Agenda Item No. 13

CITY OF YUCAIPA
AGENDA REPORT

TO: Honorable Mayor and City Council

FROM: Joseph M. Lambert, Director of Development Services JL

FOR: City Council Meeting of April 25, 2016

SUBJECT: 2015 Housing Element Progress Report

RECOMMENDATION:

That City Council receive and file the 2015 Housing Element Progress Report for the implementation of the City's General Plan.

BACKGROUND:

Government Code § 65400 mandates that most cities submit an Annual Progress Report (APR) on the status of their Housing Element and the progress of its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) annually. The APR provides local legislative bodies with information regarding the implementation of the General Plan, and it provides OPR with the opportunity to identify statewide trends in land use decisions, and determine how local planning and development activities relate to statewide planning goals and policies. Providing a copy of the APR to HCD fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs, and local efforts to remove governmental constraints to the development of affordable housing.

DISCUSSION:

The attached APR includes all of the housing data that is required by current statutes. The APR includes additional information not required by statute that also meets the OPR guidelines. However, there may be opportunities to expand on this information in the future as the City continues with the implementation of the 2014-2021 Housing Element, which was adopted by the City Council on April 22, 2013. Only minor amendments have been made to the General Plan over the years, including the update that was completed in 2004, and its implementation still remains consistent with the original vision that was established in 1992.

The 4th cycle update of the Housing Element was adopted on February 23, 2009, for the 2008-2014 planning period and the City Council adopted the 5th Cycle Housing Element on April 22, 2013 (Resolution No. 2013-16), covering the 2014-2021 planning period. As of April 2016, the City is in the process of adopting the comprehensive 20 year General Plan update, which was adopted by City Council Resolution on April 11, 2016. The Ordinance adopting the related Land Use Plan will go to City Council for second reading on April 25, 2016, and will be effective 30 days after that date. As part of this process, the previously adopted 5th Cycle Housing Element has been incorporated into the General Plan update. Although the General Plan update and adoption occurred/will be

occurring in April 2016, this report addresses the housing related occurrences of calendar year 2015, in which the 2004 General Plan (as amended) was in place, as was the 5th Cycle Housing Element, which was adopted on April 22, 2013.

Staff will incorporate additional data into the APR on an annual basis to keep Council apprised of how any subsequent amendments to the General Plan (as approved by City Council) could have an effect on implementation. In addition, the required Housing Element Implementation table attached to the APR as Table C describes the status of each Housing Element Implementation Program. It should be noted that although the City of Yucaipa has a State approved Housing Element in place, it is possible to re-visit the sites that are designated RM-24 (High Density Multiple Residential) by the General Plan Land Use Map. If the Housing Element and Land Use Map were amended by Council to re-visit those properties designated RM-24, those revisions must first be reviewed by the State to ensure that the Housing Element is still in compliance with applicable State laws.

FISCAL IMPACT:

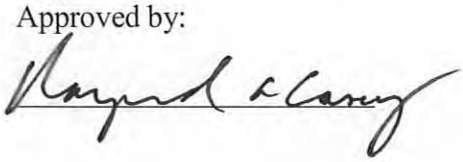
There is no fiscal impact associated with this item.

CONCLUSION:

Staff recommends that the City Council receive and file the 2015 Housing Element Progress Report for the implementation of the City's General Plan.

Attachment: 2015 Annual Progress Report

Approved by:



City of Yucaipa
Annual
Housing Element
Progress Report
01/01/15 to 12/31/15

Prepared by:

City of Yucaipa
Development Services Department
34272 Yucaipa Boulevard
Yucaipa, CA 92339
909.797.2489 Ext. 224

Contact: Joseph M. Lambert, Director
Development Services Department
Phone: 909.797.2489 Ext. 231
Fax: 909.790.9203
jlambert@yucaipa.org

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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 Governor's 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 determine 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.

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[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.

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 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 2015 Annual Progress Report was presented to the City Council at a regularly scheduled City Council meeting on April 25, 2016. 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. The 4th cycle update of the Housing Element was adopted on February 23, 2009, for

[2] City of Yucaipa, Yucaipa General Plan September 2004 Update

the 2008-2014 planning period and the City Council adopted the 5th Cycle Housing Element on April 22, 2013 (Resolution No. 2013-16), covering the 2014-2021 planning period. As of April 2016, the City is in the process of adopting the comprehensive 20 year General Plan update, which was adopted by City Council by Resolution on April 11, 2016, and the Ordinance adopting the related Land Use Plan will go to City Council for second reading on April 25, 2016. As part of this process, the previously adopted 5th Cycle Housing Element will be incorporated into the General Plan update. Although the General Plan update and adoption occurred/will be occurring in 2016, this report addresses the occurrences of calendar year 2015, in which the 2004 General Plan (as amended) was in place, as was the 5th Cycle Housing Element, which was adopted on April 22, 2013

Measures Associated With Implementation of the General Plan

Planning / Construction Activities

The City Council adopted the 5th Cycle Housing Element Update on April 22, 2013. The 2014-2021 Housing Element Update is a development policy and regulatory document intended to implement the California Government Code requirements for Housing Elements. It received final certification from the California Department of Housing and Community Development, and was found to be in full compliance with the State Housing Element law (Article 10.6 of the Government Code).

The City completed Comprehensive Inspections for 12 mobile home parks.

The right of way acquisition and construction of the Yucaipa Boulevard widening from 15th Street to Hampton Road is ongoing.

The construction of the Dunlap Channel Drainage Improvement Project from Avenue E to Wilson Creek Channel was completed.

The installation of an underground storm drain system on Avenue E from 18th Street to Dunlap Channel is currently under construction.

The construction of a box culvert bridge on Avenue D over Wilson Creek is currently being completed.

The construction of a box culvert bridge on 13th Street over Wilson Creek is currently being completed.

The construction of a sidewalk and bike lane project on Yucaipa Boulevard between 2nd Street and 5th Street is currently being completed.

Construction of the 13th Street Sports Park was completed.

General Plan Amendment(s)

No General Plan Amendments were approved in 2015.

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

Jurisdiction CITY OF YUCAIPA

Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	6		7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions		Deed Restricted Units See Instructions	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.
Various Mobile Home Setdowns	MH	O		31			31	31				31
Horizons Senior Housing	MFR	R	42	7		1	50		HOME Funds, CaL HFA Loan, 4% Tax Credit Funding		49	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►						110	32	32				
(10) Total by income Table A/A3 ► ►			42	38		111	113	63				
(11) Total **Extremely Low-Income** Units*												

* Note: These fields are voluntary

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

Jurisdiction CITY OF YUCAIPA

Reporting Period 1/1/2015 - 12/31/2015

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 it 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**	110					110	110

* Note: This field is voluntary

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

Jurisdiction CITY OF YUCAIPA

Reporting Period 1/1/2015 - 12/31/2015

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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
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	Year 10		
Very Low	Deed Restricted	780						26				42	68	712
	Non-deed restricted													
Low	Deed Restricted	636						18				7	25	485
	Non-deed restricted							23	18	20	34	31	126	
Moderate	Deed Restricted	552												425
	Non-deed restricted		74			29	23	1		0			127	
Above Moderate		851	153	102	60	10	1	77	2	2	32	111	550	301
Total RHNA by COG. Enter allocation number:		2,819	227	102	60	39	24	145	20	22	66	191	896	1,923
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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

Jurisdiction City of Yucaipa
Reporting Period 01/01/2015 - 12/31/2015

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 Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Code Enforcement	Ensure compliance with City Ordinances	Ongoing	Continue to implement Code Enforcement activities to ensure compliance with City Ordinances
Building Inspection	Ensure affordable housing stock is safe and meets all City and State regulations	Ongoing	Continue to inspect mobile home parks every 7 years and inspect multiple-family projects, upon request of buyers
Single-Family Home Repair	Ensure affordable housing stock is safe and meets all City and State regulations, encourage improvement of housing stock	Ongoing	Seek funding sources to restore program to fund the repair, maintenance, and rehabilitation of single-family homes
Multiple-Family Housing Repair	Seek funding sources to restore program to fund the repair, maintenance, and rehabilitation of multiple-family units	Ongoing	Exploring funding sources, CDBG and HOME funds may be available
Crime-Free Multi-Family Housing	Reduce crime within affordable housing stock	Ongoing	Continue implementation of program as a precondition for receiving a business license to operate in the City
Mobile Home Preservation	Ensure affordable housing stock is safe and meets all City and State regulations	Ongoing	Continue to regulate mobile home rents as permitted under state law and administer the Mobile Home Overlay District
Nonprofit Acquisition of Mobile Homes	Seek opportunities and funds to help nonprofit organizations acquire, improve, and deed restrict mobile home parks	Ongoing	Exploring partnerships with various non-profit groups
Rental Housing Assistance	Provide housing vouchers for low-income households	Ongoing	Promoted with Flyers at City Hall

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Homeownership Assistance	Provide low interest loans to low-income purchasers	Ongoing	Promoted with Flyers at City Hall
Uptown Business District Specific Plan	Facilitate development of 50 new units	To be initiated by 2013	Completed - Amendment to Specific Plan in 2013 to encourage multiple family housing and mixed-use housing opportunities
Freeway Corridor Specific Plan	Continue to implement specific plan and work with property owners to encourage the development of the property	Ongoing	Working with property owners to encourage the development of the subject properties
Housing Incentives Program	Offer incentives to facilitate lower-income housing	Ongoing	Program is implemented and incentives are available
Homeownership Assistance Program	Provide low interest loans to low-income purchasers	Ongoing	property
Minor Variance Program	Continue to implement program and seek for opportunities	Ongoing	Ongoing - Continuing to implement program and seek for opportunities, 20+ Variances granted
Government Constraints	Revise definitions for social care facilities, farm labor quarters, and other uses consistent with state law	To be initiated by 2014	Ongoing - Working draft in process, amend Municipal Code by end of 2016 once General Plan update process is complete
Assistance to Lower Income Housing	Offer density bonus incentives, grant funding, fee deferrals, development standard modifications, and other incentive programs to assist in the development of affordable housing. Expedite permit processing for projects with extremely low income units	Ongoing	Programs and incentives in place, ongoing
Housing at Risk of Conversion	Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation	Ongoing	Monitoring and working with property owners ongoing
Fair Housing	To increase affordability of senior housing	Ongoing	Continue to provide referrals and informational brochures regarding fair housing in appropriate venues. Also, amend Municipal Code definition of "dwelling unit" by removing number of families to eliminate potential constraint
Reasonable Accommodation	To set forth criteria and processes to facilitate, improve, and expand housing opportunities for people with a disability.	Ongoing	Ordinance No. 297 adopted, continue to process reasonable accommodations as situations arise

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Emergency Shelters	Provide support to homeless services and combat homelessness	Ongoing	Continue to support homeless services through participation in the County's Consolidated Plan program, Continuum of Care, and other planning efforts
Transitional and Supportive Housing	Amend Municipal Code to allow transitional and permanent supportive in all zones allowing residential uses subject to the same permitting requirements as other residential uses	To be initiated by 2014	Ongoing - Working draft in process, amend Municipal Code by end of 2016 once General Plan update process is complete

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