

March 27, 2012

State of California
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053



MAR 29 2012

RE: General Plan Annual Report

To whom it may concern:

Pursuant to Government Code Section 65400, the City of Yucaipa herewith submits its Annual Report for the implementation of its General Plan. The 2011 Report was presented to the Yucaipa City Council on March 26, 2012, and it was accepted as presented.

If you have any questions, please contact me at (909) 797-2489 x231.

Sincerely,

CITY OF YUCAIPA

A handwritten signature in black ink that reads "John McMains".

JOHN McMAINS, Director
Community Development Department

City of Yucaipa
Annual
Housing Element
Progress Report
01/01/11 to 12/31/11

Prepared by:

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Purpose of the Annual Report

Government Code Section 65400 mandates that certain cities and all 58 counties submit an Annual Progress Report (APR) on the status of the Housing Element and progress in its implementation to their legislative bodies, the Governors' Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1st of each year. The APR provides local legislative bodies with information regarding the implementation of the General Plan for their city or county. APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda. Therefore, the APR should provide enough information for decision makers to assess how the General Plan was implemented during the 12-month reporting period – either calendar year or fiscal year.

More Specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APR should provide enough information to identify necessary “course adjustments” or modifications to the General Plan, and means to improve local implementation. The State uses the APR to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may identify needed modifications and improvements to OPR's General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdiction's comprehensive General Plan update using information provided in the APR.¹

Background on the Existing City of Yucaipa General Plan

In 1980, the County Development Code revised the County's previous zoning ordinance and created the Community Plan System of land use districts (zoning). County-wide, fifteen community or specific plans were adopted through 1988, including the Yucaipa Community Plan of 1980.

As new State General Plan requirements were added, some San Bernardino County elements were significantly amended, including the Housing Element in 1981 and 1986. The land uses were also amended as new development proposals were considered, including many in Yucaipa.

In 1989, the San Bernardino County Board of Supervisors adopted the Consolidated General Plan and Implementation System, replacing the 1966 County General Plan, approximately 40 separate “Community General Plans”, and several individual plan elements prepared through the years. At that time, Yucaipa was unincorporated and subject to the County General Plan in all its aspects.

The new systems incorporated into the County's 1989 General Plan were included in this General Plan to standardize and replace the old zoning system as well as the community

¹ Governor's Office of Planning and Research. State of California: 2007 General Plan Annual Progress Report Guidance. Office of Planning and Research: Sacramento, 2007.

plan districts and overlays. Improvements to the planning review system were coordinated with revisions to the Development Code as adopted by the City.

In order to address the City's needs with specificity during the first years of cityhood, the City Council ordered the preparation of an interim General Plan. This plan represented all that City officials and the public agreed constituted the direction Yucaipa should move in as it grows into the nineties and its first full decade.

The entire adopted interim General Plan, including all the technical background information and adjunct documents, have been reviewed and incorporated as appropriate into the City's General Plan.

The Yucaipa General Plan is the result of an extensive planning process involving the City, residents, community groups and surrounding communities. This process has provided a forum for resolving local conflicts among competing interests for the development of this area. The process began with the identification of goals, policies and actions that were used as the basis for developing a series of alternate land use plans for Yucaipa. Following extensive review and refinement of the alternatives, a plan was proposed which best met the goals of the City.

In 2003, a comprehensive review of each General Plan element was conducted by the City Council in order to incorporate current data wherever appropriate, and to implement policy refinements to facilitate the continued implementation of the adopted goals, policies and action items. Changes to existing policies and standards were kept to a minimum in order to ensure that the Plan would remain consistent with the original goals, as they represent the Plan's foundation. Unless otherwise stated, the information that has been incorporated into the General Plan Update is current as of January 1, 2004, and it represents the best available data relevant to current conditions.²

Date of Presentation/Acceptance by the Local Legislative Body

The 2011 Annual Progress Report was presented to the City Council at a regularly scheduled City Council meeting on March 26, 2012. The APR was reviewed and accepted by the City Council at this meeting.

Date of Last Update to the General Plan

The Yucaipa General Plan underwent its ten (10) year comprehensive review and update beginning in 2002. The updated General Plan and the updated Official Land Use Plan for the City of Yucaipa were formally approved on September 13, 2004, with the adoption of Resolution No. 2004-45, and on September 27, 2004, with the adoption of Ordinance No. 232. Recently, the City has completed the 4th cycle update of the Housing Element that was reported on in the 2009 Progress Report.

² City of Yucaipa, Yucaipa General Plan September 2004 Update

Measures Associated With Implementation of the General Plan

Planning / Construction Activities

The construction of a 45 unit affordable senior housing project, consisting of 26 very-low income units, 18 low-income units, and 1 moderate-income unit was initiated with the Corporation for Better Housing on Yucaipa Boulevard.

The City completed Comprehensive Inspections for 18 additional mobile home parks.

The City completed the construction of Yucaipa Boulevard widening from 13th Street to 15th Street.

The construction of the Wildwood Creek storm drain basins was completed.

Construction of the 13th Street Sports Park and the rehabilitation of the 7th Street Park continued.

General Plan Amendment(s)

The only amendment to the City's General Plan in 2011 involved a change in Land Use Districts from RM – 10m (Multiple-family Residential – 10,000 sq. ft. min. lot size) to IC (Community Industrial) on five (5) acres located on the south side of Avenue E, approximately 330 ft. east of 17th Street. The change was made to accommodate the expansion of a high-tech manufacturing company and facilitate the addition of new employment opportunities at this location.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF YUCAIPA
Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6			7	8					
			Affordability by Household Incomes						Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Housing without Financial Assistance or Deed Restrictions							
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*				Housing with Financial Assistance and/or Deed Restrictions						
Various Mobile Home Setdowns	MH	O	26	23			23	23	See Instructions			23						
Yucaipa Senior Terrace	MFR	R	18	1	1		45	45	HOME Funds & RDA Bond			1						
(9) Total of Moderate and Above Moderate from Table A3													77					
(10) Total by Income Table A/A3													26	41	1	77	68	145
(11) Total Extremely Low-Income Units*																		

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: CITY OF YUCAIPA
Reporting Period: 1/1/2011 - 12/31/2011

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							
No. of Units Permitted for Above Moderate	77					77	77

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction CITY OF YUCAIPA
Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted Non-deed restricted						26				26	754	
Low	Deed Restricted Non-deed restricted						18				18	595	
Moderate	Deed Restricted Non-deed restricted	74			29	23	1				127	425	
Above Moderate	Deed Restricted Non-deed restricted	153	102	60	10	1	77				403	448	
Total RHNA by COG. Enter allocation number:		227	102	60	39	24	145				597	2,222	
Total Units												597	
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction
City of Yucaipa
Reporting Period
01/01/2011 - 12/31/2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Deadline in H.E.	Status of Program Implementation
Mobile Home Rent Stabilization Ordinance	Monitor Effects of ordinance and modify as necessary	Ongoing	Amendments adopted to reflect changes in law
Mobile Home Rent Subsidy Program	Provide rent subsidies to 50 tenants each year	Ongoing	Program provides 50 subsidies each year
Mobile Home Park Overlay District	Protect mobile parks from changes in use	Ongoing	Program implemented - Overlay District remains in place
Senior Mobile Home Park Overlay District	Preserves affordable housing for seniors	On-going	Program implemented - Overlay District remains in place
Non-Profit Acquisition of Mobile Home Parks	Acquisition assistance to non-profit organizations	Ongoing	RDA ready to facilitate acquisition of additional mobile home parks
Home Improvement Loan Program-Single -Family	Make low interest loans for housing rehabilitation	Ongoing	Promoted with Flyers at City Hall
Rental Acquisition and Rehabilitation Loan Program	Make low interest loans for multi-family housing	Ongoing	Promoted with Flyers at City Hall
Property Rehabilitation for Re-sale	Make low interest loans for property rehabilitation	Ongoing	Promoted with Flyers at City Hall
Senior Home Repair Program	Make low interest loans to seniors for home repairs	Ongoing	Promoted with Flyers at City Hall
Section 8 Rental Assistance Program	Provide housing vouchers for low-income households	Ongoing	Vouchers provided to 72 very-low income households
Occupancy Inspection Program	Provide inspection services to potential buyers	Ongoing	+/- 2 inspections per month are performed
Fresh Rate Program	Provide down payment assistance to low-income households	Ongoing	Promoted with Flyers at City Hall

Homeownership Assistance Program	Provide low interest loans to low-income purchasers	Ongoing	Promoted with Flyers at City Hall
First-time Homebuyer Program	Provide low interest loans to first-time homebuyers	Ongoing	Promoted with Flyers at City Hall
Uptown Business District Specific Plan	Facilitate development of 50 new units	Ongoing	Plan is in effect, but no applications have been received
Housing Incentives Program	Offer incentives to facilitate lower-income housing	Ongoing	Program is implemented and incentives are available
Density Bonus for Senior Housing (100%)	To increase affordability of senior housing	Ongoing	Program has produced 97 low income senior units
Flexible Development Standards	Provide flexibility to city standards to encourage more affordable units	Ongoing	20+ variances granted to accommodate special conditions
Fair Housing Program	Provide public with information on fair housing practices and services	Ongoing	Information seminar conducted at City Hall
Housing Element Implementation Program per conditional certification	Implements statutory requirements for compliance with state law	2010	Various General Plan and Development Code Amendments completed. See Ordinances No. 296, 297, 298, 299, and 300