple Valley, as well as the entire country, has experienced an influx of foreclosed homes and declining property values, as a result of sub-prime lending, high employment figures and the failing economy. The infusion of Neighborhood Stabilization Program funds provided down payment and closing costs assistance to twenty-seven (27) low, moderate and middle-income households. Homes were purchased in the Town's target areas, thereby addressing the priority of expanding the supply of affordable housing as identified in the Strategic Plan. The Town continues to address the preservation of existing housing stock also identified in the Strategic Plan with the administration of its Residential Rehabilitation Loan Program (RRLP).

The Town of Apple Valley is proactive in providing information and resources to our citizens for default and foreclosure counseling, home foreclosure prevention seminars, tips to avoid foreclosure scams and refinance or modification programs offered though the Department of Housing and Community Development.

Residential Rehabilitation Loan Program (RRLP)

A limited amount of funds are available each year to assist low-moderate income homeowners to make necessary repairs to their homes. In 2009/2010 the Town assisted approximately seventeen (17) low-moderate income families and individuals, as well as segments of the population such as seniors, disabled and handicapped homeowners.

The Residential Rehabilitation Loan Program assisted a total of seventeen (17) households with HOME and CDBG funds. All seventeen (17) households were categorized as low-income.

Neighborhood Stabilization Program Down Payment Assistance Program

(NSP/DAP)

Apple Valley met and exceeded Neighborhood Stabilization Program objectives of expending twenty-five (25) percent of our allocation to assist thirteen (13) individuals and families at fifty (50) percent area median income, or less, with down payment and closing costs assistance toward the purchase of their first home. Another allocation was expended to assist fourteen (14) individuals and families at fifty (50) percent area median income, or greater, with down payment and closing costs assistance toward the purchase of their first home.

Public Housing Strategy

The Town of Apple Valley does not own or operate any public housing. The Housing Authority of the County of San Bernardino administers public housing programs for most cities in the County including the Town of Apple Valley. The needs of public housing in the Town of Apple Valley are typically met by the Housing Authority of the County of San Bernardino (HACSB) participation in the Comprehensive Grant Program (CGP) as outlined in its Five-Year Public Housing Agency (PHA) Plan. All public housing in Apple Valley is scattered-site, and owned and/or managed by HACSB. The Town of Apple Valley has a total of 307 nonpublic units comprised of seven (7) – 1 bedroom, 153 – 2 bedroom, 118 – 3 bedroom, twenty-two (22) – 4 bedroom and seven (5) – 5 bedroom units. The Town also has thirty (30) public units comprised of three (3) - 1 bedroom, seven (7) – 2 bedroom, nineteen (19) – 3 bedroom and one (1) – 4 bedroom units.

Happy Trails Villas is a thirty-four (34)-unit condominium project that was never certified for occupancy by the Town. In an effort to revitalize the property the Town has partnered with Apple Valley Happy Trail Villas, LP to provide an affordable mixed income project with low and moderate as well as middle income residents occupying the units. On June 22, 2009 the Town Council approve the Happy Trails Villas Owner Participation Agreement between the Town of Apple Valley and Valley Happy Trail Villas, LP. All units in the two (2)-story townhome complex consist of three (3) bedrooms, two and one half (2.5) bathrooms and two (2)-car garages, with an average living area of 2,025 square feet. Acquisition and completion of construction of Happy Trails Villas will provide numerous benefits to the community: (1) Completion of the for-sale townhome project will contribute to neighborhood stabilization and prevent it from becoming a potential eyesore in a high profile location; (2) It will provide affordable and high quality ownership housing; (3) It will assist the Town in meeting its RHNA and Housing Element requirements; (4) Since it is an NSP and HOME eligible project, it will make it possible for the Town to expend these funds appropriately within the required time constraints. The first phase of sales of these units is expected in late spring 2011.

GENERAL PLAN PROGRESS AND NEEDED ACTION

It can be seen from the information within this report that the General Plan is a fluid document, recently updated to provide guidance and to be used to further the growth and development of the community in a sound, logical manner, utilizing sound planning principles

and solid community judgment. The Goals and Policies established within the adopted General Plan are actively shaping the Town's development and are being used to shape the future of the community as well.

As previously stated, the Housing Element was certified by HCD in June 2009 and adopted by the Town Council on August 11, 2009. The Town Council adopted the Development Code Update in April 2010, which provides consistency between the Development Code and the new General Plan. A Climate Action Plan was prepared to address the reductions to green house gas emissions in order for the Town to comply with AB 32 and SB 375. The Climate Action Plan was adopted by Council on July 13, 2010 and, subsequently, amended on December 14, 2010 to include the addition of the "Implementation and Administration" Section.

In July 2007, the Town of Apple Valley commenced preparation of a Multi-species Habitat Conservation Plan for the Town and Sphere limits. The completion of the plan is anticipated at the end of 2011.