CY 2014

City of Hesperia

Gateway to the High Desert

April 8, 2015

State of California
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, Ca. 95833

Re: Annual Report on the Status and Implementation of the General Plan

Dear Housing Policy Division:

Please find enclosed the City of Hesperia's Annual Report for 2014. This report covers activities during 2014, as well as ongoing activities. If you have any questions, or need further information, please contact me at (760) 947-1253.

Sincerely,

Dave Reno, AICP
Principal Planner

Housing Policy Department
Received on:

APR 14 2015

CC: Mike Podegracz, City Manager
Scott Priester, Development Services Director
(W/O Attachments)

Eric Schmidt, Mayor
Bill Holland, Mayor Pro Tem
Russ Blewett, Council Member
Mike Leonard, Council Member
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HESPERIA GENERAL PLAN ANNUAL REPORT

2014

ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

INTRODUCTION

Government Code Section 65400(b) requires each City and County with an adopted General Plan to provide an annual report to the legislative body on: 1) The status of the plan and progress of its implementation, including the progress in meeting its share of regional housing needs, and; 2) Local efforts to remove governmental constraints to the maintenance, improvement and development of housing. This annual report is a working document that provides information on the specific direction of the City of Hesperia and it is a tool to alert the City of potential revisions that may be required in the future.

This document serves three purposes for the City of Hesperia. First, this report serves as the required annual report for the 2014 calendar year. Second, this report is the Implementation Plan for the General Plan, providing a comprehensive picture of the steps taken by the City in realizing the major policies established in the General Plan. Finally, since many of the General Plan policies are environmental mitigation measures from the Final Environmental Impact Report (FEIR) adopted for the General Plan, this report is the method through which the City of Hesperia complies with the requirements of Section 21081.6 of the California Public Resources Code (the "California Environmental Quality Act") which mandates monitoring of the mitigation measures.

ACTIONS COMPLETED, ONGOING OR INITIATED IN 2014

The following activities have been completed, initiated, implemented or processed by the City of Hesperia in 2014, which relate to General Plan goals and/or mitigation measures. These activities are categorized by the General Plan element they relate to and assist in implementation. Many of the policies, actions and mitigation measures contained within the General Plan are on-going in nature and are not listed below.

The General Plan Update was adopted on September 7, 2010. This was the first comprehensive update since the original General Plan was adopted in 1991. The update covers the entire City and all seven elements of the General Plan. Of particular importance was the goal to convert the plan to a one-map system where all land uses are designated on the General Plan map, eliminating the zoning map and any remaining inconsistencies. This enables the public to easily determine the appropriate land uses for any parcel in the City and sphere of influence.

The General Plan is the City's "Constitution" and guide for development, outlining what the City is and how it will develop in the future. All decisions made by the City, from the annual budget and capital improvement program, to the issuance of building permits, must be consistent with the General Plan.

The City's population, size and composition have changed considerably in the last 20 years. The City has grown from about 50,000 residents to over 90,000 and is 75 square miles in area compared to 50 square miles at incorporation. Another 36 square miles of unincorporated land is in the City's Sphere of influence. As this is an area that bears

direct relationship to the City's planning, the State requires that Hesperia's General Plan include this area as well. The update addressed new laws, regulations and circumstances that did not exist when the original plan was adopted. For example, the State enacted several laws addressing climate change that will require cities to take actions that reduce carbon emissions. There were also new mandates regarding endangered species, housing and sustainable communities. Finally, the updated General Plan included the Main Street and Freeway Corridor Specific Plan, as adopted in October 2008.

General Plan Goals:

In addition to addressing the current circumstances of the City as described above, the overall goals of the General Plan Update are as follows:

- Preserve existing neighborhoods;
- Enhance the quality of residential areas in a variety of densities, with landscaping and architectural standards;
- Reinforce efforts to build a local job base and establish sales tax-producing businesses along Bear Valley Road, Main Street and the Freeway Corridor;
- Preserve lot sizes and prevent premature subdivision of land;
- Enhance the quality of life in higher residential density developments with paseos, parks and other amenities;
- Establish a circulation system of arterial and connector streets to carry traffic efficiently within and across the City;
- Support the urban design framework, which has two new greenways to link the freeway corridor with the downtown area;
- Dedicate housing units for senior citizens as well as for all income levels;
- Permit mixed-use developments in the downtown area and along the freeway corridor.

In addition, the General Plan Update addressed climate change issues as mandated by Assembly Bill AB32 and Senate Bill SB375. The General Plan text identifies each implementation measure that specifically mitigates impacts to the production of greenhouse gasses. The Climate Action Plan was adopted separately as a special program to be implemented that outlines requirements for new development, as well as feasible measures the City will take to address global climate change.

General Plan Elements:

The General Plan consists of seven chapters, or elements. These elements address the seven subjects required by state law. A summary of each element and the associated issues are as follows:

Land Use: The most frequently referenced part of the General Plan is the Land Use Map. This map shows the location of residential, commercial, industrial uses, as well as schools and parks. The map also shows other features such as railroads, the airport and the California Aqueduct. Residential uses are classified by density in dwelling units per acre. The current land use map superseded and replaced both the previous land use plan as well as the zoning map. Therefore, the City has a one-map system. This will eliminate any inconsistencies between the two current maps.

Staff completed a comparison of all of the parcels where the General Plan designation was inconsistent with the Zoning map. In every case, staff revised either the General Plan or zoning designation to support the preservation of residential lot sizes and the predominant land use in the neighborhood. The Land Use map also incorporates the Main Street and Freeway Corridor Specific Plan, adopted in 2008.

The current land use map also consolidated and reduced the six previous residential General Plan designations and six zoning districts to a total of 11 designations based principally on lot size. Because adoption of the General Plan Update does not repeal or revise any part of the Development Code, the Development Code has been revised to directly address the new General Plan designations.

The text of the Land Use Element includes a description of the City's existing land uses, infrastructure and public services. Residential, commercial and industrial uses are described as well as the City's three specific plans. All of the proposed land use designations are listed and described. The implementation measures to address these issues include:

- Improving the quality of life in residential areas;
- Promoting balanced, efficient commercial development to generate sales taxes;
- Providing for industrial development to increase opportunities for local employment;
- Designate and protect land for public and open space uses;
- Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification.

Circulation: The Circulation Element classifies and defines the City's system of arterial roadways. The Transportation Plan maps their locations and shows the right-of way width as well as the curb-to-curb width. The plan also shows where special street-sections will be used, such as within the Township area. As the Circulation Element also

addresses other transportation modes, the Non-Motorized Transportation Plan shows the City's system of bike paths. Most of the City's streets include room for bike paths to encourage their use. Finally, the Urban Design Framework map shows how the City's bike paths, bus routes, equestrian trails and greenways link the City's parks and schools. This supports the goal of providing alternatives to the automobile.

The text addresses the challenges the City faces, including the current need for more freeway interchanges and more crossings at the railroad and the Mojave River. Intersections operating below acceptable levels are identified. Each street cross-section is illustrated and described. Implementation measures include:

- Require road dedications in accordance with the Transportation Plan;
- Increasing the number of railroad grade separations;
- Expand park-and-ride facilities, rail spurs and bus routes;
- Construct the bike path system;
- Collect Development Impact Fees to fund construction of the transportation system;

Housing: The Housing Element addresses the requirement for the City to assure that housing is provided for all economic segments of the community. The Element satisfies the State's goals and includes the current Regional Housing Needs Assessment (RHNA). The Housing Element is the only element that requires approval by the State's Department of Housing and Community Development (HCD) as part of its adoption. The Southern California Associated Governments (SCAG) adopted its Sustainable Communities Strategies (SCS) in late 2012. The City prepared an updated Housing Element in 2013 as mandated by SB375. The Planning Commission recommended adoption of the Housing Element in December 2013. The City Council adopted the Housing Element in February 2014. The City is now under a new RHNA cycle (2013-2021).

The Housing Element contains a complete demographic profile of the City, including income, ethnicity, employment and age. The type and age of the City's housing stock is described. An inventory of land available for multi-family housing is included. This shows that the City has an abundant amount of land to meet its RHNA without zoning any additional land for multi-family units. The Element reviews the City's past accomplishments and discusses affordable projects completed or in the planning process. The progress towards the RHNA's required number of units for each income category is shown. Finally, the City is required to report to the State the annual progress made towards meeting these goals.

The Element describes the City's program to support construction of new housing and outlines the City's Housing Plan. The Plan consists of 6 goals and 19 programs to achieve the City's objectives. These include:

- Density bonuses and/or design concessions to encourage the development of affordable projects;

- The Main Street and Freeway Corridor Specific Plan includes two zones where development may occur at above 15-units per acre. The high density residential zone allows up to 20 units per acre and the Regional Commercial zone allows up to 25 units per acre;

- Other programs include down-payment assistance, or other financial assistance for financing or infrastructure, including the township program;

- The Hesperia Community Redevelopment Agency was required to set-aside 20 percent of its tax increment to assist in the development of affordable housing. These funds were used to provide direct assistance to qualified projects or to build roads, water or sewer lines that benefit an affordable project. However, since this agency ceased operation in February 2012, alternative sources of financing may have to be developed;

- Community Development Block Grant (CDBG) funds are used to rehabilitate lower-income households.

Open Space: The Open Space Element details the City's plans to preserve natural areas and resources and to provide parks, recreational facilities and trails for its residents. Natural resources include habitat for endangered or threatened species. The City is in the historical range of the Desert Tortoise and the Mojave Ground Squirrel. Arroyo Toads have been found in portions of the West Fork of the Mojave River. The City is also required to survey for the Burrowing Owl before any ground-disturbing activity. Finally, Joshua Trees and other native plants are protected by City ordinance. As part of the development review process, surveys are required for these species and plants. Should any occur on the site, appropriate action is taken, depending on the species found and the associated regulations applicable to that animal or plant.

Open space also includes scenic areas, such as the Mojave River or the mountains to the south of the City. The Oro Grande Wash also provides visual separation from the freeway corridor and Oak Hills. Other wash areas include the unnamed wash on the east side of the freeway, the Antelope Valley Wash, and the area known as Honda Valley. During 2013, the Planning Commission and City Council discussed the Transfer of Development Rights (TDR) program and ultimately revised the General Plan and Main Street and Freeway Corridor Specific Plan to eliminate this program. Open spaces identified in the Open Space Element and the Conservation Element will be protected through setbacks, buffering and other regulations.

The City's park and recreation areas are described. The Hesperia Recreation and Park District's 2006 Master Plan includes regional, community and local parks. These include Hesperia Lake Park (owned by the City) and Hesperia Community Park. The District also recently assumed operation of the Hesperia Golf and Country Club, which is also owned by the City. The City or Water District also owns several other parcels managed by the District, including Civic Plaza Park, located west of City Hall.

The Element discusses the City's requirements to acquire and develop new park land. The City requires dedication of three acres of land for every 1,000 persons. In addition to this, the City requires two acres of open space for 1,000 persons. Based on this standard, at projected build out within both the City and Park District (which is larger than the City) there will be an abundance of open space for current and future use. Finally, the Element describes the City's system of bike paths and equestrian trails, consistent with the Circulation Element. Implementation measures are consistent with the Circulation Element to support development of this trail system.

Noise: The Noise Element is a comprehensive program to include noise control in the planning and development process. Noise at excessive levels can affect our environment and quality of life.

The Element discusses sources of noise, including roads, railroads and industrial areas. Land uses sensitive to noise, such as residential areas, schools, libraries and parks are mentioned. The Element includes compatibility standards based on state and federal standards as well as accepted methodologies. The City's noise ordinance is also discussed and is not proposed to be modified.

Implementation measures to control noise include:

- Requiring acoustical analysis for all residential structures near noise sources such as the railroad, airport or major roads;
- Requiring enhanced construction methods to limit interior noise within residences adjacent to noise sources;
- Locating or screening loading docks and other site features to protect sensitive areas or uses;
- Limiting delivery hours to commercial or industrial uses near residential areas.

Conservation: The Conservation Element establishes the City's priorities as they relate to natural, historical and paleontological resources and outlines the means for their preservation. This element is most closely tied to Open Space and Safety, as many of these areas identified for their value as visual amenities or drainage courses are also ideal for conservation.

Implementation measures include:

- Require use of water conserving plants and native vegetation in landscaped areas and use low-water consumption fixtures in homes and businesses;
- Coordinate activities with the Victor Valley Wastewater Reclamation Authority (VVWRA) to develop sub-regional treatment facilities and encourage and provide for use of reclaimed water for irrigation;
- Preserve pristine areas for habitat and open space uses;

- Coordinate with the County Museum to research records, perform additional research and preserve any artifacts that may be found;
- Contact Native American representatives to comply with all requirements concerning monitoring and preservation of Native American artifacts and places;
- Implement the green building program and encourage LEED, or similar certification of buildings;
- Coordinate with other San Bernardino County cities to develop a greenhouse gas inventory;
- Promote the use of alternative, renewable energy sources;

Safety: The Safety Element describes the City's hazards, including:

- Seismic Hazards from ground shaking, including potential for liquefaction and slope failure;
- Geologic hazards not related to earthquakes, including slope instability and subsidence;
- Flood hazards;
- Fire hazards, including structure and wildland fires;
- Hazardous materials including waste sites.

The Element also discusses emergency plans, evacuation routes and emergency shelters. Maps showing these areas and routes are included.

Implementation measures to address these issues include:

- Require geo-technical and soil reports to assure proper grading and compaction of soils;
- New construction to adhere to current building codes, including provisions for lateral forces;
- Encourage assessment of older structures and conduct seismic retrofits as necessary;
- Require that new development retain additional runoff from rooftops, parking lots and driveways;
- Restrict development in floodways and FEMA defined flood areas;

- Support recycling and disposal of hazardous materials;
- Maintain mutual aid agreements with neighboring cities and the County.

Additional actions taken by the City that address implementation of General Plan goals are discussed below:

Land Use Element:

The City is implementing the Main Street and Freeway Corridor Specific Plan, which became effective in October 2008. As mentioned above, this plan was incorporated into the General Plan Update. This plan addresses land use and design standards, as well as motorized, bicycle and pedestrian circulation in a 10,000 acre area encompassing the City's two most important thoroughfares Main Street and the I–15 Freeway. The plan includes new zone districts, which take advantage of the City's existing and planned land use patterns to create a vibrant and attractive downtown area. The plan also anticipates regional commercial, auto sales and industrial uses to establish sales tax producing businesses and locally based jobs along the freeway corridor. The Specific Plan also includes architectural and design standards. The City reviews all new development for compliance with these standards. This assures compatibility with adjacent uses and high quality architecture.

The Hesperia Gateway Shopping Center, featuring a Target Supercenter, opened in October 2008. This center is consistent with the land use goal to establish regional commercial uses along the freeway. The design and architecture meets the requirements of the Specific Plan to create a visually interesting and attractive place to shop or dine. Marshall's, Ross and Rue 21 opened in 2010. Two more retail chains (Joann's and Famous Footwear) have been constructed and opened in 2012, along with a Chase Bank branch and a Farmers Boy's restaurant. This center approached build out in 2013. In 2014, the developer obtained land use approval for four additional buildings located west of Cataba, initiating the second phase of the development.

Wal-Mart opened a Supercenter in August 2012. The store employs approximately 300 and is already attracting interest to develop the surrounding out-pads. A Panda Express restaurant opened in December 2013 and a carwash is currently being developed on the property, expected to open in spring 2015.

Since 2006, the City completed construction of the Hesperia Branch Library, City Hall, Civic Plaza Park, the Police Station and County High Desert Government Center, on 30 acres the City had acquired. All of these buildings exhibit common architecture, which unifies the Civic Plaza around the park. Cinema West opened a 12-screen theatre on land west of the park in December 2012.

In 2012, the City has completed the first phase (Spruce and Smoke Tree streets) of the Downtown Revitalization Program. This consists of installing new curb, gutter, sidewalks, landscaping and front yard fencing in a one-square mile area immediately east of the Civic Plaza. Water lines were replaced and new sewer lines were installed. Street trees have been added to complete the thematic improvements in harmony with the City's plans for the Civic Plaza. The intent is to increase the property values in this area to

encourage construction or remodeling of the existing homes and apartments in this area, many of which are in dilapidated or sub-standard condition. Each of the aforementioned projects involved Redevelopment Tax Increment expenditures.

The City adopted several ordinances following completion of the General Plan Update since 2010. Ordinances completed in 2013 include: City Freeway Pylon signs, outdoor hoists and terminated the temporary business sign program. In 2014, the City adopted a park use policy and updated the Housing Element to reflect the new 8-year RHNA cycle.

Circulation Element:

As part of the General Plan Update, the City identified new land use districts that better suited the locations along two major corridors. A traffic model was created to address impacts over a 20-year period.

Capital Improvement Program

Projects underway in 2014 which implement the Transportation Plan goals are as follows:

- Ranchero Road Interchange - Construction began in January 2013 and it was expected to be completed in October 2014. However, a fire occurred in May of 2014 and delayed the completion date to February of 2015.
- Ranchero Corridor – Widening of the road to 4 lanes between the Underpass and the Interchange. This has been planned and design is underway in conjunction with San Bernardino County, as one-half of the five-mile length of this project is within their jurisdiction. A focused EIR was prepared and certified in June 2013. Design continued, and is expected to be complete in mid-2015. No funding is available at this time for construction.
- The City also completed six other projects in the 2013-14 Fiscal Year totaling $2.0 million. These included rehabilitation of the Main Street overhead bridge at the BNSF Railway and the Annual Street Improvement/Maintenance Project.
- The City has begun funding an annual program to retrofit existing infrastructure to comply with the Americans with Disabilities Act (ADA). The first project will begin construction in 2015.

The Main Street and Freeway Corridor Specific Plan addresses land uses along the City's important thoroughfares. Land uses are located to take maximum advantage of planned transportation facilities. For example, auto sales uses are planned along the freeway, adjacent to the Ranchero Road freeway interchange. This will provide exposure for the auto dealerships and convenient access from the freeway. In addition, this interchange will facilitate commuter access from Ranchero Road, which extends east to the southern portion of the City.

The Specific Plan also specifies areas of higher residential density in the freeway corridor as well as along the western portion of Main Street. This will place more housing in commuter-friendly locations near the freeway.

The City has also planned for housing and office uses to be located within the Civic Plaza area, so that the employees and residents may access commercial uses along Main Street and Eighth Avenue. The last 68 units of the KDF apartments, which are reserved for low income households were completed in January 2010. As mentioned above, the police station and County Government center have been completed. These new employees and residents will enhance the prospects for businesses in this area.

The General Plan Update also includes the non-motorized Transportation Plan. This includes class 1, 2 and 3 trails for bikes as well as equestrian trails these are located within power line transmission corridors as well as in open space areas. In addition, the Main Street and Freeway Corridor Specific Plan includes the Urban Design Framework. This plan established two new east-west corridors to link the City's system of parks and open space areas.

Safety Element:

The City completed interim emergency repairs to the H-01 drainage course where it washed out Third Avenue. Permanent repairs are being planned with assistance by the Federal Emergency Management Agency (FEMA). A negative declaration was circulated and approved by the City Council in December 2013. The negative declaration found that the environmental impacts were not significant. A decision on construction is expected in 2015, contingent on the level of mitigation required by the Army Corps of Engineers and the California Department of Fish and Wildlife.

Fire Station 305 on the west side of the freeway continues operating. This 18,000 SF station protects the west side of Hesperia as well as the commercial and industrial areas along the freeway corridor. The City has also bid the rebuilding of Fire Station 301, but due to budget constraints, the project was not awarded. Revisions to the plans and specifications were made, but have not been rebid. A temporary station with use of portable trailers was re-established in February 2014. The City was awarded a Federal FEMA Staffing for Adequate Fire and Emergency Response (SAFER) grant that was originally awarded in 2013 to staff this station (lapses in July 2015). The City approved the Public Safety Operations Center (PSOC) within the County's High Desert Government Center in 2011. A 175-foot communications tower was constructed adjacent to the County Government Center in 2013. The second floor was concurrently remodeled to serve as the regional Emergency Operations Center (EOC).

In 2010, The City completed Community Emergency Response Team (CERT) training for all staff. The City is now offering this training to residents and completed three classes and trained 116 people in 2014. Of these, 25 are certified as disaster service workers. The City also maintains a Reverse 911 system to allow residents to receive automatic emergency notifications. The City's new social media websites will also feature these notices. Fortunately, the City did not have to activate its EOC this year.

Open Space Element:

The City has worked with Hesperia Recreation and Park District (HRPD), a separate government agency, to develop and expand the park system in the City. As part of new residential development on the west side of the City, three parks have been developed,

totaling 16 acres. In addition, a paseo system was established to link these parks with Hesperia Community Park, located west of Datura Avenue. The first phase of a fourth park, Maple Park was completed west of Maple Avenue in 2010, containing soccer fields.

In 2008, the City opened Civic Plaza Park adjacent to City Hall and the Hesperia Branch Library, is operated by HRPD for various purposes throughout the year.

The General Plan includes a Non-Motorized Transportation Plan. This plan established a city–wide system of paths and trails. The plan includes class 1, 2 and 3 bike trails as well as equestrian trails in power line easements and open space areas, such as the Mojave River. The Mojave River Trail connects to the Pacific Crest Trail in Summit Valley.

The Planning Commission and City Council held discussions regarding the open space policies and the possible establishment of a Transfer of Development Rights (TDR) ordinance. The purpose of TDR regulations was to acquire Open Space areas necessary to complete the trail system. Ultimately, the City Council voted to revise the General Plan to eliminate the TDR ordinance and to use a variety of alternatives to preserve open spaces as development occurs.

Conservation Element:

The City's adopted landscape ordinance was established in 2007 to be consistent with the State's Model Ordinance. This requires use of an approved plant list as well as restrictions on the use of turf and spray irrigation. In 2011, the ordinance was last amended to incorporate the mandated water budget standards in AB 1881.

The City's General Plan identifies washes, open spaces and culturally sensitive areas within the City and Sphere of Influence. As part of the review of any development project, the City applies mitigations for drainage facilities, preservation of protected plants and hillsides as well as surveys for cultural and archaeological resources as recommended by the County Museum.

The City continues to implement its Fats, Oils and Grease (FOG) program, adopted in 2010. The FOG program requires restaurants and other food uses to monitor and maintain grease interceptors and properly dispose of FOG products to reduce potential blockages of the City's sewer system. Lack of maintenance can lead to blocked sewer pipes, poor drainage and Sanitary Sewer Overflows (SSO's). SSO's can subject the City to fines from the Lahontan Regional Water Quality Control Board.

The City requires that new development, as well as public projects, irrigate their landscaping with provisions to convert to the use of reclaimed water when it becomes available. The City, in conjunction with the regional wastewater authority, is building sub-regional treatment plants that will supply treated water for this purpose. The Lahontan Regional Water Quality Control Board approved a plan for the VVWRA to construct a sub-regional treatment plant located at the corner of Mojave Street and Tamarisk Avenue. This project was advertised for bid in late 2014 and is to be awarded for construction in early 2015. The City also requires best management practices for

new construction including watering of graded areas and dirt access ways, Storm Water Pollution Prevention Program (SWPPP) measures and surveys for cultural or biological resources, as applicable to each project. Significant revisions to the SWPPP program began in late 2013, and will continue through 2015.

Noise Element:

The City requires walls or other noise attenuation measures as part of construction of any building within the noise contours of any highway, as well as the railroad. This provides for the interior noise levels in homes and businesses to meet the City's standards.

The City's General Plan contains an inventory of noise contours for all noise sources, including highways and railroads. The City also has established notification areas as part of the adopted Airport Land Use Plan. Referral Area "C" permits land owners to be aware of the proximity of the airport and its impacts. Projects within this area must provide avigation easements are part of the approval process.

The City's Noise Ordinance sets limits on noise from stationary sources and construction activity. These limits are consistent with the data and the compatibility matrix within the Noise Element. The City requires that outdoor activities associated with a development project must be curtailed after normal work hours to protect adjacent residential uses. The City also limits the hours and days that construction activity may occur.

Housing Element:

The City's original Housing Element was adopted along with the remainder of the General Plan in May 1991. In 2002 the Housing Element was updated as required under state law, based on the schedule for the SCAG region. This update addressed the City's housing needs for the RHNA reporting period ending in 2005.

In 2010, the City completed the General Plan Update, including the Housing Element. The new Housing Element addressed the previous RHNA reporting period, which was from January 1, 2006 to June 30, 2014. Following the State's adoption of Senate Bill SB375, a new Housing Element cycle was established from 2013 to 2021. The City updated the Housing Element in 2013, using the new RHNA assigned by the State. The City Council adopted the updated Housing Element in February 2014.

The following tables contain the necessary information to report progress in meeting the City's housing goals, as well as the State's mandates for compliance with the State Department of Housing and Community Development requirements.

Table A is the annual building activity for 2014. The report indicates that 0 very-low income, 0 low income, and 0 moderate income units were constructed. **Table A2** shows that 82 single family residence permits were issued in 2014.

Table B shows the City's progress towards meeting the regional Housing Needs Assessment Needs numbers. No very-low, low or moderate income units were constructed in 2014. As mentioned above, 82 permits for single family residences were

issued in 2014, this follows the 28 permits issued in 2013. As the City's RHNA is now 1,715 units for the new housing element cycle established by SB375, this leaves 1,605 units to be constructed to meet the current RHNA. Finally, **Table C** lists the progress the City and Redevelopment Agency made during FY 2013-2014 towards meeting the program goals in the City's Housing Element.

Due to the enactment by the State of Assembly Bill AB 26X, which dissolved redevelopment agencies, funding for affordable housing was significantly affected. The City evaluated the impacts of this action, and modified programs previously funded by redevelopment "20% housing set-aside", as no replacement funding for such programs is available.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hesperia

Reporting Period 1-Jan-14 - 31-Dec-14

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
			0	0			0		0	0
			0	0			0		0	0

			0	0	0	0	0	1)RDA/LMIHF 2) 4%Tax Credits 3) Tax-Exempt Multi-Family Revenue Bonds	0	0
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						82	82			
(10) Total by income units (Field 5) Table A ► ► ►			0	0	0		82			

Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	82	0	0	0	0	82

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.														
Income Level			RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		398	0	0									398
	Non-deed restricted			0	0									
Low	Deed Restricted		274	0	0									274
	Non-deed restricted			0	0									
Moderate	Deed Restricted		314	0	0									314
	Non-deed restricted			0	0									
Above Moderate			729	28	82								110	619
Total RHNA by COG. Enter allocation number:			1,715											
Total Units ► ► ►				28	82								110	1,605
Remaining Need for RHNA Period ► ► ► ► ►														

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in the Housing Element		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation The City of Hesperia has continued to implement the goals and objectives of the H.E. The following data represents implementation for the 2013-2014 fiscal year**
PROGRAM 1: FIRST-TIME HOMEBUYER DOWNPAYMENT ASSISTANCE PROGRAM (DAP).	Assist 5 (5) low and moderate-income first-time homebuyers. Implement federal HOME funds (via State HCD) as awarded, and annually apply for additional funding for homeowner assistance programs. 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%. Note: Numerical goals are based on a 5-year period	Through 2014	During fiscal year 2013-14 the City had a Housing Authority - funded Downpayment Assistance Program (DAP) that offered a 30-year, zero percent interest loan with payments deferred for thirty years. During this fiscal year the City did not fund any DAP loans, as the program was put on hold. The City will continue to provide homeownership opportunities in the future for the community by promoting its First-Time Homebuyer Downpayment Assistance Program. The City has focused outreach efforts towards lower income households. The City has Spanish translators available on staff if needed.
PROGRAM 2: SECTION 8 RENTAL ASSISTANCE PROGRAM.	Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to three hundred (300) very-low and low-income people. Provide information at the public counter and the City's website. Note: Numerical goals are based on a 5-year period	Ongoing	This federally funded program provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. The City is not a direct recipient of Section 8 Housing Choice Vouchers, instead the San Bernardino County Housing Authority (HASB) obtains the vouchers and recipients of the vouchers may choose to use them in the City. As a result, the HASB provided Section 8 rental subsidies to 270 lower-income renters in the City. In addition, the HASB has 100 Authority owned housing units. The City of Hesperia continues to work with the Housing Authority of the County of San Bernardino to maintain its Section 8 Rental Assistance lease-up rate at full utilization of contract authority.

PROGRAM 3: **AFFORDABLE HOUSING DEVELOPMENT.** **DENSITY BONUSES AND REGULATORY CONCESSIONS.** **FINANCAL ASSISTANCE, IDENTIFICATION OF AVAILABLE SITES.**	Based on available funds, issue a NOFA to solicit housing developers. Purchase vacant and underutilized sites. Achieve 595 affordable housing units, (291 extremely/very low and 304 low income units)	2008 to 2014	During this fiscal year staff completed a final draft of the Notice Of Funding Availability for affordable housing development. The City adopted revised density bonus provisions in its Development Code in 2011. The city offers and promotes density bonuses in conjunction with design concessions to enable developers to construct affordable units within the City. The City's current inventory for multiple-family properties has been included in the adopted 2014-2021 Housing Element. This list is made available to housing providers and developers. There are Public Housing projects in the City of Hesperia; however, that are not sponsored by the City. The City is actively involved in the efforts of the Housing Authority of the County of San Bernardino (HASB) and its endeavor to provide public housing for low-income and special needs households. The City reviews HASB's administrative, annual and five-year plans to ensure (1) there is a system in place for public housing residents input; (2) consistency with the City's Consolidated Plan goals; and (3) that public housing priorities reflect the needs of the community. To the extent possible, the City encourages landlords to renew their agreements with the HASB to preserve the affordable housing options for recipients of Section 8 vouchers. The City utilized $1,514,535.00 in 2013-14 and prior year CDBG funds for capital improvement projects in low-income neighborhoods including Housing Rehabilitation and Emergency Repair Programs, Acquisition and Rehabilitation of a building for use as an Intergenerational Center, and Microenterprise Assistance serving targeted populations. In addition, the City's Housing Authority continued to implement housing programs using CDBG and NSP funds. During FY 2013-14, the City rehabilitated seven single-family dwellings, sold six properties, and leased two for lease. The City acquired one home through the Foreclosure Remediation Implementation Program (FRIP), which sold this fiscal year.
PROGRAM 4: **LARGE SITES FOR LOWERINCOME HOUSING PROGRAM. (2-10 ACRES)**	Streamlining approval process. Reduced fees Provide technical assistance Modification of development requirements	Ongoing	The City adopted the Main Street and Freeway Corridor Specific Plan in 2008. This plan includes the majority of the City's land designated for multiple-family housing as well as the CDBG target areas. As a result, densities in these properties have been maintained or increased. This will enable developers to realize the development potential and position the City to implement the available design incentives and concessions necessary to develop affordable housing. In 2011, the City also adopted new density bonus regulations to be consistent with State law and Housing Element requirements. In 2014, the City defined and permitted transitional and supportive housing within all zones that permit residential uses. Standards for single room occupancies were also adopted.

PROGRAM 5: **ADEQUATE SITES MONITORING PROGRAM.**	Monitor development to assure remaining capacity of site is adequate to accommodate city RHNA Annually update land inventory and provide to interested developers.	Ongoing	The City's current inventory for multiple-family properties has been included in the 2014-2021 adopted Housing Element. Should development occur on any of these parcels, the inventory will be updated to reflect their status The City has more than enough available property to accommodate its RHNA. The likelihood that any of these properties would be rezoned or developed as anything other than housing is extremely remote.as of 2015, no inventoried land has been rezoned or developed.
PROGRAM 6: **GREEN BUILDING PROGRAM.**	Promote LEED certification Provide incentives for wind and solar power Include green building program in 2013 building code adoption (Completed)	Ongoing	In 2009 and as amended in 2011, the City adopted an ordinance to allow wind and solar power on residential, commercial and industrial uses. The City, through the development review process also enforces the mandatory measures in the Green Building Code related to parking of clean air vehicles.
PROGRAM 7: **ASSISTANCE FOR THE HOMELESS.** **PROVIDE SERVICES AND/OR HOUSING ASSISTANCE FOR HOMELESS PERSONS OR PERSONS AT-RISK OF BECOMING HOMELESS.**	Provide homeless assistance services, emergency shelter, transitional shelter, and supportive housing for twelve hundred (1200) homeless persons, and persons at-risk of becoming homeless on an annual basis. Participate in regional efforts to develop a continuum of care. Provide handouts for available services at public counters. Note: Numerical goals are based on a 5-year period	Ongoing	In order to effectively address homelessness in a comprehensive manner, HUD asks cities to form Continuums of Care. A Continuum of care refers to an overall plan to coordinate the efforts of all involved parties to meet the needs of homeless persons and persons at risk of homelessness. The components of a continuum include homeless prevention, emergency shelter, transitional shelter, permanent supportive housing, and supportive services. The overall objective is to move homeless persons and families outside the service delivery system into emergency housing, then to transitional housing, and finally to self-sufficiency or permanent supportive housing. In addition, City CDBG funds were used to implement the High Desert Domestic Violence program which provides shelter and support for battered women and their children; the High Desert Homeless Services which provides shelter and support services for homeless women with children, families and single adults; Victor Valley Domestic Violence which provides shelter and support services for battered women and their children; and Moses House Ministries which provides housing and services for pregnant teens, single mothers and their children. There were 461 supportive services provided to homeless persons.
PROGRAM 8: **CITY OF HESPERIA TOWNSHIP PROGRAM.**	Improve streets in the Township area with curb, gutter, sidewalks landscaping and front-yard fencing. Rehabilitate and improve the remaining streets as funds become available.	2009-2014	The City's original township (one square mile) had fallen on challenging times and suffered from significant disinvestment, high crime rates, gang activity and graffiti, failing infrastructure, and abnormally high number of vacant homes. The increasing cost of law enforcement in this area resulted in the City dedicating one full time officer to implement community-based policing. This

	Actively pursue funding for this program.		aggressive stance resulted in a significant drop in crime rates which started a trend towards neighborhood recovery. The City and Agency realized that direct investment in the Township Area was necessary if revitalization efforts were to be successful. The City has performed public improvement in the first phase of the Township Improvement and Redevelopment Project. The City performed overlay paving and added curb and gutters and landscaping on two streets in the targeted area, which included new water lines, sewer lines, and storm drains. The City utilized redevelopment funds and water funds to complete the first phase of the project leveraging the resources available through CDBG funding. Due to the abolishment of the Agency, the Community Development Commission will administer future involvement in this program.
PROGRAM 9: **CODE ENFORCEMENT.**	Provide Code Enforcement service to 175 households in the designated low-income enhancement areas. Provide Code Enforcement assistance to 20 low-income households. Note: Numerical goals are based on a 5-year period	Ongoing	The 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. Code Enforcement did not utilize CDBG funds for this program during FY 2013-14. Neighborhood Police Services have proven to be successful in reducing illegal activities in creating a suitable living environment for the residents in CDBG eligible areas. The Graffiti Removal Program provided services for the elimination of blight utilizing City general funds.
PROGRAM 10: **OWNER-OCCUPIED HOUSING REHABILITATION LOAN PROGRAM (HRLP) AND SEWER CONNECTION PROGRAM (SCP).**	Offer HRLP loans between $15-50,000 to properties within the City's projects and township areas. Provide five rehabilitation and/or sewer connection loans. Advertise program on website and at the public counter.	Ongoing	The Hesperia housing Authority (HHA) operates the HRLP utilizing housing funds providing eligible borrowers with fully deferred, non-interest bearing loans (not grants). The minimum HRLP Loan is $15,000. Typical HRLP Loans may not exceed $40,000 inclusive of all eligible costs for housing rehabilitation, sewer connection, loan underwriting, processing, set-up, title, and escrow, etc. as defined herein. The rehabilitation programs incorporate necessary repairs to bring the housing units up to code and to make them accessible to disabled residents. During this fiscal year the City had HHA HRLP files under review but had not yet funded any.

PROGRAM 11: **COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION LOAN PROGRAM (CDBG-HRLP).**	Assist lower-income home owners with loans up to $20,000. Provide loans to five lower-income housing units. Advertise program on website and at the front counter.	Ongoing	The CDBG Housing Rehabilitation Loan program (HRLP) was available to provide loans and grants of up to $20,000 for low-income homeowners for housing repairs including electrical, plumbing, and roofing. During this fiscal year the City had CDBG HRLP files under review but had not yet funded any. The City funded five (5) Energy Efficiency Rehabilitation grants during this fiscal year. One of the City's primary goals for this Program is to assist in serving to increase, improve, and preserve the supply of low- and moderate-income housing within the City for qualified low- and moderate-income individuals.
PROGRAM 12: **LEAD-BASED PAINT EDUCATION AND OUTREACH EFFORTS.**	Provide lead-based paint education and outreach to 75 low and moderate income households. Provide lead-based paint testing as needed. Note: Numerical goals are based on a 5-year period	Ongoing	As the lead agency for the CDBG programs, the Economic Development Department will continually refine its monitoring procedures to ensure that each monitoring has a meaningfully positive impact on the overall program and that projects have measurable outcomes. According to the Consolidated Plan, the incidence of lead-poisoning in Hesperia is not extensive. In addition to supporting HUD and EPA efforts in disseminating public information on the health hazards of lead-based paint (LBP), the City addresses LBP issues through its Housing Rehabilitation Loan Program (HRLP) and through its participation in the State's HOME programs. In addition, all housing units acquired or participants applying for assistance under the Neighborhood Stabilization Program (NSP) were implemented in compliance with the HUD Lead Based Paint requirements. The Program's housing inspector is required to comply with the federal requirements for lead-based paint hazards and removal. Two (2) NSP houses were tested for lead during Fiscal Year 2013-14.
PROGRAM 13: **AFFORDABLE HOUSING MONITORING.**	Monitor affordable housing projects annually for compliance with affordability restrictions income eligibilities and housing quality standards.	Ongoing	The City offers a wide range of housing and density bonuses, design concessions and financial assistance to projects that commit units to affordable rents or sales levels as well as to seniors. To date, the City has deed restricted provisions in effect on 9 projects, totaling 623 units. Staff monitors the projects annually for compliance with their Regulatory Agreements. In addition, Compliance Managers at the affordable complexes submit biannual monitoring reports to City staff. The City's 2010 General Plan Update includes within the Housing Element provisions to reinforce mixed use zoning, affordable housing and higher densities within multiple family areas.

			The City worked with the fair housing service provider or other housing service agency to hold a credit workshop(s) for households entering or re-entering the rental market. Credit history information, the apartment rental process, and fair housing rights and responsibilities are discussed. Provided fair housing education and outreach services to sixty eight (68) residents in Fiscal year 2013-2014. Provided two (2) outreach meetings to assist renters with fair housing problems in Fiscal Year 2013-2014.
PROGRAM 14: **MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.**	The Specific Plan includes five residential zones with densities up to 25 units per acre. Promote densities and development tools to developers. Implement shared parking, density bonus and other design incentives for affordable projects in the Specific Plan area. *	Ongoing	The City adopted the Main Street and Freeway Corridor Specific Plan in 2008. This plan incorporates design standards and establishes mixed use and higher density residential zoning in commuter-friendly locations along the City's two principal thoroughfares. The plan also places higher density residential in proximity to the City's new Civic Plaza and pedestrian commercial zoning along Main Street to create a walkable downtown area. The City's completed the General Plan Update in 2010 and included provisions to reinforce mixed use zoning, affordable housing and higher densities within multiple family areas.
PROGRAM 15: **DENSITY BONUS PROGRAM.**	Amend Development Code to be consistent with current density bonus laws (completed) Market density bonus incentives to developers. 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.	Ongoing	The City adopted revised density bonus provisions in its Development Code in 2011. The City offers and promotes density bonuses in conjunction with design concessions for enable developers to construct affordable units within the City. The City's Housing Authority provides assistance by providing low interest and/or deferred loan programs.
PROGRAM 16: **HOUSING FOR THE HOMELESS/EXTREMELY LOW INCOME HOUSEHOLDS.**	Provide for two zones where emergency/homeless shelters are permitted. Provide for design standards for emergency/homeless shelters.	Completed	The Main Street and Freeway Corridor Specific Plan provides for two zones (Mixed–Use and Medium Density Residential) to permit emergency/homeless shelters. The design will be generally held to similar institutional uses, depending on the services offered by the shelter. These zones are in proximity to the City's commercial core as well as the Civic Plaza. This enables the homeless to access services necessary to provide

			substance and maintain contact with society. In 2014, the city defined and recognized Transitional/supportive housing and permitted them in the same manner as other housing allowed in all residential zones. Standards for single room occupancies (SRO's) were also adopted.
PROGRAM 17: **FARMWORKER HOUSING.**	Amend the Development code to permit farmworker housing in agricultural zones Amend the Development Code to permit employee housing on land where agricultural uses are permitted	Completed	In 2011, the City revised its residential and agricultural zoning to be consistent with the General Plan update. The agricultural zones permit accessory units, guest houses and farm labor camps to augment the full range of agricultural uses and activities expected in these properties.
PROGRAM 18: **HOUSING FOR PERSONS WITH DISABILITIES.**	Develop a reasonable accommodation process to review and approve projects related to housing for people with disabilities.	2013	The City has trained two plan checkers in the latest requirements for construction of accommodations for persons with disabilities. The City enforces applicable California Title 24 disabled access regulations on all new development. This includes the public right-of-way as well as on-site and within the building. Plan check on these plans or improvements is conducted in conjunction with the remainder of the building and public improvement plans and does not pose a constraint. Accommodations are also made for the retrofit of existing buildings to permit their use in special circumstances. There were no ADA projects budgeted during this program year due to the limitation on available funds.
PROGRAM 19: **FAIR HOUSING SUPPORT AND SERVICES.**	Provide fair housing services and annual outreach meeting to assist residents, landlords and housing professionals. Place fair housing information and resources in the website and at the front counter.	Ongoing	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. The Inland Fair Housing and Mediation Board assisted seventy (70) households.