

12-30-05

City of Hesperia



*Annual Housing Report:
Implementation of the Housing Element
Fiscal Year 2004-2005*

**City of Hesperia
Annual Progress Report
Implementation of the Housing Element: FY 2004-2005**

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Jim Lindley – Council Member
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Introduction

This report serves to satisfy the Annual Progress Reporting requirement on the Implementation of the Housing Element for fiscal year 2004-2005. The report contains a list of all housing goals contained in the Housing Element along with a report on the annual progress of those goals. In some instances no activity was reported due to lack of activity and/or staff time constraints to report information.

The housing goals were to be met through specific programs, as outlined in the Housing Element. Many of these programs were funded through Community Development Block Grants (CDBG). The various non-profit organizations that received CDBG grants provided many of the services in fiscal year 2004-2005, which met the City's Housing Element goals.

The City is making progress in meeting the Regional Housing Need. In fiscal year 2004-2005 the City issued 1,396 new construction permits for single family and multiple family residences. Out of the 1,396 new construction permits issued, those that were issued for single family residences were not deed restricted. Although permits have been issued for multiple family residences with deed restrictions, the units have not yet been constructed. The section on Regional Housing Need Allocation (RHNA) will further illustrate the City's progress in meeting its RHNA goals.

The City is committed to realizing the Housing Element goals and preserving affordable housing, while providing for the needs of the homeless, the special needs of residents, persons with disabilities, youth services, non-housing public facilities needs, and new housing for all income groups.

Current Housing Needs Fiscal Year 2004-2005

Housing Need #1: Preservation of affordable housing

- H.G. 1: DEVELOP AND IMPLEMENT HOUSING PROGRAMS TO ASSIST PERSONS OR FAMILIES OF LOW AND MODERATE INCOMES WITH FIRST-TIME HOMEBUYER PROGRAMS.
- H.G. 2: PROVIDE RENTAL ASSISTANCE THROUGH RENTAL SUBSIDIES TO REDUCE THE COST OF HOUSING FOR VERY LOW AND LOW-INCOME FAMILIES.
- H.G. 3: PROVIDE CODE ENFORCEMENT TO ASSIST IN ELIMINATING SLUM AND BLIGHT IN LOW AND MODERATE-INCOME AREAS.
- H.G. 4: PRESERVE AND IMPROVE THE EXISTING SINGLE-FAMILY HOUSING STOCK THROUGH REHABILITATION WITH SPECIAL ATTENTION TO LEAD PAINT EDUCATION, INSPECTION, TESTING AND ABATEMENT AS NECESSARY.
- H.G. 5: PROVIDE FAIR HOUSING SUPPORT AND SERVICES.
- H.G. 6: PROVIDE FOR THE PRESERVATION AND REHABILITATION OF EXISTING SINGLE AND MULTI-FAMILY UNITS.

Housing Need #2: Provide for the needs of the homeless

- H.G. 7: PROVIDE SERVICES AND/OR HOUSING ASSISTANCE FOR HOMELESS PERSONS OR PERSONS AT-RISK OF BECOMING HOMELESS.

Housing Need #3: Provide for the special needs of residents

- H.G. 8: SUPPORT THE FRAIL ELDERLY THROUGH OUTREACH SERVICES AND SUPPORT TO IMPROVE THEIR WELL-BEING AND ENABLE THEM TO MAINTAIN THEIR INDEPENDENCE.
- H.G. 9: ENSURE THAT AGING CITIZENS HAVE QUALITY HUMAN SERVICES AND A SAFE AND DECENT LIVING ENVIRONMENT.

Housing Need #4: Provide for persons with disabilities

- H.G. 10: ENSURE AND ENHANCE THE SAFETY AND ACCESSIBILITY FOR PERSONS WITH DISABILITIES.

HG 11: ENSURE THE CITY'S LAND USE CONTROLS, BUILDING STANDARDS AND PERMIT PROCESSING DO NOT POSE A CONSTRAINT TO THE DEVELOPMENT, IMPROVEMENT OR MAINTENANCE OF HOUSING FOR PERSONS WITH DISABILITIES.

H.G. 12: PROVIDE PUBLIC SERVICE ACTIVITIES FOR LOW AND MODERATE-INCOME PERSONS, AND PERSONS WITH SPECIAL NEEDS.

Housing Need #5: Provide for youth services

H.G. 13: PROVIDE SUPPORT SERVICES TO LOW AND MODERATE INCOME YOUTH AND YOUTH AT-RISK.

Housing Need #6: Provide for non-housing public facilities needs

H.G. 14: IMPROVE PUBLIC FACILITIES TO MEET THE COMMUNITY NEEDS FOR RECREATION, EDUCATION, AND SAFETY BY IMPROVING PUBLIC FACILITIES FOR THE SPECIAL NEEDS POPULATION.

H.G. 15: PROVIDE INFRASTRUCTURE IMPROVEMENTS TO BENEFIT LOW AND MODERATE-INCOME RESIDENTS WITH IMPROVED, SAFER AND MORE ACCESSIBLE NEIGHBORHOODS.

H.G. 16: PROVIDE FOR A FULL TIME GRANT WRITER POSITION TO ENABLE THE CITY TO PURSUE SUPPLEMENTAL FUNDING FOR HOUSING RELATED PROGRAMS.

H.G. 17: ESTABLISH MIXED USE ZONING AND DEVELOPMENT STANDARDS TO ENHANCE THE AVAILABILITY OF SITES AND FACILITATE THE LOCATION OF AFFORDABLE AND SPECIAL NEEDS HOUSING NEAR COMMERCIAL AND CIVIC SERVICES.

Housing Need #7: Provide new housing for all income groups

H.G. 18 MAXIMIZE USE OF AVAILABLE RESOURCES TO ASSIST IN PROVISION OF NEW AFFORDABLE HOUSING UNITS BY UTILIZING LOCAL, COUNTY, STATE AND FEDERAL ASSISTANCE PROGRAMS.

H.G. 19 MAINTAIN THE CITY'S GENERAL PLAN LAND USE MAP AND ZONING ORDINANCE TO PERMIT THE FULL RANGE OF RESIDENTIAL DENSITIES WITHIN THE CITY BOUNDARIES.

H.G. 20

CONTINUE TO IMPLEMENT THE CITY'S DENSITY BONUS PROGRAM TO INCLUDE INCREASED DENSITIES, FINANCIAL INCENTIVES, DESIGN CONCESSIONS AND PRIORITY PROCESSING.

Annual Progress Toward Housing Element Goals and Objectives

The following goals, objectives and activities are intended to comprise the City five-year housing program and are consistent with components of the City's Consolidated Plan for 2000-2004. Funding sources and amounts are subject to annual allocation from the City Council and Redevelopment Agency Board of Directors when disbursements of LMI and CDBG funds are made. These allocations may change depending on available programs, continued funding, the state's budget priorities and changes in the City's needs. While the activities listed may be carried out by various non-profit groups, the responsible agencies shown are the City or County departments or divisions that are required to provide funding or facilitate the activities under these programs.

Housing Need #1: Preservation of affordable housing

H. G. 1: **DEVELOP AND IMPLEMENT HOUSING PROGRAMS TO ASSIST PERSONS OR FAMILIES OF LOW AND MODERATE INCOMES WITH FIRST-TIME HOMEBUYER PROGRAMS.**

Objective:

Assist thirty-seven (37) low and moderate-income first-time homebuyers by the year 2005.

Implement federal HOME funds (via State HCD) as awarded, and annually apply for additional funding for homeowner assistance programs through the year 2005.

Promote programs that will increase the level of home ownership in Hesperia reducing the number of foreclosed, vacant and HUD owned homes by a minimum of 10% by the year 2004.

Target Groups:

Low and moderate-income families with homeownership.

Activities/programs:

First-Time Homebuyer and down payment assistance programs (HOME funds).

California Housing Finance Agency and Pacific Housing Agency Programs.

Lease to own home purchase program (PACFA)

California Cities Home Ownership Authority lease purchase program (CCHOA)

Down Payment Assistance Program (DAP);

Single-Family Mortgage Revenue Bond Program (SFHMRB);

Extra Credit Teacher Home Purchase Program (ECTHPP);

Down Payment and Investment Notes Program (DPAIN);

First-time Homebuyer Program; provides single-family mortgage bond proceeds managed by the County of San Bernardino.

Funding Source:

HOME funds, CDBG, and Redevelopment Set-Aside. \$712,500

Responsible Agency:

City of Hesperia Redevelopment Agency

Annual Progress:

The Downpayment Assistance Program – (State) HOME awarded the City \$400,000 in 2002 and \$300,000 in 2004 to provide down payment assistance to first time homebuyers to purchase a home. The City’s loan is a 30-year zero percent interest loan with payments deferred for the first fifteen years, and monthly payments to begin in year sixteen through thirty in even monthly installments. The City successfully implemented a first time homebuyer program that assisted low-income homebuyers with loans for up to \$20,000. These funds assisted three (3) new homebuyers.

First-Time Homebuyer Program - The City continued to support the County of San Bernardino through a Cooperative Agreement that manages a Single-family Mortgage Bond Proceed Program that assists homeowners in the City of Hesperia, as well as homeowners countywide.

New Construction - In January of 2002, the City of Hesperia was awarded \$3,066,000 from the State HOME Program of which the City will utilize for a Senior Rental Housing New Construction Project. An additional \$434,000 was awarded in 2004 to make a total of \$3.5 million. The project is currently underway and will provide 68 new affordable units.

Additional funding was awarded in 2004 for a one to three bedroom multi-housing affordable apartment project. The State HOME awarded \$3.5 million for construction of the 110-unit at Muscatel and Ninth. The project is currently in pre-development planning.

Category	Fund Type	Allocation	Match	Expenditure	Objective	Accomplishment
Owner Occupied Rehabilitation (HRLP-00)	HOME	\$327,180	Waived	\$297,165	17 HH	20 HH
Owner Occupied Rehabilitation (HRLP-03)	HOME	\$300,000	Waived	\$0	17 HH	25 HH **
Owner Occupied Rehabilitation (HRLP-04)	HOME	\$300,000	Waived	\$0	17 HH	Funds Awarded
Owner Occupied Rehabilitation (HRLP-03)	CDBG	\$280,821	N/A	\$100,000	11 HH	5 HH
Owner Occupied Rehabilitation (HRLP-04)	CDBG	\$163,854	N/A	\$0	11 HH	Underway
Downpayment Assistance 00	HOME	\$200,000	Waived	\$100,000	5 HH	6 HH
Downpayment Assistance-02	HOME	\$400,000	Waived	\$0	5 HH	Underway
Downpayment Assistance-	HOME	\$300,000	Waived	\$0	4 HH	Underway

03							
Downpayment Assistance-04	HOME	\$300,000	Waived	\$0	4 HH	Funds Awarded	
Rental Subsidies	SBHA	\$1,750,000	N/A	\$1,750,000	85 P	215 P	
Redevelopment Set-Aside	RDA	\$79,000	N/A	\$79,000	N/A	Underway	
Fair Housing	CDBG	\$16,636	N/A	\$16,636	100 P	649 HH	
Total		\$3,262,341	\$0	\$1,596,504	185 P	46 HH	204 P 675 H

Note: HLRP = Loans HGRP = Grants. HH = Households. P= Persons.

** Includes program income expenditures

H.G. 2: PROVIDE RENTAL ASSISTANCE THROUGH RENTAL SUBSIDIES TO REDUCE THE COST OF HOUSING FOR VERY LOW AND LOW-INCOME FAMILIES.

Objective:

Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to one hundred-fifty (150) very-low and low-income people by the year 2005.

Target Groups:

Very-low and low-income families.

Activities:

Section 8 Existing Housing Assistance Program, Section 8 Housing Voucher Program, Section 8 Aftercare Rental Assistance Program, Section 8 Moderate Rehabilitation Program.

Funding Source:

San Bernardino County Housing Authority
 \$640,480 (Section 8 units)
 \$230,710 (Scattered Site units)

Responsible Agencies:

San Bernardino County Housing Authority
 City of Hesperia Redevelopment Agency

Annual Progress:

County of San Bernardino Housing Authority contracts with the City to administer the Section 8 Certificate and Voucher Programs.

The San Bernardino County Housing Authority (SBCHA) administers the Section 8 Housing Assistance Payment Program for the City and maintains several small, scattered public housing units. The primary objective of SBCHA is to provide affordable housing for extremely low income families within San Bernardino County. The Section 8 Housing Assistance Payment Program provides rental subsidies to low income (50 percent of the County MFI) households that spend more than 50 percent of their gross income on housing costs. The Program pays the difference between the excess of 30 percent of the recipient's monthly income and the federally approved Fair Market Rents (FMRs).

Section 8 rental assistance is typically issued as vouchers. The voucher system allows the voucher holder to choose housing that rents at levels higher than the

FMRs but up to the SBCHA-established payment standard. The voucher holders must make up the difference between the FMR and the actual rents. The intent of the voucher system is to provide greater mobility and location choices for the recipients. However, the escalating rents have made vouchers a not-so-attractive offer to most landlords. It has become increasingly difficult for many voucher holders to find places where the vouchers may be accepted.

According to SBCHA, 215 Section 8 recipients were residing in Hesperia as of June 2004. Of these, 82 were disabled households and 34 were elderly. Among all recipients, the majority were African American (40 percent), followed by White households (38 percent) and Hispanic (27 percent). Approximately one percent were Asian.

In comparison to the overall ethnic makeup of the City, Hispanic households are slightly underrepresented among Section 8 recipients and African American residents are over-represented. This may indicate that additional outreach and education are necessary to increase participation among Hispanic residents.

As of June 2004, over 13,000 applicants were on the Countywide Section 8 waiting list. The average waiting period ranges from three to five years, depending on the waiting list preference. For the distribution of Section 8 assistance, the Housing Authority has one preference: veterans and veteran families. During the 2004-2005 program year, 215 participants received Section 8 rental assistance expending approximately \$1,241,200.

Redevelopment Agency – The City's Redevelopment Agency provided assistance with its Low to Moderate Income Housing Set-Aside funds. The City anticipates providing low interest and/or deferred loan programs that will provide a future revenue source and allow the reuse of funds. For fiscal year 2004-2005, the City reserved a total of \$78,850 in Redevelopment Set-Aside funds for housing program administration that will provide affordable housing.

H.G. 3: **PROVIDE CODE ENFORCEMENT TO ASSIST IN ELIMINATING SLUM AND BLIGHT IN LOW AND MODERATE-INCOME AREAS.**

Objective:

For a limited time, provide financial support for a 65 member volunteer group to promote neighborhood pride and improve the appearance of areas within designated enhancement areas. (Adopt-a-block)

Provide 2,050 code enforcement hours to two hundred (200) households within the designated low-income enhancement areas to eliminate slum and blight by the year 2005.

Target Groups:

Low-income, and CDBG enhancement areas.

Activities: Provide pro-active enforcement. Designate and provide funding.

Funding Source:

Community Development Block Grant (CDBG). \$250,000

Responsible Agencies:

City of Hesperia Code Enforcement Division

City of Hesperia Redevelopment Agency

Annual Progress:

Code Enforcement Program provided services for the elimination and abatement of public nuisances in low income designated target areas. Also, code enforcement increased City efforts to improve existing housing stock and eliminate blighted structures. Approximately 410 households benefited.

Neighborhood Police Services has proven to be successful in reducing illegal activities in creating a suitable living environment for the residents in CDBG eligible areas. Approximately 19,083 calls were made for assistance including 911 follow-up, disturbing the peace, shots fired, rape, incest, and murder.

Category	Fund Type	Allocation	Match	Expenditure	Objective	Accomplishment
Code Enforcement	CDBG	\$146,600	N/A	\$146,600	300 HH	410 HH
Police Services	CDBG	\$29,940	N/A	\$29,940	Assist 1 Low/Mod Area	19,083 Calls

H.G. 4: **PRESERVE AND IMPROVE THE EXISTING SINGLE-FAMILY HOUSING STOCK THROUGH REHABILITATION WITH SPECIAL ATTENTION TO LEAD PAINT EDUCATION, INSPECTION, TESTING AND ABATEMENT AS NECESSARY.**

Objectives:

Provide twenty-five (25) rehabilitation loans to assist low and moderate-income households by the year 2005.

Provide sixty-five (65) rehabilitation loans for rental housing units by the year 2005.

Provide Code Enforcement assistance to twenty-five (25) low-income households by the year 2005.

Provide a Graffiti abatement program to eradicate graffiti in targeted areas.

Provide Lead-Based Paint Education/Outreach Efforts to one hundred-twenty (120) low and moderate-income households by the year 2005.

Provide lead-based paint testing as needed by the year 2005.

Target Groups:

Very-low, low, and moderate income

Activities/programs:

Housing Rehabilitation Program: Provide twenty-five (25) low interest loans for low and moderate-income homeowners to rehabilitate code deficient items by 2005.

Rental Rehabilitation Loan Program: Provide loans for sixty-five (65) rental housing units deed restricted for low-income persons by 2005.

Funding Sources:

Community Development Block Grant (CDBG), HOME funds and Tax Increment. \$1,000,000

Responsible Agencies:

City of Hesperia Redevelopment Agency
 City of Hesperia Code Enforcement Division
 City of Hesperia Public Works Division

Annual Progress:

The Owner Occupied Rehabilitation Program provided loans and grants of up to \$15,000 for low-income homeowners for housing repairs including electrical, plumbing, and roofing. This program utilizes both State HOME and RDA funds.

Category	Fund Type	Allocation	Match	Expenditure	Objective	Accomplishment
Owner Occupied Rehabilitation (HRLP-00)	HOME	\$327,180	Waived	\$297,165	17 HH	20 HH
Owner Occupied Rehabilitation (HRLP-03)	HOME	\$300,000	Waived	\$0	17 HH	25 HH **
Owner Occupied Rehabilitation (HRLP-04)	HOME	\$300,000	Waived	\$0	17 HH	Funds Awarded
Owner Occupied Rehabilitation (HRLP-03)	CDBG	\$280,821	N/A	\$100,000	11 HH	5 HH
Owner Occupied Rehabilitation (HRLP-04)	CDBG	\$163,854	N/A	\$0	11 HH	Underway
Downpayment Assistance-00	HOME	\$200,000	Waived	\$100,000	5 HH	6 HH
Downpayment Assistance-02	HOME	\$400,000	Waived	\$0	5 HH	Underway
Downpayment Assistance-03	HOME	\$300,000	Waived	\$0	4 HH	Underway
Downpayment Assistance-04	HOME	\$300,000	Waived	\$0	4 HH	Funds Awarded
Rental Subsidies	SBHA	\$1,750,000	N/A	\$1,750,000	85 P	215 P
Redevelopment Set-Aside	RDA	\$79,000	N/A	\$79,000	N/A	Underway
Fair Housing	CDBG	\$16,636	N/A	\$16,636	100 P	649 HH
Total		\$3,262,341	\$0	\$1,596,504	185 P 46 HH	204 P 675 H

Note: HLRP = Loans HGRP = Grants. HH = Households, P= Persons.

** Includes program income expenditures

H.G. 5: **PROVIDE FAIR HOUSING SUPPORT AND SERVICES.**

Objectives:

Provide fair housing education and outreach services to assist five hundred (500) residents by the year 2005.

Provide ten (10) outreach meetings to assist renters with fair housing problems by the year 2005.

Target Groups:

Very-low and low-income persons.

Activities: Mediation Board hearings, outreach meetings

Funding Source:

Community Development Block Grant (CDBG), HOME. \$80,000

Responsible Agencies:

Inland Fair Housing Mediation Board
City of Hesperia Redevelopment Agency

Annual Progress:

The Inland Fair Housing and Mediation Board provided fair housing services, including, landlord/tenant mediation, and discrimination complaint counseling. IFHMB also provided fair housing education and outreach services to residents of Hesperia.

2004-2005 Complaints / Race and Persons Benefitted	
Complaints	45 (persons)
White	31
Black	6
Hispanic	3
Asian	5
Amerian Indian	0
Other	0
Female Head of Household	7
Very Low	9
Low	2
Low/Mod	5
<i>Landlord/Tenant Persons Benefitted</i>	
Complaints	914 (persons)
White	573
Black	88
Hispanic	200
Asian	5
Amerian Indian	27
Other	221
Female Head of Household	77
Very Low	217
Low	245
Low/Mod	462

H.G. 6 **PROVIDE FOR THE PRESERVATION AND REHABILITATION OF EXISTING SINGLE AND MULTI-FAMILY UNITS**

Objectives:

Provide rehabilitation assistance to property owners and residents to preserve existing single-family and multi-family units.

Target Groups:

Seniors, very-low and low-income persons.

Activities:

Housing rehabilitation loan program;
Rental rehabilitation program;

Funding Source:

Community Development Block Grant (CDBG), HOME. \$437,000;
Redevelopment –LMI funds \$300,000

Responsible Agencies:

City of Hesperia Redevelopment Agency

Annual Progress:

The Owner Occupied Rehabilitation Program provided loans and grants of up to \$15,000 for low-income homeowners for housing repairs including electrical, plumbing, and roofing. This program utilizes both State HOME and RDA funds.

Category	Fund Type	Allocation	Match	Expenditure	Objective	Accomplishment
Owner Occupied Rehabilitation (HRLP-00)	HOME	\$327,180	Waived	\$297,165	17 HH	20 HH
Owner Occupied Rehabilitation (HRLP-03)	HOME	\$300,000	Waived	\$0	17 HH	25 HH **
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Downpayment Assistance 00	HOME	\$200,000	Waived	\$100,000	5 HH	6 HH
Downpayment Assistance-02	HOME	\$400,000	Waived	\$0	5 HH	Underway
Downpayment Assistance-03	HOME	\$300,000	Waived	\$0	4 HH	Underway
Downpayment Assistance-04	HOME	\$300,000	Waived	\$0	4 HH	Funds Awarded
Rental Subsidies	SBHA	\$1,750,000	N/A	\$1,750,000	85 P	215 P
Redevelopment Set-Aside	RDA	\$79,000	N/A	\$79,000	N/A	Underway
Fair Housing	CDBG	\$16,636	N/A	\$16,636	100 P	649 HH
Total		\$3,262,341	\$0	\$1,596,504	185 P 46 HH	204 P 675 H

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** Includes program income expenditures

Housing Need #2: Provide for the needs of the homeless

Category	Fund Type	Allocation	Expenditure	Objective	Accomplishment	Comments
Administration	CDBG	\$170,200	\$168,320	N/A	N/A	
Call for Life Pregnancy Help Center	CDBG	\$5,000	\$5,000	50	543	Exceeded Goal
Hesperia RPD, MRVSO	CDBG	\$5,000	\$3,129	10	74	Exceeded Goal
High Desert Meals on Wheels	CDBG	\$5,000	\$5,000	50	102	Exceeded Goal
Mojave Deaf Services	CDBG	\$2,100	\$0	10	0	Canceled
High Desert Mental Health (Oasis)	CDBG	\$5,000	\$5,000	10	9	Met Goals
Fire District – Smoke Detectors	CDBG	\$5,000	*\$3,873	50	Equip purchase	Met Goals**
Fire District - CPR	CDBG	\$5,000	\$0	30	0	Canceled
High Desert Homeless Services	CDBG	\$5,000	\$5,000	20	143	Exceeded Goal
High Desert Domestic Violence	CDBG	\$10,000	\$4,876	50	81	Exceeded Goal
Victor Valley Domestic Violence	CDBG	\$10,000	\$10,000	50	106	Exceeded Goal
Moses House Ministries	CDBG	\$5,000	\$5,000	12	22	Exceeded Goal
Total		\$256,970	\$215,198	342	1080	EXCEEDED

* Project Underway-Pending draw

** CDBG completed smoke detector purchase, Fire to provide installations

H.G. 7: PROVIDE SERVICES AND/OR HOUSING ASSISTANCE FOR HOMELESS PERSONS OR PERSONS AT-RISK OF BECOMING HOMELESS.

Objective:

Provide homeless assistance services, emergency shelter, transitional shelter, and supportive housing for fifty (50) homeless persons, and persons at-risk of becoming homeless by the year 2005.

Target Groups:

Homeless, and at-risk of becoming homeless individuals, and families.

Activities:

Non-profit organizations that provide supportive services, emergency shelter, transitional shelter, and permanent housing to the homeless and those at-risk of becoming homeless population.

Funding Source:

Community Development Block Grant (CDBG) funds \$35,000

Responsible Agency:

City of Hesperia Redevelopment Agency

Annual Progress:

During this program year, the City utilized CDBG funds that provided homeless assistance services, emergency shelter, transitional shelter, and supportive housing for homeless persons, and persons at-risk of becoming homeless.

High Desert Homeless Services provided 24-hour residential shelter and services such as baby food, formula, clothing, diapers, laundry facilities, education, job readiness training, and independent living skills.

High Desert Domestic Violence program provided outreach services and counseling, legal advocacy, crisis hotline, and referrals for victims of domestic violence.

Victor Valley Domestic Violence: A Better Way provided outreach services and counseling concerning crisis intervention for victims of domestic violence.

Moses House Ministries provided housing and family services to pregnant teens, single mothers and children including mentoring, life skills education and social skill training and baby supplies.

Housing Need #3: Provide for the special needs of residents

H. G. 8: **SUPPORT THE FRAIL ELDERLY THROUGH OUTREACH SERVICES AND SUPPORT TO IMPROVE THEIR WELL-BEING AND ENABLE THEM TO MAINTAIN THEIR INDEPENDENCE.**

Objectives:

Provide services to one hundred twenty (120) elderly by the year 2005.

Expand case management programs by offering volunteer peer counseling services, daily activities, and support groups, counseling and seminars for adult children of aged parents by the year 2004.

Target Groups:

Elderly and frail elderly.

Activities: Non-profit agencies and City programs that provide services to meet the needs of the elderly and frail elderly.

Funding Source:

Community Development Block Grant (CDBG) funds. \$10,000

Responsible Agency:

City of Hesperia Redevelopment Agency

Annual Progress:

Meals on Wheels For program year 2004-2005, this agency provided meals to homebound seniors.

Fire District – Smoke Detectors From program year 2004-2005, this project provided the funds to purchase smoke detectors for the Hesperia Fire District,

that will be installed at no cost in the homes of the low and moderate income elderly and disabled residents.

H.G. 9: **ENSURE THAT AGING CITIZENS HAVE QUALITY HUMAN SERVICES, AND A SAFE AND DECENT LIVING ENVIRONMENT.**

Objective:

Provide two hundred (200) elderly with social services, education, and recreation activities to promote a spirit of dignity and limitless potential for and enriched life for seniors by the year 2005.

Target Groups:

Elderly

Activities: Non-profit agencies and programs, Emergency Repair Program

Funding Source:

Community Development Block Grant (CDBG). \$25,000

Responsible Agency:

City of Hesperia Redevelopment Agency

Annual Progress:

Meals on Wheels provided meals to homebound seniors, as noted above.

Senior Affordable Housing is underway, as noted in HOME funding.

Housing Need #4: Provide for persons with disabilities

H.G. 10: **ENSURE AND ENHANCE THE SAFETY AND ACCESSIBILITY FOR PERSONS WITH DISABILITIES.**

Objectives:

Provide support and service to sixty (60) disabled persons by the year 2005.

Complete eight (8) accessibility projects for the benefit of low and moderate households by the year 2005.

Provide twelve (12) services in the rehabilitation, conversion, or accessibility modifications to public facilities, single-family units, and parks for persons with disabilities and/or HIV/AIDS by the year 2005.

Target Groups:

Disabled Persons

Activities: Construction or modification of facilities by Public Works Department and Non-profit agencies

Funding Source:

Community Development Block Grant (CDBG) funds and
Redevelopment Set-Aside. \$100,000

Responsible Agencies:

City of Hesperia Redevelopment Agency
City of Hesperia Public Works Division

Annual Progress:

Hesperia Recreation and Parks District – MRVSO provided recreational and social activities for disabled residents.

Lime Street Park (Hesperia Recreation and Park District) provided barrier removal to make way for ADA improvements at Lime Street Park, as reported in public facilities.

Public Facility or Infrastructure	Fund Type	Allocation	Expenditure	Comments
Lime Street ADA Improvements (Hesperia RPD)	CDBG	\$5,000	\$5,000	Complete
Acquisition	CDBG	\$245,586	\$245,586	Complete
Sewer Installation	CDBG	\$24,670	\$0	Funds Budgeted
Offsite Improvements	CDBG	\$175,000	\$0	Funds Budgeted
Total		\$450,256	\$250,586	

HG 11: ENSURE THE CITY'S LAND USE CONTROLS, BUILDING STANDARDS AND PERMIT PROCESSING DO NOT POSE A CONSTRAINT TO THE DEVELOPMENT, IMPROVEMENT OR MAINTENANCE OF HOUSING FOR PERSONS WITH DISABILITIES.

Objectives:

Analyze and determine whether the City's zoning, building standards and/or permit processing procedures constrain housing for persons with disabilities, consistent with Senate Bill 520 (Chesbro), 2001. If the analysis demonstrates constraints to the development, improvement or maintenance of housing for persons with disabilities, the City will make the necessary changes to its zoning ordinance, building standards, and permit processing procedures to mitigate or otherwise remove identified constraints by November 2003.

Activities:

Analyze zoning ordinance to ensure compliance with fair housing laws.

Analyze the City's permit processing procedures to ensure fees and processing times do not constrain the development or rehabilitation of units for persons with disabilities.

Analyze the City's building codes to ensure consistency with the Americans with Disabilities Act (ADA) and that building codes do not constrain the development, improvement or rehabilitation of housing for persons with disabilities.

Amend the housing element based on the above analysis to mitigate or remove identified constraints.

Funding Sources:

City of Hesperia General Fund

Responsible agency:

Community Development Division

Annual Progress:

Enforcement of ADA compliance.

H. G. 12: **PROVIDE PUBLIC SERVICE ACTIVITIES FOR LOW AND MODERATE-INCOME PERSONS, AND PERSONS WITH SPECIAL NEEDS.**

Objective:

Provide public services for two hundred (200) handicapped individuals and the homeless by the year 2005.

Target Groups:

Very low, low and moderate-income persons.

Activity:

Non-Profit agencies located in the City and County of San Bernardino.

Funding Source:

Community Development Block Grant (CDBG). \$15,000

Responsible Agency:

City of Hesperia Redevelopment Agency

Annual Progress:

The City assisted persons with special needs including, sign language interpretation, pregnancy education, and literacy services.

Mojave Deaf Services provided interpreters and other services to low income deaf, hard of hearing; deaf/blind, and the speech impaired allowing them maximum independence with conducting daily business. Interpreters were often

utilized in areas such as medical, education, governmental, legal, and occupational support groups.

High Desert Domestic Violence program provided outreach services and counseling, legal advocacy, crisis hotline and intervention, and referrals for victims of domestic violence.

Victor Valley Domestic Violence, Inc./A Better Way assisted domestic violence victims and their children by providing shelter, intervention, prevention, education, and community awareness.

High Desert Mental Health Services (Oasis Counseling Center) provided individual and group counseling to low-income children, adults, and families.

Housing Need #5: Provide for youth services

H.G. 13: **PROVIDE SUPPORT SERVICES TO LOW AND MODERATE INCOME YOUTH AND YOUTH AT-RISK.**

Objective:

Provide two hundred (200) youth with counseling/gang prevention, after school programs, and childcare by the year 2005.

Target Groups:

Youth

Activities:

Various non-profit agencies to provide after school recreation and daycare for children.

Funding Source:

Community Development Block Grant (CDBG). \$45,000

Responsible Agency:

City of Hesperia Redevelopment Agency

Annual Progress:

The City's community needs survey rated youth services as the eighth (8th) highest need, and youth centers rated ninth (9th). The City assisted youth with counseling and gang prevention services, after school programs, and childcare.

Call for Life Pregnancy Help Center provided education to single parent youth expecting mothers by providing baby clothing, food, formula, adoption information, support and outreach.

Housing Need #6: Provide for non-housing public facilities needs

H. G. 14: **IMPROVE PUBLIC FACILITIES TO MEET THE COMMUNITY NEEDS FOR RECREATION, EDUCATION, AND SAFETY BY**

IMPROVING PUBLIC FACILITIES FOR THE SPECIAL NEEDS POPULATION.

Objective:

Improve two (2) public facilities to senior recreation centers, youth centers, neighborhood facilities, childcare centers, park and recreational and library facilities by the year 2004.

Target Group:

Public and recreational facilities.

Activities:

Improvement of various City, County and non-profit facilities

Funding Source:

Community Development Block Grant (CDBG) funds, and Redevelopment Tax Increment. \$20,000

Responsible Agencies:

City of Hesperia Redevelopment Agency
 City of Hesperia Public Works Division
 Hesperia Recreation and Park District
 San Bernardino County Library

Public Facility or Infrastructure	Fund Type	Allocation	Expenditure	Comments
Lime Street ADA Improvements (Hesperia RPD)	CDBG	\$5,000	\$5,000	Complete
Acquisition	CDBG	\$245,586	\$245,586	Complete
Sewer Installation	CDBG	\$24,670	\$0	Funds Budgeted
Offsite Improvements	CDBG	\$175,000	\$0	Funds Budgeted
Total		\$450,256	\$250,586	

Annual Progress:

Acquisition provided funds to acquire property in the low and moderate-income household dedicated for the development of a new branch library.

H.G. 15:

PROVIDE INFRASTRUCTURE IMPROVEMENTS TO BENEFIT LOW AND MODERATE-INCOME RESIDENTS WITH IMPROVED, SAFER AND MORE ACCESSIBLE NEIGHBORHOODS.

Objective:

Implement the Antelope Valley Wash Flood control system project by the year 2004.

Implement seven (7) infrastructure projects to include the repair or installation of; roads, signage, signalization, curb, gutter, and sidewalks, drain, flood, and sewage projects, and alley improvements in CDBG target areas by the year 2005.

Target Groups:

Low income areas.

Activities: Construction of various public improvements

Funding Source:

CDBG and Section 108 Loan Funds, and other funding sources.
\$1,250,000

Responsible Agencies:

City of Hesperia Redevelopment Agency
City of Hesperia Public Works Division
San Bernardino County Flood Control Department

Annual Progress:

The Community Needs survey rated street improvements the number one HIGH priority need, ninety-eight (98) percent, and rated flood prevention and or drainage improvements as the third (3rd) highest priority need in the City.

Lime Street Park (Hesperia Recreation and Park District) provided barrier removal to make way for ADA improvements for disable citizens at Lime Street Park by demolishing uneven pavements and eliminating barriers.

Sewer Installation provided initial pre-planning for development of sewer installation program in low and moderate-income target areas.

Offsite Improvements will provide public improvements within the designated CDBG target area. Facilities may include streets, curbs, gutters, sidewalks, lighting and landscaping in public right of ways.

H.G. 16: **PROVIDE FOR A FULL TIME GRANT WRITER POSITION TO ENABLE THE CITY TO PURSUE SUPPLEMENTAL FUNDING FOR HOUSING RELATED PROGRAMS.**

Objective:

Establish a position within the City staff by the year 2003.

Target Groups:

All eligible funding sources

Activities: Seek out and apply for eligible grant programs as appropriate to out other objectives.

Funding Source:

City general fund and all federal, State and other grant programs.

Responsible Agencies:

City of Hesperia Redevelopment Agency
City of Hesperia Public Works Division
City Manager's Office

Annual Progress:

No activity

H.G. 17: **ESTABLISH MIXED USE ZONING AND DEVELOPMENT STANDARDS TO ENHANCE THE AVAILABILITY OF SITES AND FACILITATE THE LOCATION OF AFFORDABLE AND SPECIAL NEEDS HOUSING NEAR COMMERCIAL AND CIVIC SERVICES.**

Objective:

In the City's Development Code, adopt mixed-use standards for allowing new development to include attached and detached units adjacent to or within commercial or institutional uses by the year 2003.

Target Groups:

All income groups and areas

Activities: Research and develop zoning ordinance

Funding Source:

Community Development Block Grant (CDBG). City General Fund
\$40,000

Responsible Agency:

City of Hesperia Planning Division

Annual Progress:

The City has contracted with the Arroyo Group, a nationally recognized planning firm, to develop the Main Street and Freeway Corridor Specific Plan. This plan will include design guide lines and development standards that defines an appropriate community character, emphasize pedestrian uses and encourage mixed use where commercial land interfaces with residential areas. The planning effort began in July and is expected to be completed in August 2006.

Housing Need #7: Provide new housing for all income groups

H. G. 18: **MAXIMIZE USE OF AVAILABLE RESOURCES TO ASSIST IN PROVISION OF NEW AFFORDABLE HOUSING UNITS BY UTILIZING LOCAL, COUNTY, STATE AND FEDERAL ASSISTANCE PROGRAMS.**

Objectives:

Provide financial and non-financial housing development incentives, seek financing for needed on and off site improvement though

assessment districts or Community Facilities Districts, assist private developers who propose construction of low or moderately priced housing units, coordinate City efforts with available County programs, incorporating State and federal funds, as available.

Target Group:

Low/Moderate income groups.

Activities:

Land write downs, land donation, site acquisition, parcel assembly;
Off-site infrastructure, improvements including sewer and water services;
Fee abatement;
"Bridge loans" and low interest loans matched to the cash flow of the project;
Site clearing;
Credit enhancement and conventional rate "buy-downs";
Mello-Roos/Marks-Roos Bond financing, if appropriate; and
Density bonus program.

Funding Source:

City General funds, Redevelopment Tax Increment LMI set aside, State grant program funds and CDBG funds. \$1,500,000

Responsible Agency:

City Redevelopment Agency
City of Hesperia Planning Division

Annual Progress:

No activity

H. G. 19: MAINTAIN THE CITY'S GENERAL PLAN LAND USE MAP AND ZONING ORDINANCE TO PERMIT THE FULL RANGE OF RESIDENTIAL DENSITIES WITHIN THE CITY BOUNDARIES.

Objective:

Provide for necessary updates to the City's General Plan, zoning map and development standards to reduce to the extent possible any regulatory constraints to the provision of housing.

Target Group:

All income groups.

Activities:

Administration of the General Plan and zoning ordinance.

Funding Source:

City General funds, and Redevelopment Tax Increment. \$30,000

Responsible Agency:
City of Hesperia Planning Division

Annual Progress:

The Planning Division is maintaining and updating the City's General Plan Land Use Map and Zoning Ordinance to reduce regulatory constraints. See the Arroyo Group reference in # 17.

H. G. 20: **CONTINUE THE IMPLEMENT THE CITY'S DENSITY BONUS PROGRAM TO INCLUDE INCREASED DENSITIES, FINANCIAL INCENTIVES, DESIGN CONCESSIONS AND PRIORITY PROCESSING.**

Objective: Provide for the necessary staff to expeditiously process housing proposals and density bonus applications within the time frames established by the City.

Target Group:
Seniors, very-low and low-income groups.

Activities: Review and approval of housing applications and density bonus requests. Incorporate the full range of financial and non-financial incentives to include:
Density bonuses from 25 to 100%
Fee deferrals/waivers
Construction of on and off-site improvements
Concessions on setback and parking requirements
Priority placement and scheduling for application processing

Funding Source:
City General funds, and Redevelopment Tax Increment LMI set aside funds. \$300,000.

Responsible Agencies:
City of Hesperia Redevelopment Agency
City of Hesperia Planning Division

Annual Progress:

The City is in compliance with the Density Bonus Ordinance. We approved the KDF project. The City is implementing SB 1818, which established new regulations regarding density bonuses and incentives for affordable housing.

Governmental Constraint Mitigation

The intent of local government regulation is to protect public health and safety within a community. However regulations can add to the cost of new housing. Such governmental constraints include land use regulations, permit approval and processing, application fees the provision of infrastructure in subdivision and other development controls.

A. Land Use Regulations

The City's land use plan was adopted along with the remainder of the General Plan on May 16, 1991. The plan provides for a variety of residential densities from rural residential 2 ½ acre lots to apartment dwellings up to 15 units per acre. The City also has an underlying zoning map. The zoning map includes zone districts for single-family and multiple-family areas. The City's Development Code contains regulations that pertain to these residential zone districts. The development standards for residential construction are generally the same for most single-family densities. The 25-foot setback requirements for front yards, 5 and 10-foot side yards and 15-foot rear yards allow for a most any design of home to be constructed. There is an increased front yard setback of 50 feet for lots over ½ acre in size. These larger front yards were inherited from recorded tracts within the core area of the City that were created in the 50's and 60's. However, the larger lots still allow plenty of room for accessory structures, including second dwelling units. Homes of practically any configuration can be built for all income levels on these lots.

The City does have a minimum floor area for single-family homes at 1,000 square feet. As most of the primary homes built in the City are at or over this size, this requirement does not pose a limitation on development. Detached second dwelling units may be up to 75% of the primary unit's floor area. Attached units may be up to 50%. These requirements are consistent with second dwelling units built within the City, and pose no constraint on development of these units.

Regulations for multiple-family units include building separations between various structures, are based on how the buildings face each other. This is to establish the relationship of these buildings and create open spaces for associated uses that are commonly included in multiple-family projects. There are also landscaping and parking requirements that are applied to multi-family developments. Landscaping must cover at least 5% of the site. Parking must be provided for each unit based on the number of bedrooms. At least one space per unit must be covered. If the units are to be marketed as condominiums, then the requirement is for an enclosed, one car garage. These development standards do not inhibit the ability for most development proposals to approach the maximum permitted density allowed under the General Plan.

The City also has small lot subdivision standards that allow for single-family development of up to 6 units per acre and multi-family units of up to 15 units per acre (before any density bonus is considered). Front yards may be reduced to 10

feet and side yards may be eliminated to allow for duplex or other attached variations of dwelling units. Minimum lot sizes are reduced to as low as 3,000 square feet and the required street right-of-way is reduced. The goal is to permit flexibility and innovations to foster the most efficient use of land and promote affordable housing.

The City's density bonus program allows for revisions and/or reductions in these standards as an incentive for projects that set aside part or all dwelling for seniors or persons who qualify under the state's income categories. These design incentives may be offered in conjunction with expedited permit processing and fee deferments to encourage the development of affordable housing. These bonuses are in excess of what is required by State law. Projects with attached dwelling units may qualify for up to a 100 percent bonus, based on the percentage of units set aside for low income or senior households. Detached units may qualify for a 70 percent bonus.

Annual Progress Toward Mitigation:

The Planning Division is encouraging the development community to increase densities so that the City can achieve its housing goals for single family and multi-family residential units.

B. Housing Design Standards and Building Code Requirements

The City has no architectural requirements for residential units. As most of the City's residential land was previously subdivided, existing lots may be constructed with any floor plan or style that meets the building codes of the state or City. There is a 35-foot height limit that would allow building of up to 2 ½ stories. This requirement has not posed a constraint, as the City has received no requests for taller residential developments. The City's low land costs plus the increased costs of multiple-story construction have curtailed requests for taller developments. The City has approved hotel and motel developments of three stories in the past.

The adoption of Senate Bill 2827 in 1990 established provisions prohibiting cities from designating specific zone districts which would preclude the establishment of manufactured homes on individual lots. This law exempts manufactured homes that were constructed more than ten (10) years prior to the application date for the installation permit. Therefore, these dwellings would be restricted to approved mobile home parks.

Senate Bill 2827 also authorized cities to impose certain architectural and development standards on manufactured housing, as long as the same standards were placed on conventional housing (with the exception of standards for roof overhang, roofing and siding material, which could not exceed those placed on conventional housing).

This legislation cleared the way for the establishment of manufactured housing within neighborhoods comprised exclusively of conventional homes, thus

presenting the possibility of creating inconsistent and incompatible construction patterns leading to degradation of structural and aesthetic continuity within these residential areas.

The City Council adopted Ordinance No. 84 on February 15, 1990, which established minimum construction standards for permanent single-family residential dwellings on individual lots. In addition to establishing minimum development standards, Ordinance No. 84 removed language from the City's adopted Development Code, which made reference to the restriction of mobile homes in specific zone districts, deleted the Mobile home Overlay District, and updated terminology relating to manufactured housing. Minimum construction standards cited in Ordinance No. 84 pertain to siding material, roofing material, permanent foundation systems, minimum floor area, width and depth, utility hookup facilities, enclosed garages and utility systems.

The implementation of Ordinance No. 84 places a constraint on older mobile home units by prohibiting them from individual lots and requiring new manufactured housing units to meet the minimum construction standards. However, these constraints are overshadowed by the benefits gained through the protection of single-family residential neighborhoods from aesthetic blight that could occur through the disbursement of incompatible or unattractive structures within these residential areas.

The City has adopted the current uniform building codes to govern construction of all commercial, industrial, and residential development in the City. The City has made several minor revisions to these codes as part of the adoption process. These include the establishment of a builder's board of appeals, as well as establishing penalties, abatement procedures and fees. None of these revisions impose an additional constraint on the development of housing, as they are applied uniformly for all development in the City. The City will not offer reductions in building construction standards as the uniform codes apply to life-safety issues that are generally not discretionary in nature.

The City requires that for new development, that the necessary infrastructure be constructed to serve the site. These improvements include streets, water and sewer connection (where required by the project's density). The condition of most of the City's streets is fair to poor, particularly in the residential areas. The original streets were constructed of local material partially made from the soil (desert mix). Most of these streets were constructed over 40 years ago and have not been maintained since. Much of the City's budget went to emergency repairs due to flood damage and to improve access into the City on our most heavily traveled roads. While street improvements do add to the cost of housing, the City must acquire land and build streets to provide safe access and mitigate the impacts of development.

Annual Progress Toward Mitigation:

The Planning Division considers design concessions and the reduction of parking requirements, as well as assistance for utility extensions, for projects qualifying under the City density bonus ordinance.

C. Processing and Permit Procedures

Permit processing time can affect the cost of housing by increasing the amount of interest paid by the developer holding the land. In recognition of this, the City has strived to streamline the development review process through a variety of means. Standard conditions of approval for subdivisions and site plans have been formulated which expedites preparation of staff reports by the project planner.

The City's Development Review Committee (DRC), composed of representatives from City development review divisions (Planning, Building & Safety, Engineering, Fire, Public Works) and other affected agencies, such as public utilities, the Park District and the School District, meet bi-weekly to review development applications. Applicants are invited to attend DRC meetings so that any questions or concerns may be resolved. In addition, a public question and answer period is provided at the end of each DRC session for persons wishing to obtain information on a potential project, or to address the Committee on any development issue.

The exchange of information produced from the DRC meetings acts to clarify issues relating to specific development projects, thus providing the applicant with a clear picture of City requirements so that the necessary adjustments, if any, may be made, prior to Planning Commission review. This process allows for a smoother review by the appropriate legislative body, with fewer projects needing a continuance.

In an effort to reduce paperwork and ease the burden on the public during application processing procedures, the City has developed a simplified application for that requires less information and combines application types that are typically filed together. Also, information is contained within the application packet to answer to the most asked questions regarding development application requirements. Informed applicants are more likely to submit complete application packages to the City, thereby reducing costly delays in processing.

The City's processing schedule provides for a 42-day review of land use applications. (See Figure H-4). However, if revisions are requested by the DRC, the project is delayed until revised plans are submitted. On the average, processing time for a Tentative Tract application takes approximately three months. This time frame includes the project acceptance period, DRC review and Planning Commission review. In cases where a zone change application is filed in conjunction with a tentative tract, the processing time is extended due to required City Council review of the zone change proposal. As shown by the processing schedule, planning review can be accomplished in a 50-day time period. However, delays resulting from requests for plan revisions are beyond the City's control.

Construction plan check for new residential projects usually requires two weeks after the application is received from the developer, considering the application is complete and meets necessary requirements. Review of street improvement plans (including grading, drainage and final map) usually requires three plan checks. Each plan check takes approximately two weeks. These plan check times apply to an average sized residential tract of 50 to 100 lots. These plan check times are comparable to other jurisdictions.

Annual Progress Toward Mitigation:

The Planning Division has moved to a bi-weekly Development Review Committee meeting to more quickly review discretionary approvals and plans for all housing projects.

Permits are now being issued for 2nd dwelling units on lots larger than one acre without discretionary review and without a requirement to extend to sewer.

D. Code Enforcement Activities

The City's code enforcement officers spend the majority of time responding to complaints regarding property issues, such as trash, debris and abandoned/inoperative vehicles. Abatement of these violations will increase the livability and safety of the City's neighborhoods. When either a building inspector or a code enforcement officer notes a structural violation, the responsible party is referred to the City's Economic Development Division, which administers the City's loan and grant programs for rehabilitation. Therefore, these enforcement activities further the City's goal towards improving the existing housing stock.

Annual Progress Toward Mitigation:

No activity to report.

E. Fees

The City levies planning application fees on new residential development (excluding single family residences on individual lots) to cover processing costs, including staff review time, public hearing notification, surrounding property owner notification, and other overhead costs incurred by the City. At the construction stage, the City collects fees for plan check processing and building inspections by staff. Fees are based on a citywide study of costs incurred for processing of each application type.

Impact fees for schools and parks are collected along with plan check and building permit fees. School fees of \$3.75 per square foot of assessable space are collected for all residential construction projects, including additions over 500 square feet. Assessable space is defined as habitable living space, exclusive of garages, carports, walkways, patios, or other areas incidental to the main living quarters.

Pursuant to the Quimby Act, parkland dedication or the payment of fees, or a combination of both, may be required as a condition of approval on all subdivisions and parcel maps. Park development fees are imposed by the Hesperia Recreation and Park District, an independent special district unrelated to the City, and is based on valuation of land by zone. Acting as the collection agency, the City disperses these impact fees to the applicable accounts. This effectively creates a “one-stop-shop” for developers and others to file applications and get information regarding all phases of the development review process.

Park and school fees, as well as fee for the Victor Valley Wastewater reclamation authority (VWRA) are the only impact fees collected by the City on behalf of independent districts. Park and school impact fees are standard fees normally levied on builders pursuant to State law and VWRA fees must be collected for developments that must be connected to sewer; therefore this cannot be seen as a substantial City constraint on residential development.

On April 6, 2005 the City Council adopted revised Development Impact Fees. The new fees became effective on July 1, 2005.

Facility	Single Family Residential (per unit) (attached & detached)	Multiple Family (per unit)	Hotel/Motel (per unit)	Non-Residential (per Sq. Ft.)
Street	\$5,385	\$3,446	\$3,931	\$1.16
Drainage	\$1,284	\$821	\$937	\$0.28
Fire	\$266	\$170	\$194	\$0.06
Police	\$123	\$79	\$90	\$0.03
Public Services	\$1,109	\$710	\$810	\$0.24
Total	\$8,167	\$5,226	\$5,962	\$1.77

Annual Progress Toward Mitigation:
No activity to report.

Regional Housing Need Allocation

SCAG estimated that there were 19,320 housing units in Hesperia in 1998. Based upon this figure, SCAG estimates that there are 8,497 lower income households in Hesperia, and that 5,125 (60%) of these households are paying more than 30% of their monthly income in housing costs (26.5% of total households). Of those households overpaying for housing, SCAG estimates that 2,684 are owners and 2,441 are renters.

V. Regional Fair Share

NEW CONSTRUCTION

State law requires that cities use the Regional Housing Needs Allocation (RHNA) numbers established for their regional area to determine housing needs. Therefore, the City has referenced the RHNA numbers as established by the Southern California Association of Governments (SCAG), which are based on 1999 Census estimates. SCAG's determination of the City's fair-share housing needs is based on a 7.5-year planning period. (Tables 16 and 17)

The Southern California Association of Government (SCAG) April 1998 Growth Forecast estimates a household growth for Hesperia of 2,302 units, a vacancy adjustment of 95, and a housing unit loss adjustment of 112 units totaling a construction need of 2,509 units or approximately 335 units annually over the 7.5 year planning period.

Table 16

RHNA New Construction Need 1998-2005			
	Hesperia	San Bernardino County	% Of Total
Household Growth	2,302	98,279	2%
Vacancy Adjustments	95	7,563	0%
Housing Unit Loss Adjustment	112	3,303	3%
Total Construction Need	2,509	94,019	3%

Table 17

RHNA Housing Construction Need by Income		
	Number	Percent
Very Low	624	25%
Low	449	18%
Moderate	560	22%
Above Moderate	876	35%
	2,509 or 335 units per year	

Source: SCAG, RHNA Estimates 7.5 Planning Period

Since the inception of the Housing Element the City has made great strides in meeting its RHNA goals. While Table 18 shows that the City has surpassed its RHNA goals for

Moderate and Above Moderate housing allocations there is still a particular need to construct additional units targeted for the very-low and low-income categories.

**Table 18
Construction Activity Towards RHNA by Income Category**

Income category	RHNA Allocation	Units built in 1998	Units built in 1999	Units built in 2000	Units built in 2001	Units built in 2002	Units built in 2003	Units built in 2004	Const. Need by 2005
Very Low	624	0	0	1	0	0	0	0	623
Low	449	125	147	11	0	0	0	0	166
Moderate	560	44	88	115	211	192	386	241	(717)
Above-Mod	876	108	89	63	316	287	579	963	(1529)
Totals	2,509	277	324	190	527	479	965	1204	(1457)

Note: The RHNA allocations for 2001-2004 are based on the City of Hesperia, Senior Planner's best estimates for that period. A more in depth study will have to be taken to produce exact numbers for actual units constructed.