

TERRA NOVA PLANNING & RESEARCH, INC.

November 29, 2021

Ms. Megan Kirkeby, Deputy Director
Housing Policy Development
California Department of Housing and Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: City of Twentynine Palms Housing Element Update

Dear Ms. Kirkeby:

On behalf of the City of Twentynine Palms, please find enclosed its Housing Element Update for the 2022-2029 planning period in both paper and pdf form.

The Element is being updated to focus on changes in law, updates of statistical data, and policy and program changes to encourage future development of housing during the planning period, based on the City's current available sites, and significant input from the local affordable housing development community.

Should you or your staff have any questions about the Element, please feel free to contact me at 760-341-4800, or at ncriste@terranovaplanning.com. We would also appreciate having the opportunity to discuss the Department's initial review in advance of the issuance of the review letter, so that we can have an opportunity to correct any deficiencies or add to the text.

Please note that the staff person managing the Update at the City is Travis Clark. He can be reached at 760-367-6799 Ext. 1008, or at tclark@29palms.org. Please copy me on all communication with the City, so that I can assist them in their response. We look forward to receiving the Department's comments, and successfully completing the update process.

Sincerely,

Nicole Sauviat Criste
Principal

Cc: Travis Clark

HOUSING ELEMENT





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1.0 PURPOSE

The Housing Element of the General Plan provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing.

The Housing Element is one of seven mandatory elements of the General Plan. The Housing Element identifies strategies and programs to: 1) maintain and preserve the existing housing stock; 2) assist in the development of housing; 3) remove governmental and other constraints on housing development; and 4) promote equal housing opportunity. This Housing Element planning period extends from October 2022 to October 2029.

The Housing Element consists of the following components:

- An introduction that describes the purpose and organization of the Housing Element.
- An analysis of demographic and housing characteristics and trends.
- A review of potential market, governmental, and environmental constraints to meeting the City’s identified housing needs.
- An evaluation of land, administrative, and financial resources available to address the housing goals.
- A review of accomplishments under the previous Housing Element.
- A Housing Plan that includes goals, policies, and programs to address identified housing needs.



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BACK GROUND RELATIONSHIP TO STATE LAW

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment.

Section 65580 of the California Government Codes describes the goal in detail:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.



Section 65581 of the California Government Code reflects the Legislative intent for mandating that each City and County prepare a Housing Element:

- To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- To ensure that each local government cooperates with other local governments in order to address regional housing needs.

The most recent comprehensive update to Housing Element law occurred in 2017, when a series of bills addressing housing-related issues were passed into law. They are summarized below.

- *SB 2* established a recordation fee for real estate documentation which would fund planning grants for affordable housing and affordable housing projects.
- *SB 3* placed a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing, farmworker housing, transit-oriented development, infill infrastructure and home ownership.
- *SB 35* mandated a streamlined approval process for infill affordable housing projects in communities that have not, according to the Department of Housing and Community Development (HCD) met their affordable housing allocation (RHNA).
- *AB 72* allowed HCD to find a housing element out of compliance with State law and to refer the non-compliant element to the State Attorney General for action at any time during a Housing Element planning period.
- *AB 73* provided State-funded financial incentives for local jurisdictions which choose to create a streamlined zoning overlay for certain affordable housing projects.



- *SB 166* required that development proposals on local jurisdictions' sites inventory cannot be reduced in density without findings, and/or the identification of additional sites to result in 'no net loss' of affordable housing units in the sites inventory.
- *SB 540* provided State funding for the planning and implementation of workforce housing opportunity zones for very low, low and moderate income households.
- *AB 571* modified the farmworker tax credit program to allow HCD to advance funds to migrant housing center operators at the beginning of each planting season, and allowed migrant housing to remain open for up to 275 days annually.
- *AB 678* amended the Housing Accountability Act to limit a local jurisdiction's ability to deny low and moderate income housing projects by increasing the required documentation and raising the standard of proof required of a local jurisdiction.
- *AB 686* (approved in 2018) required a public agency to administer its programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing.
- *AB 879* amended the annual reporting requirements of local jurisdictions to HCD regarding proposed projects, including processing times, number of project applications and approvals, and required approval processes.
- *AB 1397* amended the requirements of adequate sites analysis to assure that sites are not only suitable, but also available, by requiring additional information in site inventories.
- *AB 1505* allowed local jurisdictions to adopt local ordinances that require affordable housing units on- or off-site when approving residential projects.
- *AB 1515* established a 'reasonable person' standard to consistency of affordable housing projects and emergency shelters with local policies and standards.



REGIONAL HOUSING NEEDS ASSESSMENT

As part of the Housing Element update, state law requires that a community identify an adequate number of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under state law (California Government Code §65583[c][1]), adequate sites are those with appropriate zoning and development standards to facilitate and encourage the development of a variety of housing for all income levels. Twentynine Palms’ regional housing needs allocation (RHNA) for the 2022–2029 planning period is 1,047 housing units, including 115 units for extremely low-income households, 116 units for very low-income households, 127 units for low-income households, 185 units for moderate-income households, and 504 units for above moderate-income households.

The RHNA represents the minimum number of housing units Twentynine Palms is required to demonstrate capacity for through an adequate amount of land zoned for particular housing types. The RHNA represents a planning target, not a building quota. The City’s obligation under state law is to provide sufficient sites and to not impose constraints to development (i.e., by requiring conditional use permits or other legislative approvals).

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element builds upon the other elements of the Twentynine Palms General Plan. Preparation of this Housing Element update included review of goals, policies, and programs in other elements, including the Land Use Element, to assure consistency. Housing policy draws upon the development capacity levels established in the Land Use Element to determine appropriate locations for housing development.

Throughout the 2022-2029 housing element planning period, whenever any element of the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

TABLE HS-1 shows the General Plan elements that have provisions complementing those in this Housing Element.



**TABLE HS-1
COORDINATION WITH OTHER GENERAL PLAN ELEMENTS**

	Circulation	Land Use	Noise	Conservation/Open Space	Recreation	Safety
ISSUES						
Housing Element						
Overcrowding		X				X
Housing Cost Burden		X				
Substandard Housing Conditions		X	X	X		X
Assisted Housing		X			X	
Estimates of Housing Need	X	X			X	X
Non-Governmental Constraints		X	X	X		X
Market Constraints		X		X		X
Governmental Constraints	X	X	X	X	X	X

PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states: “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The City held a community workshop on the Housing Element on May 26, 2021. The workshop was advertised in the newspaper, and posted on the City’s social media outlets. In addition, 51 developers and community groups were sent personal invitations via email, including homelessness advocacy groups, faith-based community groups, and local builders. More than 20 people attended the workshop, primarily local residents and community group members. There was considerable discussion during the workshop focusing on the following issues:

1. The impact of military personnel on housing demand, particularly as it applies to the transiency of their duty in 29 Palms, and the artificial inflation of housing demand caused by them.



2. The need for homeless housing, including the City's efforts to purchase a property through Project Homekey, and rehabilitate it for transitional housing.
3. The provision of higher density housing in the City's core, and the preservation of rural character in outlying neighborhoods.
4. The potential impacts of short term rentals, which currently account for 190 permits, and whether there should be a cap on the number of short term rentals and additional restrictions on short term rentals.
5. The challenges of not having sanitary sewer and the need for on-site systems.
6. The actions by the State Water Control Board to impose a 2.5 acre minimum lot size on new subdivision tract maps.
7. The number of existing tract maps which are or have recently expired, thereby reducing the potential lots ready for development.
8. The advantages that the Downtown Specific Plan will provide to bring housing close to commercial development.

The input received at the workshop influenced the development of this Update, and resulted in amended policies and programs to address these issues. Following the completion of the draft, it was made available for public review before submittal to HCD, from October 18 to November 19, 2021. Comments were received from one City resident, requesting more information on the USMC base's population, housing and employment statistics. The comments were based on the commenter's concern that the base affects the City's true demographics. The Element was modified to include footnotes and additions to the demographic tables including data provided by the base.

DATA SOURCES

Data from a variety of resources was collected and analyzed in the preparation of this Housing Element. This document primarily relies on 2019 American Community Survey (ACS) data, which is the Census Bureau's most recently published community-wide data. At the time of preparation of the Housing Element, data from the 2020 Census was not available. Other data sources include the Southern California Association of Governments (SCAG), Comprehensive Affordability Strategy (CHAS), 2010 US Census, and California Department of Finance. City and other local and regional data sources were also used. Because data was drawn from multiple sources, counts and estimates may not be consistent from table to table.



3.0

HOUSING NEEDS ASSESSMENT

The Needs Assessment identifies housing needs, which serve as the foundation for the Housing Element goals, policies, and programs. This assessment addresses population characteristics, employment patterns, and income levels. The information illustrates how Twentynine Palms has grown and changed and identifies patterns and trends relevant to housing policies and programs. Projections from SCAG indicate how the community demographics are anticipated to change over the coming years.

POPULATION TRENDS

Population Growth

The City of Twentynine Palms was incorporated in 1987. In 2000, the City annexed the main facilities (“Mainside”) of the Marine Base, which includes base headquarters, residential facilities, and support services. As shown in the following table, the total City population (including the Marine Base) increased from 22,427 in 1990 to 26,147 in 2019, an increase of about 16% over nearly 30 years.

**TABLE HS-2
POPULATION CHANGE
TWENTYNINE PALMS (1990–2019)**

Year	Population			10-year % Change
	City	Marine Base	Total	
1990 ¹	11,821	10,606	22,427	---
2000 ¹	14,764	8,413	23,177	3%
2010 ²	---	---	25,048	8%
2019 ^{2,3}	---	---	26,147	4%

¹ In 1990 and 2000, the Census provided separate City and Marine Base data.

² In 2010 and 2019, the Census provided one set of data, reflecting the 2000 annexation of the Marine Base (“Mainside,” Census Tract 104.02) into the City.

³ In 2021, the Marine base provided data on current base population of 11,836.

Source: US Census 1990, US Census 2000, US Census 2010, American Community Survey 2015-2019



The 2019 American Community Survey (ACS) represents the Census Bureau’s most recently published city-wide demographic data. The 2019 City population (including the Marine Base) was 26,147. The paragraph below explains that the population living in military housing is currently estimated at 11,836. Therefore, the balance of the City population that lives in private or public (non-military) housing, is approximately 14,311.

The Marine Base population fluctuates frequently, given the transitory nature of military service. Population data was requested from the Base in July 2021. The Base reported a total population of 11,836 living in military housing, which is managed by Lincoln Military Housing through a public/private venture partnership with the Marine Corps. Most of this population (10,700 individuals) lives on-base (“Mainside,” Census Tract 104.02), including 1,422 active-duty military personnel and 2,748 military dependents in family housing units; 4,941 active-duty military personnel in barracks; and 1,589 active-duty military personnel in student dormitories.¹ The remaining 1,136 military housing occupants (525 active-duty military personnel and 611 military dependents) live off-base in Vista Del Sol, a military housing community approximately 3 miles off-base in the City of Twentynine Palms within Census Tract 104.21. Vista Del Sol is divided into two locations: Desert Knoll Avenue and Two Mile Road, and Joe Davis Drive and Utah Drive. It is managed by Lincoln Military Housing. Additional active-duty personnel and their families choose to live outside of military housing in Twentynine Palms or other communities. For statistical purposes, they are counted in the communities in which they live, which may include Twentynine Palms, but also includes Joshua Tree and Yucca Valley.

The 2020–2045 Regional Transportation Plan growth estimates by SCAG forecast a steady increase in population over the next 25 years. SCAG estimates that the population of Twentynine Palms will be 33,300 by 2045, an overall population increase of 33% from 2010 to 2045, and 27% between 2019 and 2045 (

Table HS-3).

Unless otherwise specified, all demographic and housing data in this Housing Element reflects the entire City population, including the Marine Base.

¹ Base statistics provided by USMC, July 27, 2021. Data provided by the Base included 64 dual military households that were not categorized as living in Mainside (on-base) or Vista Del Sol (off-base). This analysis assumes 75% (48) of these individuals live in Mainside and 25% (16) live in Vista Del Sol.



**TABLE HS-3
POPULATION PROJECTIONS, 2010–2045**

2010	2019	2045	Percentage Increase 2019–2045
25,048	26,147	33,300	27%

Source: US Census 2010, American Community Survey 2015-2019, SCAG 2020

Age Distribution

In 2019, the City’s residents had a median age of 24.2, which is older than the 2010 median age of 23.5 (see **TABLE HS-4**). The City’s school age (5-19 years), college age (20–24 years), and young adult (25-34 years) populations make up the largest portions of the 2019 population, at 21 percent, 20 percent, and 19 percent, respectively. This age distribution shows a slight shift in demographics as the largest populations in 2010 were college age (20–24 years) and school age (5–19 years) with 25 percent and 20 percent of the population, respectively. This age distribution could be largely attributed to the Marine Base located in the City. In order to assess the impact of the Marine Base on the City’s civilian population demographic, the age distribution of Census Tract 104.02 was analyzed, and is shown in Table HS-4 on the right, labeled “Mainside.” Based on the total population reported in the ACS in 2019 for Mainside, 9,593 persons, all of the Base population was under the age of 65.

**TABLE HS-4
POPULATION AGE CHARACTERISTICS
TWENTYNINE PALMS AND SAN BERNARDINO COUNTY
(2010–2019)**

Age Group	2010				2019						
	San Bernardino County		Twentynine Palms		San Bernardino County		Twentynine Palms		Mainside (USMC)		
	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	
Preschool, under 5 yrs.	158,790	8%	2,769	11%	153,784	7%	3,004	12%	1,038	10.8%	
School Age, 5-19 yrs.	505,787	25%	4,978	20%	478,379	22%	5,413	21%	2,351	24.5%	
College Age, 20-24 yrs.	159,908	8%	6,176	25%	166,248	8%	5,355	20%	3,240	33.8%	
Young Adults	25-34 yrs.	282,091	14%	4,364	17%	325,532	15%	5,042	19%	2,185	22.8%
	35-44 yrs.	272,949	13%	2,032	8%	276,105	13%	2,482	10%	666	6.9%
Middle Age	45-64 yrs.	474,337	23%	3,277	13%	507,022	24%	3,286	13%	113	1.2%
Senior Citizens	65-74 yrs.	103,495	5%	823	3%	147,810	7%	931	4%	0	0%
	75 + yrs.	77,853	4%	629	3%	94,151	4%	634	2%	0	0%
Total	2,035,210	100%	25,048	100%	2,149,031	100%	26,147	100%	9,593		
Median Age	31.7		23.5		33.3		24.2		21.5		

Source: US Census 2010, American Community Survey 2015-2019 Table DP05

Note: Totals may not add up due to rounding



**TABLE HS-5
POPULATION AGE CHARACTERISTICS
CITY OFF-BASE POPULATION, 2019¹**

Age Group	2019		
	Twentynine Palms net of Tract 104.02 (Mainside)		
	Pop.	%	
Preschool, under 5 years	1,966	12%	
School Age, 5-19 years	3,062	18%	
College Age, 20-24 years	2,115	13%	
Young Adults	25-34 yrs.	2,857	17%
	35-44 yrs.	1,816	11%
Middle Age	45-64 yrs.	3,173	19%
	65-74 yrs.	931	6%
Senior Citizens	75 + yrs.	634	4%
Total	16,554	100%	

¹ Off-base population is defined in this case as people living in Twentynine Palms, but not on the Marine Base. There are military personnel living in the City, including at Vista del Sol apartments, and in private homes and apartments throughout the region.

Table HS-4 shows that 40.3% of the City’s total population of children (0-19 years) are the children of service members living on-Base, and that 52.1% of the City’s population aged 10 to 34 is living on the Base. As shown in Table HS-5, when Mainside population is removed from the City’s population, the City’s net population is somewhat older, has 7% fewer residents in the 20-24 age group.

Racial and Ethnic Composition

TABLE HS-6 shows the racial/ethnic distribution of the population in Twentynine Palms and San Bernardino County. In 2019, most residents in Twentynine Palms were white, constituting 73 percent of the population. The most significant shifts between 2010 and 2019 were a decrease in those of “some other race” from 7% to 3%, an increase in Black/African-Americans from 8% to 10%, and an increase in Native Hawaiian/Other Pacific Islanders from 1% to 3%.



**TABLE HS-6
RACIAL AND ETHNIC COMPOSITION
TWENTYNINE PALMS AND SAN BERNARDINO COUNTY (2010–2019)**

Race/Ethnicity	Twentynine Palms				San Bernardino County			
	2010		2019		2010		2019	
	Number	%	Number	%	Number	%	Number	%
One Race								
White	17,938	72%	19,107	73%	1,153,161	57%	1,315,238	61%
Black/African-American	2,063	8%	2,667	10%	181,862	9%	179,292	8%
American Indian/ Alaska Native	329	1%	259	1%	22,689	1%	17,782	<1%
Asian	979	4%	997	4%	128,603	6%	154,332	7%
Native Hawaiian/ Other Pacific Islander	345	1%	747	3%	6,870	<1%	6,838	<1%
Some Other Race	1,678	7%	747	3%	439,661	22%	368,600	17%
Two or More Races	1,716	7%	1,623	6%	102,364	5%	106,949	5%
Total:	25,048	100%	26,147	100%	2,035,210	100%	2,149,031	100%
Hispanic or Latino (any race)	5,845	23%	6,143	23%	1,064,356	52%	1,145,874	53%

Source: US Census 2010, American Community Survey 2015-2019 Table DP05

Note: Totals may not add up due to rounding



HOUSEHOLD CHARACTERISTICS

Household Type and Size

A household is defined by the US Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single households are persons living alone in housing units, but do not include persons in group quarters such as barracks, convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

The 2010 US Census is the first to report population and households for Twentynine Palms that includes the annexed residential portion of the Marine Base. According to the 2010 US Census, there were 8,095 households in Twentynine Palms. In 2019, the American Community Survey estimated that the City of Twentynine Palms had 8,279 households. The majority of households were renter households, comprising approximately 68 percent of the total households, a slight increase from the year 2010 when 66 percent of households were renters (**TABLE HS-7**).

**TABLE HS-7
HOUSEHOLD SIZE BY TENURE
TWENTYNINE PALMS (2010–2019)**

Households	2010				2019			
	Renter		Owner		Renter		Owner	
	Number	%	Number	%	Number	%	Number	%
1 Person	1,004	19%	704	26%	1,349	24%	924	35%
2 Persons	1,642	31%	1,009	37%	1,534	27%	848	32%
3-4 Persons	2,127	40%	761	28%	1,982	35%	713	27%
5+ Persons	580	11%	268	10%	759	14%	170	6%
Total Households	5,353	100%	2,742	100%	5,624	100%	2,655	100%
Total Households	8,095				8,279			
Average Household Size	2.67				2.75			

Source: US Census 2010, American Community Survey 2015-2019 Tables B25009 and B25010

Taken as a whole, the City’s split of family and non-family households is roughly consistent with the rest of San Bernardino County. In Twentynine Palms, between 2010 and 2019, there was a 6 percent decrease in family households and a corresponding increase in non-family households (**TABLE HS-8**). Also clear from this Table is that non-family households are much smaller (primarily one-person), whereas family households are larger.



**TABLE HS-8
HOUSEHOLD SIZE BY HOUSEHOLD TYPE FOR
TWENTYNINE PALMS AND SAN BERNARDINO COUNTY (2010–2019)**

Household Type and Size	2010		2019	
	San Bernardino County	Twentynine Palms	San Bernardino County	Twentynine Palms
Total households	611,618	8,095	636,041	8,279
Family households:	77%	72%	76%	66%
2-person household	28%	38%	30%	35%
3-person household	21%	26%	22%	30%
4 or more person household	51%	35%	47%	35%
Non-family households:	23%	28%	24%	34%
1-person household	77%	76%	79%	81%
2-person household	18%	18%	16%	17%
3-person household	3%	4%	3%	1%
4 or more person household	2%	1%	2%	1%

Sources: US Census 2010 Table P28, American Community Survey 2015-2019 Table B11016

Income

Household income is one of the most important factors affecting housing opportunity because it determines a household's ability to purchase or rent housing. In 2019, the median household income in Twentynine Palms was approximately \$44,226, which was 30 percent lower than the San Bernardino County median household income of \$63,362. As illustrated in **TABLE HS-9**, the plurality of households makes between \$25,000 and \$49,999 per year.

**TABLE HS-9
HOUSEHOLD INCOME
TWENTYNINE PALMS (2010–2019)**

Income	2010	2019
	Percentage of Households	Percentage of Households
Less than \$15,000	11%	16%
\$15,000–\$24,999	16%	9%
\$25,000–\$49,999	29%	32%
\$50,000–\$74,999	17%	19%
\$75,000–\$99,999	14%	13%
\$100,000 or more	12%	12%
Total	100%	100%
Median Household Income	\$40,700	\$44,226

Source: US Census 2010 (Summary File 3), American Community Survey 2015-2019 Table S1901



Although overall household income is a useful indicator of housing accessibility, breaking the households apart by tenure provides a more detailed summary of housing accessibility for homeowners and renters in the City. As indicated in **TABLE HS-10**, homeowners tend to have higher household incomes than renters. Low-income households often have the most difficulty securing safe and affordable housing. In 2019, approximately 7 percent of all households were occupied by homeowners with household income below \$25,000; 29 percent of households were occupied by renters with household incomes below \$25,000.

**TABLE HS-10
HOUSEHOLD INCOME BY TENURE, 2010 AND 2019**

Income	2010		2019	
	Number of Households	Percentage	Number of Households	Percentage
Owner-Occupied Households				
Less than \$15,000	220	3%	407	5%
\$15,000–\$24,999	257	3%	149	2%
\$25,000–\$49,999	682	9%	610	7%
\$50,000–\$74,999	614	8%	458	6%
\$75,000–\$99,999	540	7%	455	5%
\$100,000 or more	747	9%	576	7%
Total Owner-Occupied	3,060	39%	2,655	32%
Renter-Occupied Households				
Less than \$15,000	642	8%	886	11%
\$15,000–24,999	1,023	13%	630	8%
\$25,000–\$49,999	1,648	21%	2,012	24%
\$50,000–\$74,999	749	9%	1,102	13%
\$75,000–\$99,999	588	7%	592	7%
\$100,000 or more	207	3%	402	5%
Total Renter-Occupied	4,857	61%	5,624	68%
Total – All Households	7,917	100%	8,279	100%

Source: American Community Survey 2006–2010, 2015–2019 Table S2503

The Comprehensive Housing Affordability Strategy (CHAS) database, provided by HUD and based on ACS data, describes the number of households in Twentynine Palms by income group. The latest CHAS data are for the 2013-2017 period and shown in **TABLE HS-11**. The data show that the majority of households (37%) are in the moderate/above moderate category making more than 100% of the area median income. An estimated 9% of households are categorized as moderate income, 20% as low income, 17% as very low income, and 17% as extremely low income.



Table HS-11
HOUSEHOLDS BY INCOME GROUP

Income Group ¹	Income	Households	Percentage
Extremely Low (Below 30% of HAMFI ²)	Up to \$26,200	1,385	17%
Very Low (30–50% of HAMFI)	\$26,201 – \$37,650	1,370	17%
Low (50–80% of HAMFI)	\$37,651 – \$60,240	1,650	20%
Moderate (80–100% of HAMFI)	\$60,241– \$75,300	775	9%
Moderate and Above Moderate (Over 100% of HAMFI)	\$75,300 or more	3,075	37%
Total Households		8,265	100%

Source: CHAS data based on 2013-2017 ACS

¹ HUD and HCD use different terminology and methodology to define household income groups, but they are roughly equivalent. The table matches HCD’s terminology (“extremely low, very low, low,” etc.) with HUD’s income groupings (Below 30%, 30-50%, 50-80%, etc.). Note that HCD defines “moderate income” as 80-120%, thus the term “moderate” is used in two categories.

² HAMFI = HUD Area Median Family Income. San Bernardino County Median Income = \$75,300 for a 4-person household.

Employment Trends

As illustrated in **TABLE HS-12**, the civilian population of Twentynine Palms is employed in diverse industries, with the largest percent of the population employed in the educational services, health care and social assistance sector (23%). The second highest employment sector is public administration (19%). Arts, entertainment, recreation, accommodation, and food services industries employ about 16 percent of the working population, and retail employs 15 percent. These two sectors are important to consider when assessing housing affordability as salaries tend to be lower, which decreases the amount of income available for housing. These sectors also generally do not offer health and other employment benefits, further increasing economic strain.

Although industries are categorized as non-civilian by the Census, due to the Marine Base being located within City boundaries, it is important to note the number of residents in the City currently serving in the armed services. The 2019 ACS reports that approximately 6,248 City residents serve in the armed forces. In 2021, the Marine Base reported that there were 8,477 active duty military personnel employed by the USMC.



**TABLE HS-12
CIVILIAN EMPLOYMENT BY INDUSTRY
TWENTYNINE PALMS (2019)**

Industry Type	Number	Percentage	Median Earnings
Agriculture, forestry, fishing and hunting, and mining	28	<1%	*
Construction	241	4%	\$47,292
Manufacturing	116	2%	\$54,306
Wholesale trade	91	1%	\$43,025
Retail trade	976	15%	\$25,132
Transportation and warehousing, and utilities	181	3%	\$29,055
Information	63	1%	\$45,625
Finance and insurance, and real estate and rental and leasing	262	4%	\$29,670
Professional, scientific, and management, and administrative and waste management services	488	7%	\$37,500
Educational services, and health care and social assistance	1,545	23%	\$34,344
Arts, entertainment, and recreation, and accommodation and food services	1,095	16%	\$16,134
Other services, except public administration	321	5%	\$26,295
Public administration	1,293	19%	\$39,990
Total (civilian employed population 16 yrs. and over)	6,700	100%	--
Total military service active duty employed (2021)	8,477		

Source: American Community Survey 2015-2019 Tables S2405 and B24031. Data on active military employed provided by USMC, 2021

*Note: No median income estimate is provided in the data.

The Great Recession, which began in late 2007, led to an increase in unemployment around the country. According to the California Employment Development Department, in 2010 the unemployment rate in the City of Twentynine Palms was 17.1%, notably higher than the unemployment rate for the County of San Bernardino at 13.5%. The economy has rebounded since the recession and unemployment rates have steadily declined. By 2019, unemployment rates had dropped to 5.0% in the City and 3.8% in the County.

Among the principal employers in Twentynine Palms is the Marine Base. The military plays a key role in the local and regional economies. Economic activity generated by the base includes direct spending by military personnel and their families, jobs for local residents, private-sector service and construction contracts, payments to utility providers, off-base housing property taxes, gas tax revenue, and military pension spending by retirees



living in the City and Morongo Basin. The base directly and indirectly contributes an estimated \$1.1 billion to the local economy.² In 2018, it employed approximately 1,905 civilians (non-military).³

The City is home to the headquarters of the Morongo Unified School District, which serves the entire high desert region and employs approximately 900 people. The City also contains the headquarters of Joshua Tree National Park (JTNP). In 2019, 2.9 million JTNP visitors spent an estimated \$150 million and helped support 1,864 jobs in the region and local area.⁴ Other notable employers in Twentynine Palms include grocery stores, hotels and motels, and restaurants. New businesses that opened during the 2014-2021 planning cycle include Tortoise Rock Casino, Dollar General, and Starbucks. Local infrastructure projects, including improvements to National Park Drive, and Project Phoenix which includes a National Park Cultural Visitor Center (currently underway), have provided additional jobs. As of 2021, approved and entitled businesses that will further expand employment opportunities in the City include a hotel, grocery outlet, auto parts store, and general retail store, among others.

Commute Trends

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households which must spend a larger portion of their overall income on fuel. This, in turn, affects a household's ability to occupy decent housing without being overburdened by cost. **TABLE HS-13** indicates that the majority of residents travel between 10 and 29 minutes from home to work, and the mean travel time to work is 16 minutes. This figure indicates that many of the jobs are within 20 miles of the City and that there is a strong job/housing balance meaning that the available jobs are within relatively close distance to the employees' places of residence.

² Community Impact Report 2019, The Combat Center, Twentynine Palms, California.

³ Ibid.

⁴ 2019 National Park Visitor Spending Effects: Economic Contributions to Local Communities, States, and the Nation, National Park Service, US Department of the Interior.



**TABLE HS-13
TRAVEL TIME TO WORK**

Travel Time to Work	Percentage
Less than 10 minutes	37%
10 to 29 minutes	53%
30 to 59 minutes	7%
60 or more minutes	3%
Total	100%
Mean Travel time to work (minutes)	16

Source: American Community Survey 2015-2019 Table S0802

SPECIAL NEEDS GROUPS

Seniors

Between 2010 and 2019, the City’s senior population (generally defined as those over 65 years of age) grew slightly, from 1,452 to 1,565. Seniors can have several housing-related concerns: limited and fixed incomes; high health care costs; transit-dependency; and living alone. Specific housing needs of the elderly include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

Many seniors have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security retirement benefits). The median income for householders 65 years and over in Twentynine Palms is \$26,823, according to the 2019 ACS.

In 2019, approximately 52 percent of the senior population (823 individuals) in Twentynine Palms had some form of disability. Despite the large number of seniors who have disabilities, approximately 39 percent of the senior population lives alone, according to the ACS. As shown in **TABLE HS-14**, although a majority of senior households own their home, approximately 22 percent rent rather than own a home.

**TABLE HS-14
SENIOR HOUSING TENURE TWENTYNINE PALMS**

Tenure	2010		2019		Percentage Change, 2010-2019
	Number of Households	Percentage	Number of Households	Percentage	
Owner-Occupied	739	74%	770	78%	4%
Renter-Occupied	264	26%	222	22%	-16%
Total	1,003	100%	992	100%	-1%

Source: US Census 2010, American Community Survey 2015-2019 Table B25007



Housing types which may be more appropriate for seniors include apartments, townhomes, duplexes, second units, single-room occupancy (SRO) units, congregate housing with group dining facilities and support services, and assisted living facilities. Home healthcare services, handicapped accessible improvements, and housing rehabilitation assistance can also help seniors live safely and comfortably. The Development Code allows development at a range of densities, as well as residential group care facilities, congregate care facilities, second units, and SRO units.

Programs including assisted care, shared housing, and housing rehabilitation assistance can help seniors live comfortably. Because 22 percent of the elderly population in Twentynine Palms rents, there is a relatively high need for elderly assisted living care centers.

- Currently, there is one residential care facility for the elderly within the city that is licensed by the state: Desert Rose Elder Care, which has twenty (20) beds.

Numerous organizations, including those listed below, provide community support services for seniors and other vulnerable populations.

- *Twentynine Palms Senior Center* - social activities, games, meals
- *Food for Life* - food pantry, boxed meal delivery to homebound residents
- *29 Palms Community Food Pantry* - food services
- *Morongo Basin Healthcare District* - primary medical and dental care for underserved and vulnerable populations, mobile clinic, LIFT no-cost door-to-door medical transportation services
- *Morongo Basin Transit Authority* - Ready Ride origin-to-destination services for senior and disabled passengers at a discounted rate
- *Inland Counties Legal Services* - non-profit legal assistance for seniors, low income residents, veterans, residents with disabilities
- *San Bernardino County Department of Aging and Adult Services* - in-home supportive services, nutrition and meal services, employment programs, long-term care ombudsmen, advocacy



Large Households

In general, large households (with five or more members) have special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, which can result in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. The cost of larger dwelling units is typically higher than smaller units, and large households can experience a higher cost burden associated with housing.

The 2019 ACS estimates that 11 percent (929 households) of Twentynine Palms households are large households. Of all large households, 82% are renters and 18% are homeowners (TABLE HS-15).

**TABLE HS-15
LARGE FAMILIES BY TENURE, 2019**

	2019	
	Households	Percent of Total Households
Owner-Occupied		
5 persons	84	1%
6 persons	81	1%
7 or more persons	5	<1%
Owner Total	170	2%
Renter-Occupied		
5 persons	566	7%
6 persons	151	2%
7 or more persons	42	1%
Renter Total	759	9%
Total Large Households	929	11%
Total Households	8,279	

Source: American Community Survey 2015-2019 Table B25007

The existing housing stock in Twentynine Palms provides large families with a variety of options and is sufficient to accommodate the number of large families. The 2019 ACS reports that 4,293 (52 percent) of the occupied housing units in Twentynine Palms contain three or more bedrooms. Of those, approximately 61% were rental units and 39% were ownership units. An estimated 915 (11%) of occupied housing units contained four (4) or more bedrooms, nearly equivalent to the number of large households.



Female-headed Households

According to the 2019 ACS, approximately 1,854 households (22% of all households) are headed by females with no husband present. As illustrated in **TABLE HS-16**, approximately 4 percent of all households in the City are owner-occupied by female householders, and 11 percent are renter-occupied by female householders. Single-parent households require special consideration and assistance because of the greater need for day care, health care and other facilities. Female-headed households with children tend to have lower incomes, thus limiting housing availability for this group. The 2019 ACS reveals that, of the approximately 1,854 female-headed households in Twentynine Palms, 374 were living in poverty and 342 (91%) of those had children in the household. Affordable housing units can benefit this population, particularly units located near childcare centers, schools, and employment centers.

TABLE HS-16
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT BY TENURE (2019)

	Number	Percent of Total Households
Owner-Occupied (Female Householder) ¹	366	4%
Renter-Occupied (Female Householder) ¹	913	11%
Total (Female Householder) ²	1,854	22%
Total Households ²	8,279	100%

¹ Source: American Community Survey 2010-2014 (Table B11012), the latest year available, during which there was a total of 8,217 households in the City

² Source: American Community Survey 2015-2019 Tables DP02 and B17012

Disabled Residents

Mentally and physically disabled residents face housing access and safety challenges. Disabled persons may face difficulty in finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.). Developmentally disabled individuals may require onsite supportive services or supervision. Individuals who are unable to work because of disability may require income support, and their limited incomes can severely restrict their ability to pay for housing and living expenses.

In Twentynine Palms, 3,137 residents (16% of all civilian non-institutionalized population) were identified as disabled in the 2019 ACS. Individuals may be affected by one or more types of disability. The age group in which disabilities were most common was ages 18 to 64, with more than 47% of all disabilities occurring in this age group. This age group is especially important as it almost entirely encompasses the working population, and disabilities may affect a person’s ability to work



consistently and regularly. As shown in **TABLE HS-18**, 989 of the 1,782 disabled 18-64 year old residents are not in the labor force, and only 63 were unemployed, showing that only 7.9% of disabled workers were unemployed, a number lower than the overall unemployment rate. The most prevalent types of disabilities were ambulatory difficulties (37%) and independent living difficulties (19%).

Table HS-17
DISABILITIES BY TYPE TWENTYNINE PALMS (2019)

Type of Disability	Number of Disabilities	Percent of Total Disabilities
Disabilities, ages 0-17		
Hearing difficulty	195	4%
Vision difficulty	193	4%
Ambulatory difficulty	137	2%
Self-Care difficulty	11	<1%
Independent Living difficulty	*	*
Subtotal, ages 0-17	536	10%
Disabilities, ages 18-64		
Hearing difficulty	279	6%
Vision difficulty	257	5%
Ambulatory difficulty	1,109	22%
Self-Care difficulty	326	6%
Independent Living difficulty	470	9%
Subtotal, ages 18-64	2,441	48%
Disabilities, ages 65+		
Hearing difficulty	347	7%
Vision difficulty	342	7%
Ambulatory difficulty	636	12%
Self-Care difficulty	343	7%
Independent Living difficulty	489	9%
Subtotal, ages 65+	2,157	42%
Total Disabilities	5,134	100%
Total Civilian Non-Institutionalized Population with a Disability	3,137	

* Data not provided

Source: American Community Survey 2015-2019 Table S1810

TABLE HS-18
EMPLOYMENT STATUS FOR DISABLED PERSONS

Employment Status	Working Age Residents with a Disability (16 to 64 year olds)
Employed	730
Unemployed	63
Not in labor force	989

Source: American Community Survey 2015-2019 Table C18120



The American with Disabilities Act (ADA) and California Building Standards Code (CBC) include regulations and standards for new construction and alterations to accommodate persons with disabilities. The City of Twentynine Palms Building and Safety Division requires compliance with these standards, as part of the building permit review, issuance, and inspection process.

The City imposes no special requirements or prohibitions on the development of housing for persons with disabilities. Development Code Chapter 19.54 establishes procedures for individuals with disabilities, their representatives, or developers to request reasonable accommodation in the City's land use, zoning and building regulations, policies, and procedures when they act as a barrier to fair housing opportunities.

The City complies with the Lanterman Developmental Disabilities Services Act, which provides that state-authorized, licensed community care facilities serving six or fewer persons be permitted by right in all residential zones. They are also permitted by right in OSR, OSR-40, and P. They are permitted with a Conditional Use Permit (CUP) in CG and CS, and with an Administrative Use Permit (AUP) in CN. Group homes of seven (7) or more residents are permitted in all residential districts and CN with an AUP, and in CG and CS with a CUP.

Housing for individuals with disabilities in the Morongo Valley includes:

- *Angel View* (Joshua Tree). A nonprofit organization serving children and adults with disabilities. Operates two (2) Intermediate Care Facilities Habilitative (ICF/ID-H) homes in Joshua Tree, which provide 24-hour personal care, habilitative, developmental, and support health services to 6 or fewer people with intellectual disabilities who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care.⁵ An additional fifteen (15) Intermediate Care Facilities and one (1) Congregate Living Health Facility are located in the Coachella Valley.

Additional support services for individuals with disabilities include:

- *Desert Arc* (Yucca Valley Campus). A nonprofit organization serving people ages 18 and older with developmental and intellectual disabilities. Provides vocational training, job placement services, adult day center activities, recreational programs, living skills training. In 2019, fourteen (14) residents of Twentynine Palms were enrolled in Desert Arc services, representing 2% of its total (713) participants.

⁵ www.angelview.org, accessed September 2021.



- *Inland Regional Center* (Riverside). The California Department of Developmental Services (DDS) implements a statewide system of community-based services for people with developmental disabilities. DDS contracts with the Inland Regional Center (IRC) to provide and coordinate local services in San Bernardino County. (see “Persons with Developmental Disabilities,” below)
- *Morongo Basin Healthcare District* (Twentynine Palms, Yucca Valley). Primary medical and dental care for underserved and vulnerable populations, mobile clinic, LIFT no-cost door-to-door medical transportation services.
- *Morongo Basin Transit Authority*. Ready Ride origin-to-destination services for senior and disabled passengers at a discounted rate.

Persons with Developmental Disabilities

SB 812 requires the City to include in the special housing needs analysis needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The state Department of Developmental Services provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center (IRC) is one of 21 regional centers in the State of California that provides



point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The IRC currently (2021) serves two (2) clients in Twentynine Palms zip codes 92277 and 92278.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, US Department of Housing and Urban Development (HUD) housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. As explained in the “Disabled Residents” section above, Angel View operates two (2) homes in Joshua Tree for six (6) or fewer people with intellectual disabilities who have intermittent recurring needs for nursing services.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Farmworkers

According to the 2019 5-year ACS, twenty-eight (28) Twentynine Palms residents had occupations in the agricultural, forestry, fishing/hunting, or mining industry, accounting for less than 1 percent of the population. Due to the arid climate and lack of irrigation infrastructure, intensive farming does not occur in or near Twentynine Palms. Consequently, there is no need for seasonal or transient farmworker housing in the City.

The City allows affordable housing in all residential zones; therefore, affordable housing needs of people within the agricultural, forestry, hunting/fishing, or mining industries can be accommodated. Additionally, should the need for farmworker housing arise, the “Providing for a Variety of Housing Types” subsection in the Constraints analysis identifies how the City provides for it.



Homelessness

Homelessness can be triggered by a variety of factors including mental illness, family violence, severe and sudden economic burdens, and housing costs. In 2020, the San Bernardino County Homelessness Partnership published the results of a daily canvass of the county to assess the number of sheltered and unsheltered homeless persons, including those living on streets or in vehicles, encampments, storage structures, or other places unfit for human occupation. The data provided a snapshot of homelessness on a particular date and time. A 2021 count was not conducted due to health and safety concerns associated with the coronavirus pandemic.

The 2020 San Bernardino County Homeless Count and Subpopulation Survey estimated the point in time number of homeless residents in San Bernardino County to be 3,125 persons. The report revealed a total of 45 homeless persons in Twentynine Palms (**TABLE HS-19**), an increase of 5 individuals compared to the 2019 survey. In 2020, 17 people were sheltered and 28 were unsheltered. Most sheltered individuals are male (73%), between 25 and 39 years old (27%) or 50 to 54 years (27%), non-Hispanic/Latino (77%), and White (62%).

TABLE HS-19
POINT IN TIME NUMBER OF HOMELESS TWENTYNINE PALMS
AND SAN BERNARDINO COUNTY (2020)

Location	No. of People Sheltered		No. of People Unsheltered	Total
	Shelter	Transitional Housing		
Twentynine Palms	17	0	28	45
San Bernardino County	537	198	2,390	3,125

Source: 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report, Table 2

The informal homeless sector is much less visible than those in shelters and on the streets. These people are much harder to enumerate, as they stay with friends and relatives, in motels, and other informal housing arrangements. It is likely that an even larger number of individuals and families fall into this category, but estimates are unavailable.

Particularly sensitive homeless subpopulations include veterans, the chronically homeless, those with mental or physical health conditions, and others. Unsheltered subpopulations in Twentynine Palms are described in the following table. The most prevalent groups are: 1) no monthly income (65.4%), 2) chronically homeless (38.5%), 3) homeless for the first time during the past 12 months (38.5%), and 4) physical disability that seriously limits the ability to live independently (38.5%).



TABLE HS-20
UNSHeltered SUBPOPULATIONS, TWENTYNINE PALMS (2020)

Subpopulation	Number	Percent of Total
Homeless for the first time during past 12 months	10	39%
Chronically Homeless	10	39%
Veteran Status	6	23%
Chronic Health Condition that is life-threatening	4	15%
HIV/AIDS	1	4%
Physical disability that seriously limits ability to live independently	10	39%
Developmental disability	0	0%
Mental health disability or disorder that seriously limits ability to live independently	7	27%
Victim of domestic violence (fleeing domestic violence, dating violence, sexual assault, or stalking)	2	8%
Released from correctional institutions during past year	1	4%
Monthly Income:	7	27%
No monthly income	17	65%
\$1-\$250	0	0%
\$251-\$500	0	0%
\$501-\$1,000	8	31%
More than \$1,000	1	4%
No recorded answer	0	0%

Total Individuals Surveyed: 26

Note: Data represent unsheltered individuals. Only adults and accompanying teenage children who were counted were surveyed; accompanied children in families were not.

Source: 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report, pages 100-101.

Emergency, transitional, and supportive housing facilities and services can serve some of the short- and long-term needs of homeless individuals. Emergency shelters provide temporary shelter, often with minimal supportive services. Supportive facilities include support services to help the individual live and work independently. Transitional housing includes financial assistance and support services to help achieve independent living within 24 months.

TABLE HS-21 lists resources for homeless persons in Twentynine Palms and nearby communities.



**Table HS-21
HOMELESS SERVICE PROVIDERS**

Resource Name	Location	Services
29 Palms Community Food Pantry	Twentynine Palms	Food distribution
Morongo Basin Unity Home	Yucca Valley, Joshua Tree	Emergency shelter for victims of domestic violence and their families. Transitional housing, counseling, legal aid.
Morongo Basin ARCH	Twentynine Palms, Joshua Tree	Sober living home in Twentynine Palms that can house up to 12 people, and a bridge housing complex in Joshua Tree that can house a homeless family with children. Food, supplies.
The Way Station	Joshua Tree	Food distribution
Pacific Clinic Yucca Valley Clubhouse One Stop Transitional Age Youth (TAY) Center	Yucca Valley	Food, clothing, transportation, housing resources, motel vouchers, job enrichment, therapy.
Pacific Clinic Yucca Valley Clubhouse Santa Fe Social Center	Yucca Valley	Food distribution

To help prevent homelessness, the City participates in the San Bernardino County Continuum of Care (CoC) System, known as the San Bernardino County Homeless Partnership. It promotes collaboration between agencies to direct strategies to end homelessness and to create a network of services for homeless individuals and families and those at risk of homelessness. The East Valley Regional Steering Committee (of the Partnership) advocates for the homeless and those at risk of homelessness in eastern San Bernardino County, including Twentynine Palms.

In August 2021, the City submitted a CDBG Homekey grant request for the purchase, renovation and rehabilitation of residential units on Elm Avenue to support permanent supportive housing. Morongo Basin ARCH would serve as a non-profit operator coordinating and providing affordable housing assistance and voluntary support services for individuals experiencing or at risk of homelessness. The project would serve a maximum of 15 low-income residents.



Extremely Low Income Housing Need

Extremely low-income households have the most difficulty obtaining decent affordable housing. As identified in **TABLE HS-11**, the City has approximately 1,385 extremely low-income households (17 percent of all households). The City provides support for extremely low-income households by facilitating development of a variety of housing options that can be more affordable, such as accessory dwelling units (ADUs) and mobile/manufactured homes.

Fair Housing

The California Fair Employment and Housing Act (FEHA) prohibits housing discrimination with respect to race, color, religion, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, familial status, source of income, disability, genetic information, or veteran or military status. AB 686 requires the City to assess its fair housing practices and certify that it will affirmatively further fair housing by taking meaningful actions to overcome patterns of segregation and foster inclusive communities.

The City's Assessment of Fair Housing (AFH) is provided in Appendix A. Programs HS-18 and HS-19 of this Housing Element describe the City's actions to enforce fair housing laws and eliminate segregation in housing.

HOUSING PROFILE

Housing Growth and Type

The US Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

The Twentynine Palms housing stock grew from 9,431 units in 2010 to 9,693 units in 2021. As shown in **TABLE HS-22**, approximately 68 percent of housing units were single-family homes, 29 percent were multi-family units, and approximately 3 percent of the housing units were mobile homes.



**Table HS-22
HOUSING UNIT GROWTH¹**

Unit Type	2010		2021	
	Number	Percentage	Number	Percentage
Single-family, detached	5,583	60%	5,833	60%
Single-family, attached	775	8%	784	8%
Multi-family, 2-4 units	2,179	23%	2,181	23%
Multi-family, 5+ units	558	6%	588	6%
Mobile Homes	306	3%	307	3%
Total	9,431	100%	9,693	100%

Source: California Department of Finance 2010, 2021, Table E-5 Population and Housing Estimates

¹ Includes an estimated 1,610 on-base housing units, but not on-base barracks or dormitories.

The above data describe housing in the entire City, including military housing associated with the Marine Base. For planning purposes, it can be useful to separate military housing from civilian (non-military) housing. In July 2021⁶, the Marine Base reported that, in addition to barracks and student dormitories, there are 1,610 family housing units (two- to five-bedroom) on base, of which 1,374 (85%) are occupied. It is estimated that 36 are detached single-family units, and the remaining 1,574 are multi-family (2-4 units) units.⁷ The off-base military housing community, Vista Del Sol, has a total of 600 multi-family housing units (two and three-bedroom), of which 509 (85%) are occupied. Therefore, there is currently available capacity for additional active-duty personnel and their families to live in existing military housing. Military housing is managed by Lincoln Military Housing through a public/private venture with the Marine Corps. The City maintains a close relationship with Base liaisons; however, land use and growth authority associated with the Base is the responsibility of the US Department of Defense. Military personnel and dependents who choose to live in non-military housing can select rental or ownership units in Twentynine Palms or other communities. Unless otherwise noted, all other housing data in this Housing Element represents the entire City (including military housing).

It should be noted that the Department of Finance numbers above do not correlate with the number of building permits for dwelling units issued by the City during the same time frame. **TABLE HS-23** describes residential building permit activity between 2014 and 2020. Permits were issued for a total of 73 units. Single-family units accounted for 56% of all permits and had an average value of \$105,953 per unit. Multi-family 2-4 units accounted

⁶ Base statistics provided by USMC, July 27, 2021.

⁷ Google Earth estimates.



for 44% of all units and had an average value \$55,514 per unit. No permits were issued for multi-family 5+ units, mobile homes, accessory dwelling units, or other housing types.

**Table HS-23
RESIDENTIAL BUILDING
PERMITS, 2014-2020**

Year	Single-Family		Multi-Family, 2-4 Units	
	No. of Units	Ave. Value per Unit	No. of Units	Ave. Value per Unit
2014	13	\$130,002	0	n/a
2015	0	n/a	0	n/a
2016	2	\$92,013	0	n/a
2017	11	\$83,776	0	n/a
2018	1	\$90,000	32	\$55,514
2019	2	\$100,758	0	n/a
2020	12	\$139,167	0	n/a
Total	41	\$105,953	32	\$55,514

Age of Housing Stock

The age of a housing unit is commonly used to estimate when it may begin to require repairs. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, and new plumbing. As shown in **TABLE HS-24**, approximately 58 percent of homes in Twentynine Palms are more than 30 years old. A large portion of the housing stock (20 percent) was built between 1980 and 1990. Substandard housing conditions are discussed in the Housing Profile section of this document.

**TABLE HS-24
AGE OF HOUSING STOCK (YEAR BUILT)
TWENTYNINE PALMS (2019)**

Year Built	Number of Units	Percentage
1939 or earlier	283	3%
1940-1949	540	5%
1950-1959	1,120	11%
1960-1969	740	7%
1970-1979	1,159	12%
1980-1989	1,944	20%
1990-1999	1,463	15%
2000-2009	1,794	18%
2010 or later	904	9%
Total	9,947	100%

Source: American Community Survey 2015-2019 Table DP04



Housing Tenure

Tenure refers to whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. In Twentynine Palms, the number of military families associated with the Marine Base is also a factor. It is estimated that approximately 1,610 on-base housing units, and 600 off-base units at Vista del Sol are rental units available only to military families. The tenure distribution (owner versus renter) of a community’s housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with owner-occupied housing retaining a much lower turnover rate than rental housing. Tenure shifted slightly between 2010 and 2019 with about 2% of units changing from ownership to rentals (**Table HS-25**).

Table HS-25
HOUSING TENURE
TWENTYNINE PALMS (2010–2019)¹

Tenure	2010		2019	
Owner occupied	2,742	34%	2,655	32%
Renter occupied	5,353	66%	5,624 ¹	68%
Total	8,095	100%	8,279	100%

Source: US Census 2010, American Community Survey 2015-2019 Table DP04

¹ Includes approximately 1,610 on-base housing units (all assumed to be rental units), but not on-base barracks or dormitories, and 600 units at Vista del Sol. Net, non-military rental housing in the City is estimated at 3,414.

Housing Vacancy

Housing vacancy rates, the number of vacant units compared to the total number of units, are an indicator of the housing supply and demand for a City. Some amount of housing vacancy is normal in a healthy housing market, but excessive vacancy may indicate problems. As illustrated in Table HS-24, 17 percent of the City’s 9,947 housing units were vacant in 2019, a slight increase from the 14 percent vacancy rate in 2010 (**TABLE HS-26**).



**TABLE HS-26
HOUSING VACANCY RATES
TWENTYNINE PALMS (2010–2019)**

Occupancy Status	2010		2019	
	Number	Percentage	Number	Percentage
Occupied Units	8,095	86%	8,279	83%
Vacant Units	1,336	14%	1,668	17%
For Rent	546	6%	436	4%
Rented, Not Occupied	21	<1%	119	1%
For Sale Only	105	1%	132	1%
Sold, Not Occupied	40	<1%	61	<1%
For Seasonal, Recreational, or Occasional Use	195	2%	444	4%
For Migrant Workers	4	<1%	0	0%
Other Vacant	425	5%	476	5%
Total	9,431	100%	9,947	100%

Sources: US Census 2010 Table H5, American Community Survey 2015-2019 Tables B25004, DP04

Ownership Housing Cost

Approximately 32 percent of the occupied housing units in Twentynine Palms are owner-occupied. The Twentynine Palms median home value of owner-occupied housing units with a mortgage in 2019 was \$158,800. Of the other neighboring communities, only Joshua Tree had a lower median value at \$144,500. Morongo Valley and Yucca Valley had higher median values of \$183,600 and \$194,800, respectively.

Rental Housing Cost

According to the American Community Survey, the median gross rent in Twentynine Palms was \$957 in 2019. As shown in the following table, median gross rent ranges from \$623 for a one-bedroom unit to \$1,363 for a 4-bedroom unit.

**TABLE HS-27
MEDIAN GROSS RENT BY BEDROOMS (2019)**

No. of Bedrooms	Median Gross Rent*
None	\$909
1	\$623
2	\$856
3	\$1,150
4	\$1,363
Median Gross Rent	\$957

* estimated renter-occupied housing units paying cash rent

Source: American Community Survey 2015-2019 Table B25031



An online survey of available rental apartment and single-family properties within the City was prepared in April 2021. The average rent for a three-bedroom unit was \$1,429, for a two-bedroom unit was \$990, and for a one-bedroom unit was \$902 (TABLE HS-28).

**TABLE HS-28
AVERAGE RENTS**

Unit Size	Number of Units Surveyed	Average Monthly Rent	Range of Monthly Rents
1 bedroom	11	\$902	\$675–\$1,495
2 bedrooms	19	\$990	\$750–\$1,550
3 bedrooms	16	\$1,429	\$825–\$2,600

Source: Rent.com, April 2021

Manufactured and Mobile Homes

Manufactured and mobile homes are built off-site. Manufactured homes are installed on residential lots and mobile homes are installed in a rented location, such as a mobile home park. This type of housing can serve as an alternative to housing types of higher costs. However, the cost is often difficult to quantify as sales are not often recorded in the Multiple Listing Service. According to the 2019 ACS, the average value of a mobile home in Twentynine Palms was \$106,600. Pursuant to the 2020 California Department of Finance reports, currently there are 307 mobile home units (approximately 3 percent of the total housing stock) within the City.

Housing Affordability

Housing affordability levels are determined by the Department of Housing and Community Development (HCD) and divided into the following categories:

- Extremely Low Income: income less than 30 percent of Area Median Income (AMI)
- Very Low Income: income greater than 30 percent, and less than 50 percent AMI
- Lower Income: income greater than 50 percent, and less than 80 percent AMI
- Moderate Income: income greater than 80 percent, and less than 120 percent AMI
- Above Moderate Income: income greater than 120 percent AMI



The US Department of Housing and Urban Development (HUD) conducts an annual household survey to determine HUD Area Median Family Income (HAMFI) and related income amounts for low-income groups. Housing affordability for various levels of income can be determined by estimating the costs of owning or renting a home, including utilities, applicable taxes and insurance, in addition to the monthly payment on a mortgage or to a landlord.

Regarding affordability of rentals in Twentynine Palms, the following table shows that an affordable monthly payment for a low income family of four is \$1,506. The median gross rent for a 3-bedroom unit in Twentynine Palms is \$1,150, which is less than the affordable monthly payment and suggests that affordability is not a barrier to rentals in the City. Regarding home ownership, an affordable ownership price for a low income family of four is approximately \$195,600. The median home value in Twentynine Palms is \$158,800 which is less than the affordable ownership price for low income households, and suggests that affordability is not a barrier to homeownership in the City. Since this data was published, there has been anecdotal evidence of further increases in both rental unit and house prices. Also, a person’s credit score can be a significant determining factor in access to affordable housing.

**TABLE HS-29
HOUSING AFFORDABILITY MATRIX**

Income Group	Annual Income Limit	Maximum Affordable Price	
		Own	Monthly Rent
Extremely Low (0-30% AMI)			
4 Person Family	\$26,200	\$85,100	\$655
Very Low (31-50% AMI)			
4 Person Family	\$37,650	\$122,200	\$941
Low (51-80% AMI)			
4 Person Family	\$60,250	\$195,600	\$1,506
Moderate (81-120% AMI)			
4 Person Family	\$90,350	\$293,400	\$2,259

Source: California Department of Housing and Community Development State Income Limits for 2020, HUD 2020

1. Monthly affordable rent based on payments of no more than 30 percent of household income.
2. Calculation of affordable home sales prices based on a down payment of 10 percent, annual interest rate of 4.0 percent, 15-year fixed mortgage, 1.25% taxes and homeowners insurance monthly, and monthly payment 30 percent of gross household income.
3. Based on San Bernardino County AMI (Area Median Income) = \$75,300.



HOUSING ISSUES

Overcrowding

The federal government defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are those with more than 1.5 persons per room. By these definitions, just over 4 percent of households in Twentynine Palms live in overcrowded conditions as of 2010.

Generally, low-income families are disproportionately affected by overcrowding. Overcrowding is also more prevalent among renters than among owners. Twentynine Palms households in renter-occupied units experienced overcrowding and severe overcrowding at a significantly higher proportion than households in owner-occupied units. Approximately 2 percent of owner-occupied households and 3 percent of renter-occupied households experienced overcrowded and severely overcrowded conditions in 2019, a slight decrease from 2010 overcrowding figures (**TABLE HS-30**).

**TABLE HS-30
OVERCROWDED HOUSING UNITS
TWENTYNINE PALMS (2010–2019)**

Tenure	2010			2019		
	Total Households	% of Housing Units		Total Households	% of Housing Units	
		Over-crowded	Severely Overcrowded		Over-crowded	Severely Overcrowded
Owner Occupied	2,742	3%	<1%	2,655	2%	<1%
Renter Occupied	5,353	5%	1%	5,624	3%	1%
Total	8,095	4%	<1%	8,279	3%	<1%

Sources: US Census 2010, American Community Survey 2015-2019 Table 25014

Housing Cost Burden

State and federal standards specify that a household experiences a housing cost burden if it pays more than 30 percent of its gross income on housing. Housing cost burden is typically linked to lower income levels and occurs when housing costs increase faster than income.

As illustrated in **TABLE HS-31**, approximately 2,180 renter-occupied households pay more than 30 percent of their income on rent, and 1,035 pay more than 50 percent. Of these cost-burdened households, the most vulnerable are those with extremely low incomes. In total, approximately



1,010 extremely low-income households (including renter and homeowner households) pay between 30 to 50 percent of their income on rent, and 905 pay 50 percent or more. However, these exhibits are mitigated somewhat, due to the prospect that an unknown number of these households are for military personnel who receive supplemental benefits and a monthly allowance for housing. These supplemental benefits are not taken into consideration when calculating cost burden.

**TABLE HS-31
HOUSEHOLD HOUSING PROBLEMS
TWENTYNINE PALMS (2019)**

Cost Burden by Tenure	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Total
Renter Households				
Cost Burden > 30%	855	770	555	2,180
Cost Burden > 50%	795	240	-	1,035
Homeowner Households				
Cost Burden > 30%	155	215	120	490
Cost Burden > 50%	110	145	-	255

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) based on 2013-2017 ACS

The CHAS database also collects and reports households with housing problems, including the lack of a kitchen, the lack of complete plumbing, overcrowding, and severe cost burden. As noted in **TABLE HS-32**, renters experience housing problems at a much higher rate than owners, particularly renters that make less than 30 percent of the AMI.

**TABLE HS-32
PERCENT OF TOTAL HOUSEHOLDS WITH ANY HOUSING PROBLEM***

	Renter Households	Owner Households
Household Income <=30% AMI		
with Any Housing Problems	905	155
Household Income >30% to <=50% AMI		
with Any Housing Problems	775	215
Household Income >50% to <=80% AMI		
with Any Housing Problems	555	120

Source: HUD CHAS based on 2013-2017 ACS

*CHAS defines "any housing problem" as one or more of the following: lacks kitchen, lacks complete plumbing, overcrowding, and cost burden greater than 30% of income.



Substandard Housing Conditions

A variety of housing conditions can cause a home to be considered substandard. These homes often require extensive renovation to make a home safe. The Twentynine Palms Code Enforcement Division routinely inspects properties resulting from regular patrols or community complaints. Occasionally, structures are found to not be up to code, particularly the building code. These deficiencies are required to be brought up to code to avoid any further penalties.

Approximately 4,161 dwelling units (42% of the housing stock) in the City are less than 30 years old. Approximately 2,683 units (27% of the housing stock) are over 50 years old. The Community Development Department indicated that most of the housing is in generally sound condition. Most concerns occur with maintenance of smaller homes and multi-family units. Although blight is dispersed throughout the community, it is somewhat more prevalent in the downtown area and Smoketree neighborhood. Since 2018, three single-family dwelling units and mobile homes at the Shady Elms Mobile Home Park (which had been abandoned) were demolished. Currently, it is estimated that approximately 200 housing units (3%) are in need of rehabilitation, and 15 require demolition. The Quantified Objectives have been adjusted to include 40 units for rehabilitation during the planning period. Further, Program HS-2 directs the City to establish a database of units, and also assist 5 units annually during the planning period.

Assisted Housing

Section 8

The Housing Authority of the County of San Bernardino (HACSB) administers the Section 8 Housing Choice Voucher Program for Twentynine Palms residents. This program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. In Twentynine Palms, 37 households receive Housing Choice Vouchers under the HUD Section 8 program.

Assisted Housing At-Risk of Conversion to Market Rate

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market-rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage prepayments or pay-offs, and concurrent expiration of affordability restrictions.



The City does not own any affordable housing units. The Housing Authority of the County of San Bernardino (HACSB) does not own any affordable units in Twentynine Palms, but its affiliate non-profit, Housing Partners, owns two developments that include project-based voucher (PBV) units under the Section 8 Housing Choice Voucher (HCV) program. As shown below, a total of 20 units are located on Desert Queen and Split Rock Avenues. All units are 2-bedroom with an affordability expiration date of 2025. The units are available to all family types; none are restricted to the elderly or disabled. The HACSB intends to renew the PBV contracts so the units will remain affordable. Therefore, there are no units at risk of conversion to non-affordable status during the planning period.

**TABLE HS-33
ASSISTED HOUSING POTENTIALLY AT RISK OF CONVERSION TO
MARKETRATE**

Name ¹	Expiration Date	Assisted Units	Funding Agency/Program
Desert Queen Avenue	09/30/2025	10	HCV (Section 8)
Split Rock Avenue	09/30/2025	10	HCV (Section 8)

¹ Addresses not provided by HACSB to maintain tenant privacy.

Source: HACSB, May 2021

TABLE HS-34 shows an estimated total subsidy of \$14,840 per month, or \$178,080 per year, required if the 20 at-risk units were to convert to market-rate housing and HACSB were to continue subsidizing the housing.

**TABLE HS-34
AT-RISK UNIT SUBSIDIES**

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Very Low Income (50% AMI) ²	Affordable Cost Minus Utilities ³	Monthly per Unit Subsidy	Total Monthly Subsidy
2-br	20	\$1,390	3	\$33,900	\$648	\$742	\$14,840

Sources: HUD 2021, HCD 2020

¹ FY 2021 Fair Market Rent for a 2-bedroom unit in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), as determined by HUD

² 2020 Area Median Household Income (AMI) limits for San Bernardino County based on 2020 Income Limits from CA Department of Housing and Community Development.

³ Affordable cost = 30% of household monthly income minus estimated utility allowance of \$200 for a two-bedroom unit.

A survey of multi-family sales listings in Twentynine Palms, Joshua Tree, and Yucca Valley determined that the cost of a 2-bedroom multi-family unit ranges from \$82,250 to \$218,333 per dwelling unit (sales data from www.trulia.com, May 2021). Based on this information, the cost to acquire all 20 rental units at risk is estimated to be between \$1.64 million and \$4.3 million.



Another option for replacing the 20 at-risk units is through new construction. The cost to replace the units will vary based on timing of replacement and economic conditions in the region. A 2021 survey of multiple housing developers that build affordable units in the nearby Coachella Valley determined that the average construction cost for affordable units is approximately \$317,074 per unit. Based on this estimate, the cost of replacing the at-risk units through new construction is approximately \$6.3 million. Actual replacement cost may be lower due to market factors in the Twentynine Palms area.

Preservation of Resources

Government Code (Section 65583(a)(8)(c)) requires that the City identify local nonprofit corporations which have the “legal and managerial capacity to acquire and manage” at-risk units. A number of nonprofit housing developers are active in San Bernardino County and could assist in the preservation of at-risk units in Twentynine Palms. Names of these organizations and contact information are provided in **TABLE HS-35**.

**TABLE HS-35
QUALIFIED ENTITIES FOR THE PRESERVATION OF AFFORDABLE HOUSING
IN SAN BERNARDINO COUNTY**

Entity	Address	Phone Number
Abbey Road Inc.	15305 Rayen Street North Hills, CA 91343	(818) 332-8008
BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200 Newport Beach, CA 92660	(949) 720-7044
Century Housing Corporation	1000 Corporate Pointe, Ste. 500Culver City, CA 90230	(310) 642-2007
Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I Indio, CA 92201	(760) 347-3157
Coalition for Economic Survival	514 Shatto Place, Suite 270 Los Angeles, CA 90020	(213) 252-4411
CSI Support & Development Services	201 E. Huntington Drive Monrovia, CA 91016	(626) 599-8464
Housing Corporation of America	31423 Coast Highway, Ste. 7100 Laguna Beach, CA 92677	(323) 726-9672
Innovative Housing Opportunities	19772 Macarthur Blvd., Ste 110 Irvine, CA 92612	(949) 863-9740
Keller & Company	4309 Argos Dr. San Diego, CA 92116	--
Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St. San Bernardino, CA 92405	(909) 884-6891
Nexus for Affordable Housing	1572 N. Main St. Orange, CA 92867	(714) 282-2520
Orange Housing Development Corporation	414 E. Chapman Ave. Orange, CA 92866	(714) 288-7600



**TABLE HS-35
QUALIFIED ENTITIES FOR THE PRESERVATION OF AFFORDABLE HOUSING
IN SAN BERNARDINO COUNTY**

Entity	Address	Phone Number
Poker Flats LLC	1726 Webster Los Angeles, CA 90026	--
ROEM Development Corporation	1650 Lafayette Circle Santa Clara, CA 65050	(408) 984-5600
Southern California Presbyterian Homes	516 Burchett Street Glendale CA 91203	(818) 247-0420
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd. Los Angeles, CA 90022	(323) 838-8556

Source: HCD List of Qualified Entities, October 15, 2020



4.0

CONSTRAINTS ANALYSIS

Pursuant to state law, each jurisdiction is responsible for a share of the region's projected housing needs. To meet these needs, the jurisdiction must ensure that it addresses local constraints that may impede the development, improvement, and conservation of housing for persons of all income levels and for persons with special needs (such as the homeless, disabled, and elderly). Should constraints be identified, a jurisdiction must demonstrate its efforts in removing or mitigating the constraints, where appropriate and legally possible.

NON-GOVERNMENTAL CONSTRAINTS

Environmental

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints to residential development typically relate to the presences of sensitive biological resource habitat or geological or flooding hazards.

Biology

The General Plan Land Use Element identifies three (3) preservation overlays associated with the protection of ecological resources. The Wildlife Corridors Overlay designates three primary corridors that connect the Joshua Tree National Park area south of the city to the hills north of the city on the Marine Base. Properties within the overlay are subject to specific site design standards as set forth in the Development Code and policies of the Land Use and Conservation and Open Space Elements. Despite these measures, a substantial amount of residentially designated land remains available for development.

The mesquite hummocks habitat has been identified within the city as a sensitive habitat that supports certain desert species. The Mesquite Dunes & Bosque (MDB) Overlay has been designated within the northern portion of the city for the protection of this habitat. Development within this area is not entirely restricted, but the Overlay limits the amount of grading and disturbance to the habitat.



The Land Use Element includes the Joshua Tree National Park Buffer (JTNPB) Overlay for an approximate half-mile buffer along this boundary that would discourage increases in intensity and recommend establishing special design standards for the overlay area. Due to the topography and proposed low residential density within this area, this is not seen as a major constraint to residential development and this area is already designated for 2.5- and 5-acre lots.

No sites identified in the Sites Inventory are located in the Wildlife Corridors, MDB, or JTNPB Overlays.

Geology

Two faults run through the city, the Pinto Mountain Fault and the Mesquite Lake Fault. Both faults are capable of 7.0 magnitude earthquakes or greater. The Pinto Mountain Fault, aligned east-west and paralleling Twentynine Palms Highway, presents the greatest seismic constraint to development due to its location to already developed portions of the city and along primary streets. The Mesquite Lake Fault also presents constraints, but to a lesser degree since it is located in areas designated for lower density residential land uses. The General Plan establishes a Fault Zones Overlay which requires geotechnical investigations prior to development approval, and compliance with all California Geological Survey and other applicable requirements associated with Alquist-Priolo regulations. None of these measures would represent substantial constraints to residential development.

Despite the potential for large seismic events in the area, most of the designated residential areas are within areas that are relatively flat. Therefore, the slope stability, landslide, and rockfall issues do not present a constraint to residential development within the City. The General Plan Land Use Element designates a Hillside Overlay to high slope areas or land adjacent to areas of high slope. Development on hillsides with slopes greater than 25% is prohibited. Additional grading and development restrictions may apply to protect development projects from geotechnical hazards and to preserve scenic resources. Site-specific geotechnical analyses are required, as necessary, and adherence to recommendations would address any potential hazards such that they would not present a substantial hazard to residential development.

The depth of groundwater in the city generally ranges from 20 to 400 feet below the surface depending on the sub-basin. As such, the potential for liquefaction varies across the city. Areas with moderate to high liquefaction potential are within the Liquefaction Susceptibility Overlay that requires site-specific geotechnical studies to assess the potential for ground failure. Adherence to recommendations provided in geotechnical studies and



standard measures as dictated by the California Building Code would address any potential hazards associated with liquefaction or any other settlement. Therefore, liquefaction hazards would not present a substantial constraint on residential development.

Flood

The 100-year Federal Emergency Management Agency (FEMA)-designated floodplain drainage area extends from the hills to the south of the city, extending from Encelia Avenue to the west and Falderman Avenue to the east at its broadest path. The floodplain narrows as it crosses Twentynine Palms Highway and is consolidated into one primary drainage channel that travels north and then east to Bullion Mountain Road, south of Mesa Drive at the city boundary.

This floodplain covers residential areas already developed and areas planned for low- to medium-level residential densities. Improvements proposed by the Twentynine Palms Master Plan of Drainage would reduce the limits of the floodplain in these areas.

No sites identified in the Sites Inventory are located in the FEMA-designated floodplain area or Drainage Area Overlay described below.

The Indian Cove/Mesquite Drainage Area in the western portion of the City is subject to flooding even though it is not mapped by FEMA as a floodplain. The General Plan establishes the Drainage Area Overlay; development within the overlay is required to incorporate design features that mitigate flooding hazards to the maximum extent feasible. However, the inclusion of such features would not represent a substantial constraint to residential development.

Infrastructure

Water

Water service is provided by the Twentynine Palms Water District (TPWD). Its service area covers 87 square miles, including the City and unincorporated land north and south of the City. In 2020, the District served 7,438 active connections, 96% of which were residential connections. The sole source of water is groundwater. Annual water usage is approximately 2,100 to 2,900 acre-feet (AF). Based on population and land use development projections, and anticipated water usage rates, the District's 2020 Urban Water Management Plan (UWMP) determined that total water demand in 2045 will be approximately 3,200 AF, and total projected water production will be 3,660 AF. The District determined that adequate water supplies will be available through 2045 under normal years, single-dry years, and multiple dry years. Groundwater quality is typically good, and no contaminants have been detected above standard levels.



Most of the District is connected to TPWD’s water infrastructure, including the City’s developed core. Some outlying parcels and other scattered parcels are not connected and are served by private wells.

Parcels designated for future multi-family development are currently served by, or immediately adjacent to, existing water lines. The Downtown Specific Plan area is well-served by existing water lines, although lateral connections could be required to serve individual projects. Public land adjacent to City Hall is also served by existing lines immediately adjacent to the site. Parcels zoned for high-density residential (R-HD) along El Paseo Road east of Adobe Road are immediately adjacent to existing water lines in all directions, including El Paseo Road, Ocotillo Avenue, Sun Valley Drive, Desert Knoll Avenue, and Marine Avenue. Therefore, water infrastructure is not considered a constraint to the development of multi-family development.

Sewer

A community-wide sanitary sewer system is not available within the City, with the exception of the Marine Base. Wastewater is instead handled by individual septic systems or by package treatment plants which serve whole developments. Per State Water Board requirements, where there is a lack of sewer connection, developments are subject to the Onsite Wastewater Treatment Policy, which limits the intensity of all types of development, including housing on septic systems. The City works with applicants who wish to develop more intense projects which require onsite wastewater treatment plants, often called package plants. However, package plants can be expensive, require large amounts of land, and require routine maintenance for proper operation. The lack of sewer infrastructure is considered a major constraint to development, including housing development, and the City continues to evaluate and pursue long-term solutions. The City has now secured funding and is undertaking preliminary feasibility and design of a master sewer system, and continues to pursue funding for construction. In addition, the City and Marine Corps negotiated the potential of having the Corps expand their treatment plant and operate a regional treatment plant to serve both its and the City’s needs. Programs HS-16 and HS-17 direct the City to continue to pursue a community-wide sewer system and assist developers in acquiring financing for package plants.

Senate Bill 1087

Senate Bill (SB) 1087 requires the City to immediately deliver an adopted Housing Element and any amendments thereof to all public agencies or private entities that provide water or sewer services. The City complies with this requirement. Further, each entity that provides water or sewer services is required to grant a priority for the provision of these services to proposed



developments that include housing units affordable to lower income households.

Electricity

Electricity service from Southern California Edison is available throughout the city and is not a constraint to the development of housing.

MARKET CONSTRAINTS

Many factors affecting housing costs are related to the larger housing market. The availability of land, the cost and availability of financing the price of the land, and the cost of construction all contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households. Market-related constraints are part of regional trends related to housing and local jurisdictions seldom have any control over these.

Development Costs

Development costs in Southern California affect potential affordable housing developments. These costs are attributed to several factors, including the rising growth rate, housing demand, and limited land availability. Twentynine Palms, however, has a substantial amount of relatively low-cost land due to supply. When developed, land values are reflected in home prices.

Costs can vary widely depending on location, project site, unit size, bedroom count, finishes and fixtures, amenities, and wage and hiring requirements. Soil conditions, environmental factors, and the availability of infrastructure can also affect construction costs. The Desert Valleys Builders Association estimates that construction costs for single-family dwelling units in the nearby Coachella Valley generally range from \$235 to over \$275 per square foot (excluding site improvements). According to National Core, construction costs for vertical multi-family units in the desert region generally range from \$125 to \$145 per square foot, based on a typical 50 to 70-unit project with a 2 to 3 story garden style, Type V wood building.

Manufactured housing (including mobile homes and modular housing) can provide lower priced housing by reducing construction and labor costs. Some of the first 3-D printed homes in the nation are being built in the nearby Coachella Valley. They consist of modular panels manufactured with sustainable building techniques that eliminate the waste associated with wood frame construction. Costs are proving to be substantially lower than traditional housing products. Such dwelling units may provide suitable low-cost housing alternatives in Twentynine Palms.



The price of land is typically a significant component of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards or flooding) affect the cost of land. Twentynine Palms does not have the constraints of other cities in Southern California.

Land Availability and Costs

Development costs are also minimal due to the relatively low cost of undeveloped land. The geography of the land is typically flat, with a gentle slope downward in the northeasterly direction.

The cost of land directly impacts the cost of housing. In general, land prices in San Bernardino County are more affordable than the Los Angeles County and Orange County markets. The lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the high desert. Accordingly, Twentynine Palms, along with other cities within San Bernardino County, is providing affordable housing for workers in various employment centers of the Inland Empire as well as in Orange County and Los Angeles County. Within the San Bernardino County market, there are also significant differences in land prices. Cities closer to Los Angeles County such as Ontario, Rancho Cucamonga, and Upland have generally garnered higher residential land prices than communities in the Morongo Basin.

The City also has an estimated inventory of several hundred platted lots that are available for construction. These lots were created through previous tract maps and can be developed without having to go through an entitlement process which is costly and time consuming given the state environmental regulations.

An internet survey of residential land for sale within the downtown area of the city identified land costs for existing properties for multiple units ready for development ranging from \$7,500 per acre to \$48,000 per acre, with an average cost of \$25,500 per acre. Parcel sizes range from one-half acre to ten acres in size, with smaller parcels (one-half acre) were typically listed at higher prices. Land outside the downtown area is typically zoned for single-family homes with minimum lot sizes ranging from 1 acre to 5 acres. Land costs are substantially lower for these areas outside the downtown area.

A survey of regional affordable housing developers that build in the nearby Coachella Valley region determined that the average construction cost for affordable housing units is approximately \$317,074 per unit. Based on this estimate, land costs do not represent a significant portion of the total



development costs. The land costs of the City's existing Multi-Family Residential, which allows eight dwelling units per acre, only represents approximately 1 percent of the total development costs. The land costs in the High Density Residential, which allows 24 dwelling units per acre, represents less than one percent of the total development costs. The High Density Residential district exceeds HCD's target density of 20 dwelling units per acre for jurisdictions the size of Twentynine Palms.

Labor Costs

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition or repair work performed under contract and paid for in whole or in part out of public funds. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Additionally, the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions.

The Great Recession had a significant impact on the housing market and housing financing. In the years following the downturn, financing has become more difficult to obtain, especially for low- and middle-income households. This could be a constraint to homeownership for lower-income families. At the same time, post-economic downturn interest rates have been historically low. These historically low rates could provide opportunity for low- and middle-income families to experience homeownership.

The fixed interest rate mortgage remains the preferred type of loan, especially during the periods of low, stable interest rates that are currently occurring. **TABLE HS-36** illustrates interest rates as of April 2021. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.



**TABLE HS-36
INTEREST RATES**

Conforming and Government Loans	Interest	APR
30-year fixed	3.125%	3.238%
30-year fixed VA	2.750%	2.981%
15-year fixed	2.375%	3.019%
7/6-Month ARM	2.250%	2.595%
5/6-Month ARM	2.000%	2.584%
Jumbo		
30-year fixed	3.000%	3.064%
15-year fixed	2.875%	2.955%

Source: wells Fargo.com, April 2021

GOVERNMENTAL CONSTRAINTS

Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the quality of housing and the community may serve as a constraint to housing development. Public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

General Plan Land Use Designations

The Twentynine Palms General Plan guides residential development in the city. The Land Use Element directly addresses residential development by specifying the amount, location, type and density of residential development. These General Plan Land Use designations are described in **TABLE HS-37**. The Development Code reinforces the objectives of the Land Use Element by regulating development densities, housing types, and development standards in residential zones. The Land Use Element focuses residential development opportunities consistent with those allowed under the City's existing Single Family Residential, Multi-family Residential, High Density Residential, Rural Living, and Open Space Residential zones. The Land Use Element and Development Code also allow for certain residential uses in the Service Commercial, General Commercial, Office Commercial, Neighborhood Commercial, Tourist Commercial, and Public designations and zones.



The Land Use Element designates over 79 percent of area within the city to residential land uses. The Land Use Element includes a projection of the number of housing units that will exist at build-out pursuant to the Land Use Plan. At build-out, 27,940 housing units can be accommodated in the City; this projection assumes average densities will be 80% of the maximum allowed. According to the Department of Finance, there are currently (2020) 9,681 dwelling units in the City. Thus, current land use policy allows for a maximum potential of another 18,259 units. However, this number is flexible, depending upon the actual density yields of individual development projects.

Although the developed residential portion of the Marine Base is located within City boundaries, the City does not have land use approval authority within these areas. Since the housing on the Marine Base serves the population included in the City and can be included in the City's RHNA, the Housing Element will account for the units existing and currently planned within the Marine Base. However, it will not include any policies that would directly influence housing policy within the Marine Base beyond general coordination between City and Marine Base planning efforts.

The following table identifies General Plan land use designations that accommodate residential development.



**TABLE HS-37
GENERAL PLAN LAND USE DESIGNATIONS**

Land Use Designation		Maximum Density	Description of Residential Component
Open Space Residential (OSR)		1 DU/Parcel (minimum parcel size is 10 acres)	Large lot residential uses and preservation of open space areas with a minimum lot size of 10 acres.
Open Space Residential (OSR-40)		1 DU/Parcel (minimum parcel size is 40 acres)	Large lot residential uses and preservation of open space areas with a minimum lot size of 40 acres.
Rural Living (RL)	RL-1	1 DU/ Acre	Large lot residential uses.
	RL-2.5	1 DU/2.5 Acres	
	RL-5	1 DU/5 Acres	
Single Family Residential (RS)	RS-E	0.4 DU/Acre	Low to moderate-density residential uses.
	RS-1	1 DU/Acre	
	RS-2	2 DU/Acre	
	RS-3	3 DU/Acre	
	RS-4	4 DU/Acre	
Multi-family Residential (RM)		8 DU/Acre	Higher-density residential uses, focused on apartments, duplexes, and other attached residential types, and mobile home parks.
High Density Residential (R-HD)		24 DU/Acre	Higher intensity housing opportunities, including apartments and senior housing intended to accommodate affordable housing.
Service Commercial (CS)		No density maximum for residential uses	Multi-family developments if part of a mixed use development.
General Commercial (CG)		8 DU/Acre (limited to 2 units/parcel)	Multi-family and single-family dwellings.
Office Commercial (CO)		2 DU/Acre (limited to 2 units/parcel)	Limited residential as a means for providing opportunities for mixed use development.
Neighborhood Commercial (CN)		12 DU/Acre	Single family dwelling compatible with small commercial centers.
Tourist Commercial (CT)		12 DU/Acre	With approval, single family dwellings, SROs, mobile home parks.

Source: Twentynine Palms General Plan, Development Code



Development Standards

The City's Development Code sets forth regulations that determine the size, type, density, and scale of residential development. Such regulations are designed to promote the health, safety, and general welfare of residents; preserve the character and integrity of neighborhoods; and implement General Plan goals and policies. State law has also increasingly focused on how residential development standards affect the feasibility of the building market rate and affordable housing. **TABLE HS-38** and **TABLE HS-39** describe the established standards for developing new housing, including minimum lot size and dimensions, building heights, and setbacks. The City zoning map and a link to the Zoning Code are provided on the City website.

The City's residential development standards are typical for suburban communities. The densities and development standard, combined with the lower sales price for homes in the city, provide ample opportunities for the provision of affordable housing.



**TABLE HS-38
DEVELOPMENT STANDARDS
RESIDENTIAL DISTRICTS**

Standard	OSR/ OSR-40	RL-1	RL-2.5	RL-5	RS-4	RS-3	RS-2	RS-1	RS-E	RM	R-HD
Min. Lot Size	10 acres	1 acre	2.5 acres	5 acres	7,200 sf	12,000 sf	18,000 sf	1 acre	2.5 acres	10,000 sf	10,000 sf
Min. Lot Dimensions	w-300' d-300'	w-100', d-150'	w-150', d-200'	w-200', d-250'	w-60' d-100'	w-70' d-100'	w-80', d-100'	w-100' d-150'	w-150' d-200'	<1 ac: w-80', d-125' >1ac: w-150 d-125	<1ac: w-80' d-125' >1ac: w-150' d-125'
Max. Building Height	35'										
Minimum Setbacks*											
Front, First Story and Above	32'	32'			25'					20'	
Side, First Story	15'	15'			10'		15'	15'	10'	10'	
Side, Second Story & Above	20'	20'			20'		15'	15'	10'	20'	
Street Side, First Story and Above	25'	25'			15'		25'	25'	15'	20'	
Rear, First Story and Above	25'	20'			20'		25'		15'	10'	
Unit Size Minimum (sf)	N/A	400 ¹									

Source: Twentynine Palms Development Code

*Greater yard setbacks may apply

¹ Does not apply to SRO units



**TABLE HS-39
DEVELOPMENT STANDARDS
NON-RESIDENTIAL DISTRICTS**

Standard	CO	CG	CN	CT	CS	IC	P
Min. Lot Size	15,000 sf	15,000 sf	10,000 sf	20,000 sf	30,000 sf	1 acre	None
Min. Lot Dimensions	w-100', d-150'	w-100', d-150'	w-80' d-125'	w-100' d-150'	w-150' d-200'	w-200', d-200'	None
Maximum Building Height	45'	45'	35'	35'	45'	45'	35'
Minimum Setbacks*							
Front	15'	15'	25'	25'	15'	25'	25'
Side	10'	10'	10'	10'	10'	10'	10'
Street Side	15'	15'	15'	25'	15'	15'	25'
Rear	10'	10'	10'	10'	10'	10'	10'
Units Size Minimum (sf)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Twentynine Palms Development Code

*Greater yard setbacks may apply

Specific Plans

Specific Plans establish development standards and specifications for a particular geographic area. The City adopted six (6) Specific Plans, all of which facilitate residential development and contain vacant parcels available for future residential development. None of the Specific Plans are considered a barrier to housing development.

Specific Plans #1 through #4 were adopted to bring into compliance zoning classifications that were inconsistent with the General Plan, and they allow multifamily densities up to 8 du/ac.

Specific Plan #10 guides development around one of the primary entrances to Joshua Tree National Park. It allows single-family (3.1-4.0 du/ac) and multi-family (4.1-8.0 du/ac) development.

The Downtown Economic Revitalization Specific Plan was adopted in 2012 to guide economic redevelopment and streetscape improvements in the downtown core and immediate vicinity. However, it was rescinded in 2017, and a new Downtown Specific Plan is currently being prepared. The new plan is proposed to have more mixed use zoning that encourages additional multi-family residential development downtown. Densities will be 20 units per acre.



Density Bonus

State law requires that cities offer density bonuses to home builders and developers to encourage affordable housing opportunities for low and moderate-income households. Density bonuses and financial incentives or regulatory concessions are granted when a developer proposes to construct affordable housing. Chapter 19.72 of the Twentynine Palms Development Code implements state statutory requirements by which developers can receive density bonuses of 20% to 35% and concessions or exceptions from normally applicable zoning and other development standards for building affordable housing developments. It also addresses density bonuses for senior citizen housing developments and donations of land for very low affordable housing.

During the 2014-2021 planning cycle, a proposed apartment complex called The Ridge at 29 Palms was approved by the City and received a density bonus for affordable housing. The 200-unit complex near Valle Vista and Condor Road has not been built yet, but its entitlements have been extended.

Effective January 1, 2021, AB 2345 amends the State's Density Bonus Law to increase the maximum density bonus from 35% to 50% for projects that provide at least: 1) 15% of total units for very low income households, 2) 24% of total units for low income households, or 3) 44% of total for-sale units for moderate income households. AB 2345 also decreases the threshold of set-aside low income units required to qualify for concessions or incentives from zoning or development regulations, and decreases the number of parking spaces required for 2 and 3-bedroom units. Density bonus projects within ½ mile of a major transit stop that provide unobstructed access to the transit stop may also qualify for reduced parking requirements. Program HS-6 of this Housing Element directs the City to amend the Development Code accordingly to assure compliance with AB 2345.

Vacation Home Rentals

Development Code Chapter 19.41 establishes regulations governing the use of a residential dwelling unit as a vacation home rental (VHR). A VHR is defined as the permitted short-term rental of any detached single-family dwelling or any portion of any detached single-family dwelling for occupancy for a minimum of two consecutive nights, but no more than 30 consecutive calendar days in duration. VHRs provide homeowners with a source of income and can satisfy the short-term housing needs of renters, including low-income households.



In Twentynine Palms, VHRs are permitted on any parcel within any land use district when such property is occupied by one or more physically separated structures built as individual single-family residential homes. Homeowners are required to obtain a VHR Permit and Business License and remit to the City Finance Department all transient occupancy taxes (TOT) due. Per Municipal Code Chapter 3.24, the current TOT rate is 9%. Owners must schedule an inspection by the Building and Safety Division to confirm that required safety measures are in place and operational.

Interest in VHRs has grown in recent years, and there are currently (2021) approximately 190 VHRs in the City. VHRs are only permitted in single-family units and, therefore, are not considered a constraint to multi-family housing. The number of VHRs constitutes only 1.8% of all housing units in the City and, therefore, does not substantially impact housing availability. However, interest in VHRs is growing and there is the potential to adversely impact the availability of affordable housing stock. The City may consider capping the percentage of units approved for VHRs in the future if they are determined to impact affordable housing. Added TOT revenues are not considered a constraint to housing.

Development Review and Permit Processing

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. For some proposed development projects, additional time is needed to complete the environmental review and tribal consultation process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. The review process in the City of Twentynine Palms involves up to three levels of reviewing bodies: Planning Staff, Planning Commission, and City Council.

For entitlement applications—including tentative tract maps and conditional use permits, zone change or General Plan amendments—the development review process can take approximately four to six months to complete due to the environmental review process, including Planning Commission and City Council public hearings. Minor development review cases, which may be exempt from environmental review, typically take less than two months for review and approval.

Individual single-family houses are ministerial and reviewed for compliance with zoning standards through the building permit review process. The majority of other residential developments in the city are small subdivisions (4± lots) which would typically require four to six months depending on the environmental issues relating to the project. Projects



with significant environmental issues may require an environmental impact report and take longer. **TABLE HS-40** provides a list of average processing times for the various permits or procedures that may be required prior to the final approval of a project. As can be seen in this table, the processing times required for the various entitlement applications are reasonable and do not represent a constraint to, or contribute to the cost of, the development or preservation of housing. These time frames are approximate and depend on the scope of the project, number of corrections in plan check, and timeliness of the applicant’s resubmittals. The City’s development time frames are designed to accommodate development.

As described above, project review times vary greatly from project to project depending on specifics of the application. However, assuming that no land use changes are needed, the typical review time for a single-family home on an infill lot is 15 working days for building plan approval; single family subdivision, with a complete application is 60 to 90 days for tentative tract map approval; multi-family 4-plex on infill lots is 15 working days; and multi-family projects of 5 or more units require CUP approval with complete application, processing time is 60 to 90 days. Additionally, all building and safety plan reviews for approved projects is 15 working days. The typical timeframe between approval for a housing development project and application for building permits is 30 days.

**TABLE HS-40
ENTITLEMENT PROCESSING**

Permit/Procedure	Time Frame	Review Authority
Site Plan Review	2-3 months	Community Development Director
Plan Check/Building Permits	3 weeks/check	Building Department
Conditional Use Permit	3-6 months	Planning Commission
Variance	Up to 2 months	Planning Commission/City Council
Tentative Tract Map	4-6 months	Planning Commission
Vesting Tentative Map	5-7 months	City Council
Final Tract Map	2-3 months	City Council
Tentative Parcel Map (4 lots or less)	2-3 months	Community Development Director
Tentative Parcel Map (5 lots or more)	3-5 months	Planning Commission
Final Parcel Map (4 lots or less)	1-2 months	Community Development Director
Final Parcel Map (5 lots or more)	1-2 months	Planning Commission/City Council
General Plan Amendment	4-6 months	Planning Commission/ City Council
Zone Change	4-6 months	Planning Commission/ City Council

Source: Twentynine Palms City Staff



Land Use Review

Projects such as a General Plan amendment, zone change, and Specific Plan are subject to discretionary approval by the City and require public hearings and review by the Planning Commission and City Council.

TABLE HS-41 lists the allowable location of residential uses and the type of permit required in residential districts. Key provisions include:

- Single-family homes are permitted by right in all residential districts.
- Manufactured homes are categorized as single-family homes, which are permitted by right in all residential districts.
- In the RM district, multi-family projects with 10 units or less are permitted by right, projects with 11 to 24 units are permitted with an Administrative Use Permit (AUP), and projects with 25 or more units are permitted with a Conditional Use Permit (CUP).
- In the R-HD district, multi-family projects up to 24 units are permitted by right.
- Mobile home parks are permitted with conditional use permit approval in all residential districts, except Open Space Residential.
- Residential, community, or congregate care facilities serving six or fewer people are permitted by right in all residential districts.
- Residential, community or congregate care facilities serving seven or more people are permitted in all residential districts, except Open Space Residential, with the approval of an AUP.
- Small family day care home facilities (with eight or fewer children) are permitted by right in all residential districts.
- Large family day care home (with 9 to 14 children) facilities are permitted by right in all residential zones, except Single Family Residential where approval of an AUP is required.
- Accessory Dwelling Units (ADUs) are permitted by right in all residential districts.
- Single-room occupancy (SRO) facilities are permitted in the R-M and R-HD districts with approval of an AUP.



- Emergency shelters are permitted by right in the R-M and R-HD districts.
- Supportive and transitional housing is permitted by right in all residential districts.

In addition, some residential uses are permitted within commercial, industrial, and public districts in an effort to bring residential and other uses closer together (**TABLE HS-42**). Key provisions include:

- Single-family dwellings are permitted by right in the CO and CG districts, and in the CN and CT districts with approval of an AUP.
- Multi-family dwellings are permitted by right in the CO and CG districts, and in the CS district with approval of a CUP.
- Supportive and transitional housing is permitted by right in the CO and CG districts, and in the CS district with approval of a CUP.
- SRO facilities are permitted in all commercial districts with a CUP.
- Residential, community care, or congregate care facilities serving six or fewer people are permitted by right in the Public (P) district.
- Residential, community care, or congregate care facilities serving seven or more people are allowed in the CG district with approval of a CUP, and CS with approval of an AUP.

As shown, the Development Code permits a wide range of residential products in numerous zoning districts throughout the City. Therefore, it is not considered a constraint to the development of affordable or other types of housing.



**TABLE HS-41
PERMITTED RESIDENTIAL USES
RESIDENTIAL DISTRICTS**

USE	OSR	OSR-40	RL-1	RL-2.5	RL-5	RS-4	RS-3	RS-2	RS-1	RS-E	RM	R-HD
Single family dwelling	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P
Gated Community ¹	--	--	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P
Residential, community or congregate carefacility, 6 people or less	P	P	P	P	P	P	P	P	P	P	P	P
Residential, community or congregate care facility, 7 people or more	--	--	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Mobile home park	--	--	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Resort, group quarters	--	--	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--
Caretaker housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P
Multi family 10 units or less	--	--	--	--	--	--	--	--	--	--	P	P
Multi family 11-24 units	--	--	--	--	--	--	--	--	--	--	AUP	P
Multi family 25+ units	--	--	--	--	--	--	--	--	--	--	CUP	CUP
Single Room Occupancy Facility (SRO)	--	--	--	--	--	--	--	--	--	--	AUP	AUP
Supportive/Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P
Emergency Shelter	--	--	--	--	--	--	--	--	--	--	P	P

Source: City of Twentynine Palms Development Code

Note: P=Permitted, -- =Not Permitted, CUP=Conditional Use Permit, AUP=Administrative Use Permit

¹ If not reviewed as part of a subdivision application



TABLE HS-42
PERMITTED RESIDENTIAL USES
NON-RESIDENTIAL DISTRICTS

USE	CO	CG	CN	CT	CS	IC	P
Single family dwelling	P ^{*,**}	P ^{*,**}	AUP	AUP	--	--	--
Manufactured Homes	P ^{*,**}	P ^{*,**}	AUP	AUP	--	--	--
Residential, community or congregate carefacility, 6 people or less	--	CUP	AUP	--	CUP	--	P
Residential, community or congregate carefacility, 7 people or more	--	CUP	AUP	--	CUP	--	--
Mobile home park	--	--	--	CUP	--	--	--
Resort, group quarters	--	--	--	--	--	--	--
Caretaker housing	P	AUP	AUP	AUP	P	P	--
Accessory Dwelling Units	P	P	P	P	CUP ^{***}	--	--
Multi-family Dwellings	P ^{*,**}	P ^{*,**}	--	--	CUP ^{***}	--	--
Single Room Occupancy Facility (SRO)	CUP	CUP	CUP	CUP	--	--	--
Supportive/Transitional Housing	P	P	--	--	CUP	--	--
Emergency Shelter	--	--	--	--	--	--	--

Source: City of Twentynine Palms Development Code

Note: P=Permitted, -- = Not Permitted, CUP=Conditional Use Permit, AUP=Administrative Use Permit

* Limited to two units/parcel.

** In downtown, only on second level.

***As a component of a mixed-use development.



Conditional Use Permits

Uses requiring a conditional use permit (CUP), such as multi-family development greater than 25 units and mobile home parks, require approval by the Planning Commission at a public hearing and are required to substantiate the following findings:

- That the proposed design and location of the conditional use and the conditions under which it will be operated are in accordance with the purpose of this Development Code, the zoning regulations applicable to the site, the Twentynine Palms General Plan, and other applicable development policies and standards of the City.
- That the proposed design and location of the conditional use and the conditions under which it will be operated will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity.
- That the proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity.

These requirements are the same for all uses subject to CUP approval. Findings like these are typical for most jurisdictions to assure land use compatibility, provided a site is chosen with a compatible land use designation and zoning and adequate size. Due to the amount of vacant land with varying land use designations and zoning classifications, these findings are not seen as a constraint to development of multi-family housing or mobile home parks. Since the City does not have a sewer system, sewage disposal requirements for a package treatment plant are typically a condition for projects exceeding the Regional Water Quality Control Board's septic limitations.

Site Plan Review

Per Development Code Chapter 19.36, a Site Plan Review is required prior to establishment or construction of any permitted use designated with a "P" in the applicable land use district. All site plan review applications are required to substantiate the following findings:

- The proposal meets the standards of the Development Code and will result in an appropriate and desirable development.
- The site is suitable in size, shape, and topography for the proposed development.



- The site improvements are appropriate and will result in a safe, well-designed facility.
- Approval of the project is consistent with the General Plan.

These findings are typical for many jurisdictions to assure land use compatibility, provided a site is chosen with a compatible land use designation and zoning and adequate size. Due to the amount of vacant land with varying land use designations and zoning classifications, these findings are not seen as a constraint to residential development.

Administrative Use Permit

An Administrative Use Permit (AUP) is required for uses and activities whose effects on adjacent sites and surroundings need to be evaluated in terms of the specific development proposal for a specific site, including construction of multifamily residential projects of 11 to 24 units in the RM district. Development Code Chapter 19.38 establishes procedures for AUPs, the approval of which requires the following findings:

- the proposal is in accordance with the Development Code, Design Guidelines applicable to the proposed use, the General Plan, and other applicable development policies and standards of the City;
- the project will not be detrimental to the public health, safety or welfare, or materially injurious to uses, properties, or improvements in the vicinity;
- the site is adequate in size and shape to accommodate the proposed use and integrate it with existing and planned uses in the vicinity.

The AUP considers a project's suitability to a particular site and its compatibility with adjacent properties and land uses. Typically, projects can be modified and/or conditioned to ensure compatibility with surrounding uses and the requirements of the Development Code. Such considerations are evaluated in other municipalities, and the AUP is not considered a constraint to residential development.

Parking

City parking standards for residential developments are tailored to the vehicle ownership rates associated with different residential uses. The City's parking standards typically require two parking spaces for each dwelling unit. Multi-family developments are required to have one covered parking space and one open parking space per unit. Single-family developments are required to have two garage spaces per dwelling unit.



Mobile home developments require two parking spaces per dwelling unit and one guest parking space for each four dwelling units. Boarding houses have a more specific calculation for the provision of parking, but generally range between one and two parking spaces per dwelling unit, depending on the number of beds (see **TABLE HS-43**).

Development Code Section 19.72 codifies the Affordable Housing Density Bonus program, which allows parking reductions and modifications for housing developments that qualify for density bonuses and incentives, including senior and special needs housing developments. For qualified housing developments, parking requirements are reduced to one on-site parking space for units with zero to one bedroom, two on-site spaces for units with two to three bedrooms, and two and one-half on-site spaces for units with four and more bedrooms, with some exceptions. The provision of parking consistent with City regulations does not appear to discourage the development of housing, and parking reductions facilitated under the Density Bonus program provide incentives for multi-family development.

**TABLE HS-43
PARKING REQUIREMENTS**

Use	Parking Requirement	Additional Parking Consideration
Single-family	2 per dwelling unit	N/A
Multi-family	1 covered space per dwelling unit plus 1 open space per dwelling unit	For projects of 11 or more dwelling units or guest rooms, 1 RV storage space (min.10' x 20') for each 20 dwelling units or guest rooms
Mobile Home Parks	2 10' x 20' spaces per unit plus 1 guest space per 4 units	N/A
Clubs and Boarding Houses	The greater of 1 per guest room or 1 per 2 beds plus 1 per employee on max. shift	N/A
Residential Care Facilities	0.5 per patient or resident bed plus 1 per employee	N/A

Source: Twentynine Palms Development Code

Open Space

The City’s Development Code does not include any specific requirements for the provision of private or public open space in residential development. The City also does not have a Quimby Fee program to collect fees from developers for the construction of open space. The provision of open space areas and their amenities is typically negotiated during the design review process of a development.



Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. These may include:

- Reservation of sites for parks, recreation facilities, fire stations, libraries, or other public uses.
- Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other public easements and public utility easements.

Per the City's Development Code, improvements are required as part of new subdivisions that include, but are not limited to, curbs, gutters, sidewalks, street paving, traffic improvements, drainage improvements, resident and guest parking, private and/or public open space, landscaping and trash enclosures. Depending on the location and type of development, the details of these improvements vary. For example, curb, gutter, and sidewalk are not required for rural residential zoning districts of 2.5 acres or more.

The Regional Water Quality Control Board also requires installation of a package sewage treatment plant, or equivalent, for multi-family projects since the city does not have a sewer system.

PROVIDING FOR A VARIETY OF HOUSING TYPES

Multi-Family Housing

Multi-family housing can provide viable housing options for low- and very low-income households. With a higher density than typical single-family development, the cost of the land is dispersed across a larger population per acre, thereby reducing housing costs per person compared to single-family development. In addition, multi-family housing does not require a household to have a large amount of savings for a down payment, as is required in standard single-family development.

The Multi-family Residential (RM) and High Density Residential (R-HD) land use designations and zoning districts are the primary locations for developing multi-family housing. As shown in **TABLE HS-44**, the RM district allows multi-family residential development with 10 units or less by right, 11-24 units with an AUP, and 25+ units with a CUP. Approval of an AUP or CUP assures that, with increasing density, projects are suitable and not detrimental to their sites and surroundings. Typically, projects can be modified or conditioned to ensure compatibility, and approvals are not



considered deterrents to the development of multi-family housing. As shown in **TABLE HS-41**, in RM and R-HD, minimum lot sizes are 10,000 square feet, and minimum unit sizes are 400 square feet. These facilitate small-scale development and can accommodate affordable units (SROs are exempt from the minimum unit size). Maximum building heights of 35 feet are the same as in other residential zoning districts and consistent with the City's small-town character.

Multi-family housing is also allowed by right in the Office Commercial (CO) and General Commercial (CG) districts, which allows opportunities for multi-family development in proximity to employment and retail centers. Multi-family development is also allowed in the Service Commercial (CS) district as a component of mixed-use development, with approval of a CUP. Approval of a CUP assures safety and compatibility for residential uses adjacent to more intensive commercial uses, such as light manufacturing, lumberyards, and recycling centers, and is not considered a deterrent to multi-family development. In CO, CG, and CS, minimum lot sizes (15,000 sf and 30,000 sf) are greater than in residential zones, but building heights are increased to 45 feet to maximize vertical development.

As shown in **TABLE HS-46**, multi-family developments are required to provide one open parking space and one covered parking space per unit. This accommodates residents and visitors and is not considered a barrier to development. The Affordable Housing Density program offers parking reductions for qualified projects.

Development Code Section 19.69.050 establishes development standards for multi-family development, as listed below. Each is intended to assure high-quality projects with sufficient public amenities and accessibility. None are considered a constraint to multi-family housing.

- A. On-site recreational areas for both adults and children for any proposed multi-family project exceeding 10 dwelling units shall be provided.
- B. Bus benches and shelters shall be designed into large-scale project when bus service is available or planned.
- C. Trash storage facilities shall be provided in accordance with Chapter 19.92 (Trash Storage Facilities).
- D. New construction and development shall be generally consistent in scale, mass and character with other structures in the immediately surrounding neighborhood.
- E. New multi-family development shall be designed as publicly accessible open communities, unless a Use Permit is obtained authorizing fencing and/or gating of the development.
- F. New multi-family development shall be designed to preserve natural and scenic resources, where feasible.
- G. New multi-family development shall provide a minimum 20-foot separation between buildings.



- H. New multi-family development shall incorporate an internal street design that provides direct and efficient routes to adjacent public streets.
- I. New multi-family development shall provide pedestrian connections to adjacent residential and commercial developments. Such access shall be physically separated from vehicular traffic, except where the access utilizes public sidewalks within a public right-of-way.
- J. New multi-family development shall provide pedestrian and bicycle access to open space, parks and adjacent neighborhoods. Such access shall not be mixed with vehicular and through traffic, except where the access utilizes public sidewalks or bikeways within a public right-of-way.
- K. Homeowner associations or other legally enforceable mechanisms shall be established to maintain all common areas within multi-family developments.
- L. Multi-family developments shall be in compliance with the adopted Multi-Family Residential Guidelines.

Emergency Housing

Emergency shelters provide short-term (6 months or less) shelter for homeless persons and offer minimal supportive services. The Development Code allows emergencyshelters as a permitted use in the RM and R-HD districts, without a CUP or other discretionary permit. Development Code Section 19.116.050 establishes operational standards for emergency shelters that are consistent with Government Code Section 65583(a)(4). Specifically,

- A. The maximum number of beds or persons to be served nightly by an emergency shelter shall be 25.
- B. Off-street parking shall be based upon demonstrated need, provided that parking for an emergency shelter shall not be more than that required for other commercial or industrial uses permitted in the RM or R-HD land use districts.
- C. Appropriately sized and located exterior and interior on-site waiting and intake areas shall be provided.
- D. Appropriate exterior lighting shall be provided.
- E. On-site management shall be provided.
- F. Security shall be provided during the hours that the emergency shelter is in operation.
- G. The maximum length of stay by a homeless person in an emergency shelter shall be six months.
- H. An emergency shelter shall not be located within 300 feet of another emergency shelter.



- I. No individual or household shall be denied emergency shelter because of an inability to pay.

There are approximately 190 acres of vacant land in the R-M and R-HD zone, providing ample opportunities for the development of an emergency shelter. Vacant sites range from approximately 2 acres to 29 acres. Vacant RM sites are located in and around the downtown area within close proximity to transit and services.

No constraints to the development of emergency housing have been identified.

Single-Room Occupancy Facilities

Single-room occupancy (SRO) buildings house people in single rooms for no less than 30 days, with tenants often sharing bathrooms and kitchens. SROs are permitted in the RM and R-HD districts with approval of an AUP, and all commercial districts with approval of a CUP. AUP and CUP approval assure safety and compatibility with surrounding properties, while still allowing for flexibility in design.

Development Code Section 19.136.060 establishes development standards for SROs. SROs are not required to meet General Plan density standards, but the maximum number of units in a facility shall not exceed one hundred (100). SRO units must be between 150 to 400 square feet and accommodate a maximum of two persons. General laundry, cleaning, bathroom, kitchen, closet, and accessibility requirements are described. Security lighting is required in compliance with City lighting standards. An SRO facility with 10 or more units shall provide on-site management, and a facility with less than 10 units shall provide, at a minimum, an on-site management office and a manager or other responsible party. None of these requirements are considered a deterrent to SRO development.

Residential Care Facilities

Community care facilities provide a living environment for unrelated residents who operate as a family or in a group setting. They provide care and supervision by support staff for seniors, children, physically or developmentally disabled persons, or non-dangerous mentally ill persons. Residential care facilities provide nonmedical and intermediate health residential care, day treatment, and/or adult day care. They may operate 24 hours per day. A congregate care facility is licensed to provide bed and ambulatory care for patients for post-operative convalescent, chronic illness, or dietary problems and persons unable to care for themselves. A Drug Abuse/Alcohol Recovery Facility is defined by the Development Code as a care facility that provides 24-hour residential non-medical services to adults who are recovering from problems related to alcohol and/or drug use.



The Development Code permits residential, community, or congregate care facilities serving six or fewer people by right in all residential districts, the same as other dwellings in the same district. They are also permitted by right in the Public (P) district.

Larger facilities serving seven or more people are allowed with the approval of an AUP in all residential districts, except OSR and OSR-40. They are also permitted in the CG district with approval of a CUP, and CN with approval of an AUP. Development Code Section 19.114.040 establishes development standards for residential care facilities serving 7 or more people. In addition to standard lighting, signage, and landscaping requirements, locational criteria apply. Facilities in residential zones must be located at transition areas between residential and nonresidential districts and have frontage and access from an expressway, arterial, collector, or local street. Residential care facilities shall be at least 300 feet from one another, and congregate care facilities shall be at least 1,000 feet from one another. Program HS-14 of this Housing Element directs the City to consider revising some of these requirements to increase opportunities for the development of larger group housing.

Parking requirements for residential care facilities are 0.5 space per patient or patient bed, plus one space per employee. Parking requirements reasonably accommodate patients, employees, and visitors and are not considered a deterrent to development.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.



Transitional and supportive housing is considered a residential use of property and allowed by right (without discretionary review) in all residential districts, the CO and CG districts, and the OSR and OSR-40 districts. It is also allowed in the CS district with approval of a CUP, which is the same requirement of multi-family dwellings in the same zone.

Farmworker Housing

As indicated in the Employment discussion, only 28 Twentynine Palms residents are employed in “agriculture, forestry, fishing and hunting, and mining” occupations. The City does not have an agriculture zone, but allows agricultural uses in the RL, RS, CO, CG, CN, CS, IC and OSR districts. The Development Code allows caretaker housing in all residential districts as well as the CG, CN, and CT districts with approval of an AUP. It is also permitted by right in the CO, CS, and IC districts. This use is defined as “separate or attached living quarters, usually including kitchen facilities, for employees living on-site, and accessory to the primary use.” This complies with the State Employee Housing Act (Section 1700 of the Health and Safety Code) that allows employee/farmworker housing in zones that allow agricultural uses.

Mobile Home Parks

Mobile home parks are permitted in all residential land use districts with approval of a Conditional Use Permit (CUP). The CUP assures that development will be safe and compatible with the site and surrounding land uses. Mobile home parks can also operate in the Mobile Home-Tourist Commercial District (MH-CT), an overlay that may be applied to areas zoned Tourist Commercial and that facilitates development at a maximum density of 12 dwelling units per gross acre.

Development Code Section 19.124.050 establishes development standards for mobile home parks, including landscaping, access, laundry, and recreational requirements. Maximum density must be consistent with the zoning district and MH-CT overlay, and maximum height for recreational buildings is 35 feet, consistent with the CT district. Parking requirements include two 10-foot by 20-foot off-street parking spaces and at least one guest space per four units. None of these requirements is considered a constraint to mobile home development.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are defined as independent living quarters for one or more persons on lots with a proposed or existing primary residence. Junior ADUs (JADUs) are no more than 500 square feet in size and are entirely contained within an existing or proposed single-family structure. ADUs and JADUs can provide affordable rental opportunities for a broad range of renters, such as lower and moderate income households,



seniors, disabled persons, single parents, domestic employees, and extended family members. They can also provide a source of income for homeowners.

In 2020, the City adopted Ordinance No. 295 to comply with Assembly Bill (AB) 2299 and other bills revising regulations for Accessory Dwelling Units (ADUs). The modifications ease barriers to development of ADUs. Per Ordinance No. 295 (which amends Development Code Chapter 19.134), one (1) ADU or JADU may be located on any residential lot zoned for single-family dwellings or commercially zoned lot upon which an existing single-family dwelling exists or is proposed. No more than two (2) detached ADUs may be located on any residential lot that allows for multi-family dwelling units upon which an existing multifamily dwelling unit exists. Reduced parking requirements are consistent with state law. Side and rear setbacks are reduced to 4 feet (barring encroachment into a required non-buildable easement), compared to 10 to 20 feet for other structures in residential zones, and the correction of non-conforming zoning conditions is not required for the approval of an ADU/JADU permit. The City must act on the ADU/JADU application within sixty (60) days of its receipt.

Between 2014 and 2020, no building permits were issued for ADUs in Twentynine Palms. In 2021, one ADU permit was issued. Some constraints to ADU development may include homeowners' unfamiliarity with ADU products and development processes. Constraints may also include lack of septic tank capacity or sewer infrastructure needed to serve an ADU in addition to the primary dwelling on a single lot.

AB 671 (2019) requires housing elements to include plans to incentivize and promote the creation of ADUs for very low, low, or moderate income households. Programs HS-4, HS-10, HS-12, and HS-13 of this Housing Element address the City's strategy for encouraging and facilitating ADU development.

Low-Barrier Navigation Centers

AB 101 requires that Low Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed use and non-residential zoning districts permitting multifamily uses. LBNCs provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals to income, public benefits, permanent housing, other shelter. Program HS-9 of this Housing Element directs the City to review and revise the Development Code, as necessary, to ensure compliance with AB 101, and to modify the definition of "homeless shelter" to include this use.



Housing for the Disabled

State law requires localities to analyze the potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

In accordance with state law, cities must allow state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Small family day cares and residential, community, and congregate care facilities serving six or fewer people are all allowed by right in all residential zones (see Residential Care Facilities, above).

To accommodate disabled persons in public facilities, the City defers to Title 24 of the California State Accessibility Standards. The City does not currently have any designated housing programs to help meet the needs of people with disabilities. The City has adopted the 2019 California Building Code, which is consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

REASONABLE ACCOMMODATION

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes. The City charges a fee for a reasonable accommodation determination.



Chapter 19.54 of the City’s Development Code establishes the procedures for making requests for reasonable accommodation in land use, zoning and building regulations, and other municipal policies, practices, and procedures.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Prior to approving a request for reasonable accommodation, the City must make all of the following findings:

- The housing that is the subject of the request for reasonable accommodation will be used by an individual with disabilities protected under fair housing laws.
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws.
- The requested accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation will not result in a fundamental alteration in the nature of the City.

Development Fees

Currently, the City has not established any comprehensive development impact fees and does not have any program to collect Quimby fees for park impacts. The City typically requires multi-family developments to install street improvements. For single-family infill development, the City requires an in-lieu fee for street improvements, curb, gutter and sidewalks at \$78 per linear foot of lot frontage, with a maximum fee of \$11,250 per lot.

Consistent with Government Code Section 65940.1(a)(1)(A), the City’s current schedule of fees and exactions is available on the City website. Single-family and multiple-family developments not requiring discretionary approval do not pay any development and planning fees, only plan check, building and safety, and inspection fees.



**TABLE HS-44
DEVELOPMENT FEES**

Fee Type	Fee
Planning Division	
Residential Conditional Use Permit	\$2,644, with an additional \$122 per unit
Site Plan Review	\$1,017 for Planning Commission approval, with \$122 for each additional acre or part thereof
General Plan Amendment	\$7,780, with \$122 for each additional acre or part thereof
Map Amendment (Rezoning)	\$3,051, with \$122 additional fee for each parcel
Specific Plan	New: \$8,645, with \$122 for each additional acre or part thereof Amendment: \$3,051
Planned Unit Development	\$10,170
Environmental (CEQA) Review	CEQA Exemption (processing fee only): \$305 Negative Declaration (review fee): \$1,627 Mitigated Neg. Declaration (review fee): \$3,153 Environmental Impact Report Review: \$8,136
Minor subdivision (4 or fewer parcels)	\$1,017
Major subdivision (5 or more parcels)	\$9,662, with an additional \$117 per lot
Variance	Planning Commission action ($\leq 50\%$): \$2,136 City Council action ($\geq 51\%$): \$3,661 Minor Exception ($\leq 10\%$): \$325
Development Agreement	Deposit: \$5,085
Building and Safety Division	
Building permit fee, new residential construction	Based on the building square footage, starting at \$2,834
Street improvement fee	Based on the valuation of the improvements

In addition to City development fees, developers must pay water meter connection fees to the Twentynine Palms Water District. These include a \$200 deposit and installation fees ranging from approximately \$1,496 to \$5,062, depending on meter size and site-specific characteristics. Additionally, the Morongo Unified School District collects a developer fee of \$3.36 per square foot for single-family and multi-family dwellings, guest homes, temporary housing, mobile homes, manufactured homes, and residential additions over 500 square feet. Developments that are exclusive to senior citizens and board/care homes are assessed a fee at the commercial rate, which is \$0.54 per square feet. Such utility and school district fees are collected in all municipalities, and the City has no control over them.



Once a residential project is approved by the City, the developer will then submit construction drawings for a building permit. **TABLE HS-45** compares building permit fees for hypothetical new residential buildings of various sizes. Fees are based on the square footage of the building. The same fee schedule applies to single-family and multi-family units; therefore, they are not considered a constraint to the development of multi-family housing.

**TABLE HS-45
RESIDENTIAL BUILDING PERMIT FEES**

SINGLE-FAMILY	1,000 sf unit with No garage	1,500 sf unit with 600 sf garage¹	2,100 sf unit with 600 sf garage¹	3,000 sf with 900 sf garage¹
Residential – New:				
Plan Check	\$1,157	\$1,274	\$1,352	\$1,521
Permit	\$1,859	\$1,950	\$2,158	\$2,405
Addl. Sq Ft Charge ²	\$32	\$54	\$23	--
Garage¹:				
Plan Check	--	\$208	\$208	\$208
Permit	--	\$338	\$338	\$338
Addl. Sq Ft Charge ³	--	--	--	\$29
Total	\$3,048	\$3,824	\$4,079	\$4,501
MULTI-FAMILY				
400 sf unit	700 sf unit	900 sf unit	1,200 sf unit	
Residential – New:				
Plan Check	\$1,105	\$1,105	\$1,157	\$1,274
Permit	\$1,729	\$1,729	\$1,859	\$1,950
Addl. Sq Ft Charge ²	\$46	\$80	\$16	--
Total	\$2,880	\$2,914	\$3,032	\$3,224

¹ Garage, attached and built at the same time as SFD

² 1-799 sq. ft.: \$11.39 for each additional 100 sq. ft. or fraction thereof over 1 sq. ft.

800-1,199 sq. ft.: \$16.08 for each additional 100 sq. ft. or fraction thereof over 800 sq. ft.

1,200-1,999 sq. ft.: \$17.88 for each additional 100 sq. ft. or fraction thereof over 1,200 sq. ft.

2,000-2,999 sq. ft.: \$20.80 for each additional 100 sq. ft. or fraction thereof over 2,000 sq. ft.

3,000-3,999 sq. ft.: \$21.37 for each additional 100 sq. ft. or fraction thereof over 3,000 sq. ft.

³ Garage 600-999 sq. ft.: \$9.75 for each additional 100 sq. ft. or fraction thereof over 600 sq. ft.

Source: based on Building Permit (Major) fee schedule for new residential construction, July 27, 2021



Building Code

Twentynine Palms adopted the 2019 California Building Code. No restrictions or amendments have been adopted that would constrain the development of housing. Enforcement of building code standards does not constrain the production or improvement of housing in Twentynine Palms, but instead serves to maintain the safety and condition of the City's structures and neighborhoods.

Code Enforcement

The Code Enforcement Division of the Community Development Department is responsible for the enforcement of City zoning and land use codes, property maintenance, and nuisance codes as well as unpermitted buildings. The Division allows residents to report conditions in their neighborhoods. Code enforcement staff will generally respond by making a site inspection to determine if there is a violation, and if there is, notice will be given to the resident that explains what needs to be done to correct the violation. While assessing a complaint, the City will also do a cursory inspection of the immediate area.



HOUSING

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5.0 HOUSING RESOURCES

This section provides an overview of available land resources and residential sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. It includes an evaluation of the City’s Regional Housing Needs Allocation (RHNA) for the current (2022–2029) planning period as well as the remaining need from the previous (2013–2021) planning period. It also includes an overview of financial and administrative resources available to support affordable housing, as well as residential energy conservation opportunities.

REGIONAL HOUSING NEEDS ALLOCATION

State law (Government Code Section 65580 et seq.) requires that the California Department of Housing and Community Development (HCD) project statewide housing needs and allocate the anticipated need to each region or metropolitan area. Housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is provided to the Southern California Association of Governments (SCAG), which then allocates the RHNA to the various cities and unincorporated county areas within the SCAG region.

SCAG determines the RHNA for each jurisdiction based upon its projected share of the region’s household growth, the state of the local housing market and vacancies, and housing replacement needs. Projections are derived from US Census and American Community Survey data. Thus, population, household, and housing unit figures for Twentynine Palms include the Marine Base. However, because land use on the Marine Base is not subject to local controls, this analysis shows the City’s capacity to meet the RHNA on sites outside of the Base.

The RHNA is divided into income categories as established by HCD: extremely low, very low, low, moderate, and above moderate-income.

The subsections below describe the City’s capacity to meet the RHNA for the current 2022 to 2029 planning period.

2022–2029 RHNA

For the current planning period of 2022 to 2029, Twentynine Palms has been allocated 1,047 units. **TABLE HS-46** shows the RHNA by income category.



**TABLE HS-46
TWENTYNINE PALMS RHNA 2022–2029**

Income Category	Units	Percentage
Extremely Low	115	11%
Very Low	116	11%
Low	127	12%
Moderate	185	18%
Above Moderate	504	48%
Total	1,047	100%

Source: Southern California Association of Governments, 2021

SITES INVENTORY

As shown in **TABLE HS-47**, the City has identified vacant sites with capacity for 1,568 units, which exceeds the projected housing needs for all income categories. The sites included in **TABLE HS-50** are more than sufficient to accommodate the City’s RHNA for extremely low, very low and low income housing units, which totals 358 units. As described in **TABLE HS-29**, however, low income households can afford market rents and purchase prices in the City, as can moderate income households. This analysis, therefore, demonstrates that most low income households, all moderate income households, and all above moderate income households are expected to be housed in market rate housing during the planning period. Exhibit HS-1 Land Inventory Map, at the end of this section, shows the location of sites considered in the RHNA analysis. As shown on the Exhibit, all of the sites are located adjacent to water service, and the water provider and dry utilities all have the capacity to accommodate these added units. As described above, there is no sanitary sewer service in the City, and projects will be required to provide on-site package plants. These exist in several locations in the City, including the Downtown area, and have been successfully implemented in the past.



**TABLE HS-47
Affordable Housing Sites - Vacant Land Inventory for Very
Low, Low and Moderate Income Units**

Parcel Number (APN)	Zoning	Allowable Density du/ac	Acres	Realistic Capacity (units)
61826205	Public	80.00%	3.21	60
62124108	Medium Density Residential	8	9.75	78
62124115	Medium Density Residential	8	9.71	78
62229114	Medium Density Residential	8	19.92	159
62307204	High Density Residential	24	4.81	116
62307205	High Density Residential	24	1.02	25
62308303	High Density Residential	24	3.22	77
62308306	High Density Residential	24	0.99	24
62308307	High Density Residential	24	0.99	24
62308310	High Density Residential	24	1.12	27
62313106	High Density Residential	24	13.06	313
62313107	High Density Residential	24	5.20	125
62313109	High Density Residential	24	10.15	244
62317101	High Density Residential	24	9.15	220
			Total Units	1,568

SITES APPROPRIATE FOR LOWER INCOME HOUSING

The sites included in **TABLE HS-50** include one site zoned Public, and three sites zoned to allow up to 8 units per acre. The Public zoned site is owned by the City, and consists of 3.2 acres on the City Hall campus that the City currently has under contract with an affordable housing developer. The City plans on a yield of 60 units for this site, or 20 units per acre. Although the zoning for the site could support the housing, the City plans on a General Plan Amendment and Zone Change as part of the Downtown Specific Plan (please see Program HS-8). The City is also actively pursuing funding for an on-site wastewater treatment plant for the project, in order to reduce the development costs for the developer.



The three sites that allow 8 units per acre are privately owned, and can be developed for affordable housing, based on the City’s current development costs. As described in Table HS-22, the cost of small-scale multi-family structures built in the 2014-2020 period averaged \$55,514 per unit, and represented 44% of new residential construction. Although no larger apartment projects were constructed, the cost of residential construction in Twentynine Palms is far lower than in other communities in San Bernardino County, and the City can expect that the three sites designated in the inventory at 8 units per acre will be constructed with affordable housing. Furthermore, as shown in **TABLE HS-48**, the density of 8 units per acre is typical of existing apartment projects in the City as they exist today.

**TABLE HS-48
EXISTING MULTI-FAMILY PROJECTS**

Project	Address	Number of Units	Acres	Density
Adobe Villas (low-income)	73747 Raymond Way	35	4.2	8.3
Sagewood Apartments (low-income)	6125 Ocotillo	65	6.6	9.8
Twentynine Palms Apartments	5862 Bagley	48	7.2	6.7
Smoke Tree Villas	6061 Bagley	36	4.4	8.2
Cactus Villas	73636 Cactus	6	0.77	7.8

Source: City of Twentynine Palms

The sites analysis assumes that parcels zoned at a density of up to 24 units per acre are also appropriate for the development of lower-income housing in Twentynine Palms. This assumption is based on the affordability of existing market rate homes, information from area housing developers, and examples of existing multi-family developments in the city. While 24 units is below the “default density” of 30 units per acre for cities with populations of 25,000 or more that are located in Metropolitan Statistical Areas with populations of more than two million people, it is appropriate for the City and provides for the feasible development of affordable housing. The City has one approved and yet unbuilt project on its inventory, the Ridge at 29 Palms project, which proposes 200 units on 9 acres. The project also includes an on-site package plant, as the density will require on-site wastewater treatment. The project has not been built but the City anticipates that the project will be constructed during the 2022-2029 planning period.



Housing Construction, Rental Rates and Sale Prices

Based on median home sale prices, the City has long been and remains one of the most affordable cities in San Bernardino County. As described under Market Constraints, National Core, which builds affordable units in the desert region, estimates costs ranging from \$125 to \$145 per square foot for 2 and 3 story construction. Assuming an average unit size of 1,000 square feet, this represents a cost of \$125,000 to \$145,000 per unit, which is much less than the typical cost of affordable housing in other parts of Riverside and San Bernardino counties. In addition, given that 2-4 unit projects in Twentynine Palms have been constructed at an average of \$55,514 per unit in the immediate past, the cost of construction is low. Further, these lower construction costs allow for the addition of the necessary package plants to accommodate wastewater flows from larger projects. Finally, the City has been, and will continue to work with developers in financing these plants, including plants that can accommodate multiple projects, especially in the area of Adobe Road and El Paseo Road, where several parcels are located close together, including the City's 3.2 acre site. As described in Program HS-16, the City will pursue the identification of funding sources and locations for these plants, to allow for higher density development.

While home prices remain out of reach for extremely low income Twentynine Palms residents, homes priced at or below the median are affordable to low income households. As shown in **TABLE HS-29**, a lower income household can afford both the market rate rent of \$1,150, and the median household sale price of \$158,800. Therefore, affordable housing units in the City can be accommodated in the market to a great extent, with the exception of extremely low and very low income households, which will require assistance. On this basis, the City will need 231 units of housing affordable to extremely low and very low income households during the planning period.

SERVICES AND INFRASTRUCTURE

Sites identified in the inventory are located on or near Adobe Road and near current development to facilitate the extension of utilities. Adobe Road is the City's main north-south corridor. It carries water utilities and is one of the City's primary transportation and commercial corridors. Public services, including City Hall, the County library, County services, and transit routes are also located on Adobe Road near the High Density sites, providing ready access to public services.

Water service from the Twentynine Palms Water District is available throughout the core developed portions of the city with some outlying areas serviced by private wells. The Twentynine Palms Water District has determined that adequate water supply exists to provide service through



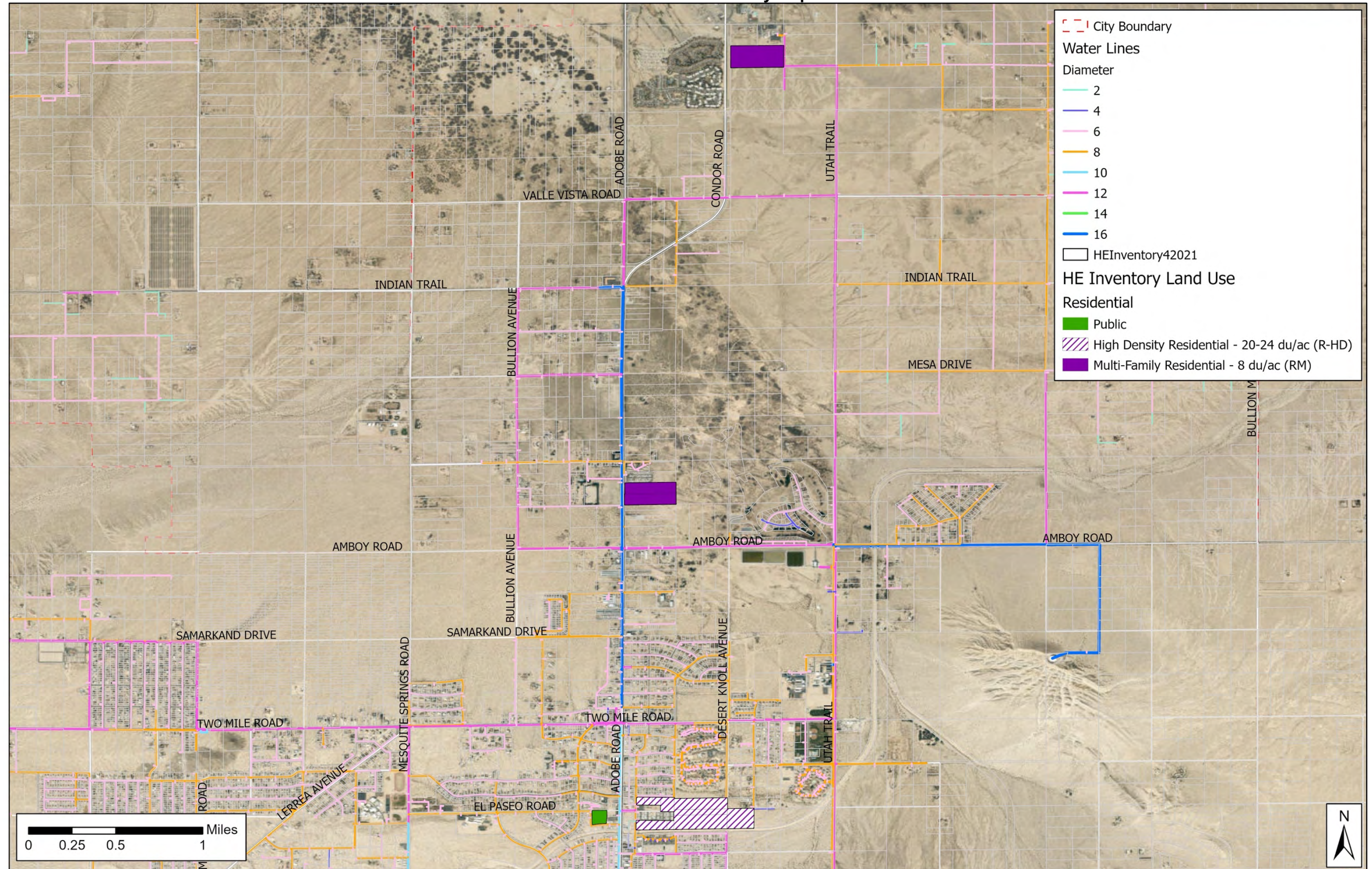
2050, based on current population projections. A sanitary sewer system is not available within the city with the exception of the Marine Corps Air Ground Combat Center. Wastewater is instead handled by individual septic systems or by package treatment plants which serve whole developments. Pursuant to Senate Bill (SB) 1087, the water district will be provided with the adopted Housing Element consistent with its requirement to establish specific procedures to grant priority service to proposed developments that include affordable housing projects.

Electricity service is also available throughout the city from Southern California Edison.

Programs HS-16 and HS-17 directs the City to explore options for developing and financing centralized package treatment plants.



EXHIBIT HS-1 Land Inventory Map





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RESOURCES

Administrative Resources

Community Development Department

The role of the Twentynine Palms Community Development Department is to guide orderly development, while preserving the City's character and unique environment. The Department provides professional support to the Planning Commission in the implementation of Council policy as it applies to development and land use.

Through interaction among the Planning Commission, citizens and City Council members, the Department is responsible for promotion of the City's General Plan and its objectives. Experienced staff members are ready to provide assistance with every phase of application processing. The Community Development Department consists of four divisions: Planning, Code Enforcement, Engineering and Building and Safety.

Financial Resources

Section 8 Rental Assistance

The Federal Section 8 program provides rental assistance to very low income households in need of affordable housing. The Section 8 program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 assistance in Twentynine Palms is provided through the Housing Choice Voucher program managed by the Housing Authority of the County of San Bernardino (HACSB); this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. In Twentynine Palms, 37 households receive rental assistance under the HUD Section 8 program.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing. While State Building Code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.



The City's commitment to address climate change through energy conservation is reflected in the City's General Plan. The Land Use, Circulation and Conservation Elements of the General Plan contain various programs related to energy conservation, sustainability, green building and reduction of greenhouse gases. Two main goals of the Conservation Element are to increase energy conservation activities and to utilize sustainable development principles. Because reduction in vehicle trips is the most effective strategy to reduce greenhouse gases, land use and circulation policies encourage alternatives to the automobile through more compact and pedestrian friendly development.

Title 24 of the California Code of Regulations mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs, but reduce operating expenses and expenditure of natural resources over the long run.

Southern California Edison offers a number of programs that help make the existing housing stock more efficient. Some programs are income qualified and some are available to all customers. Programs include:

- Available to All Customers
 - Rebates on qualified appliances including ENERGY STAR refrigerator, pool and motor pumps, swamp coolers, wholehouse fans, water heaters, and clothes washers
 - Residential Energy Efficiency Loan (REEL) Program provides attractive financing options for energy efficiency upgrades
 - Power generator rebates for water well customers
 - Affordable Multifamily Financing (AMF) Program offers attractive financing options to upgrade deed restricted multifamily properties to be more energy efficient
 - Self-Generation Incentive Program (SGIP) covers a majority of costs to install self-generating energy storage systems to offset energy use and provide backup power during an outage
 - Incentives for installing a qualified solar



photovoltaic (PV) system

- Rebates for installing a qualified solar thermal system
 - Rebates for appliances, windows, and lighting at multi-family housing developments
 - Comprehensive Manufactured Home Program conducts energy audits of mobile or manufactured homes and provides supplies and installation of recommended upgrades
- Available to Income-Qualified Customers
 - Free efficient appliances and energy efficiency upgrades such as weatherization through the Energy Savings Assistance Program

In addition to SCE programs, other organizations provide energy conservation assistance. GRID Alternatives manages the California Public Utilities Commission's statewide Single-Family Affordable Solar Homes Program (SASH) program that provides free solar PV systems to low income, single-family homeowners (<http://gridalternatives.org/>).

Between State energy efficiency requirements (Title 24), General Plan energy conservation policies, and rebates from utilities and other organizations, there are numerous housing related energy conservation opportunities in the City.



HOUSING

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6.0 EVALUATION OF PAST ACCOMPLISHMENTS

State Housing Element law requires communities to assess the achievements under previous adopted housing programs as part of the housing element update. The evaluation helps identify the extent to which programs have been successful in achieving objectives and addressing local needs, and whether programs continue to be relevant and feasible for addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

TABLE HS-49 reviews Twentynine Palms' efforts in implementing the 2014–2021 Housing Element. The results of this analysis form the basis for developing the comprehensive housing program strategy for the 2022–2029 Housing Element.



**TABLE HS-49
REVIEW OF PREVIOUS HOUSING ELEMENT**

Action	Result/ Effectiveness	Continue/ Modify/Delete	
GOAL HS-1. Preserve and improve the conditions of the City’s established housing stock			
<p>Program HS-1: Code Enforcement The City’s Code Enforcement Division takes a proactive approach to gain compliance with City codes from private properties, both residential and commercial. Enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance. Provide information regarding applicable codes and regulations to the community to assist in the prevention of code deficiencies.</p>	<p>Timeframe: Ongoing</p> <p>Responsible Agency: Building & Safety Division, Code Compliance Division, Fire Department</p> <p>Funding Source: General Fund</p>	<p>The City continued code enforcement throughout the planning period in an effort to improve unsightly and hazardous housing conditions. From 2014 to 2021, the City processed approximately 30 moderate housing violations annually, most of which were rectified. It also processed approximately 10 severe violations in which the building was not salvageable and was demolished. An abandoned, derelict mobile home park was cleared, and some of the trailers were recycled for use elsewhere. Information regarding codes and regulations is available at City Hall and on the City website.</p>	<p>Continue</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-2: Affordable Housing Resources Assisted housing and mobile home parks are important affordable housing resources in the City. The City will preserve, maintain, and encourage these existing resources through the following actions:</p> <ul style="list-style-type: none"> ▪ Monitor the status of affordable housing units that are at risk of converting to market rate. ▪ Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate. ▪ Monitor Section 8 legislation and provide technical assistance to property owners as necessary. ▪ If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the state's list of qualified entities to acquire/manage affordable housing. ▪ Contact property owners upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code. ▪ In the event that units convert to market rents, inform residents of affordable housing programs available in the city, including Section 8 and public housing. ▪ Protect existing mobile home parks from being vacated due to change of use. ▪ In the case of a loss of mobile home parks, provide information and resources for relocation of residents. ▪ Provide information to property owners of mobile home parks to ensure compliance with applicable local, state and federal regulations. 	<p>Timeframe: Ongoing</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: General Fund</p>	<p>No at-risk designated affordable housing units were identified during the planning period. The City will continue to monitor housing and assist when at-risk units are identified.</p> <p>Continue</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete	
GOAL HS-2. Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community.			
<p>Program HS-3: Adequate Sites</p> <p>In order to accommodate the City’s remaining 2008–2014 RHNA of 1,182 units, the City will adopt standards for the High Density Residential (R- HD) zone, which includes the parcels detailed in Table HS-46. The standards will:</p> <ul style="list-style-type: none"> • Designate land in this zone for residential development only. • Facilitate residential development at a minimum of 20 units per acre, with a maximum of at least 24 units per acre. • Allow multi-family development “by right” (without a discretionary permit). 	<p>Timeframe: Within one year of Housing Element adoption</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>The City adopted standards for the High Density Residential (R-HD) Zone (codified in Development Code Chapter 19.14). The R-HD Zone allows for a range of higher density housing opportunities, including apartment complexes and senior housing intended to accommodate affordable housing. Allowable density is 20-24 dwelling units per acre. Multi-family development is permitted by right, as are a variety of other residential facilities, including community and congregate care facilities serving 6 or fewer persons, ADUs, emergency shelters, and supportive/transitional housing. Some institutional and communication/utilities facilities are permitted with a Conditional Use Permit or Administrative Use Permit.</p>	<p>Delete.</p> <p>The program was completed, and implementation of the Development Code will be ongoing.</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-4: Affordable Housing Assistance and Development</p> <p>Ensure the continued development of new housing units for very low-, low-, and moderate-income households in the city. The City will:</p> <ul style="list-style-type: none"> ▪ Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for their rehabilitation and/or construction of new housing to very low-, low-, and moderate-income households. ▪ To facilitate the development of housing for lower-income households, the City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multi-family developments affordable to lower-income households in light of state, federal, and local financing programs. The City will offer the following incentives for the development of affordable housing, including but not limited to: <ul style="list-style-type: none"> ○ Priority to processing subdivision maps that include affordable housing units. ○ Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report. ○ Financial assistance (based on availability of federal, state, local foundations, and private housing funds). ○ Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis ○ Consistent with state law, developers in Twentynine Palms can receive density bonuses of 35 percent, depending on the amount and type of affordable housing provided, and concessions or exceptions from normally applicable zoning and other development standards. ○ Continue to offer developers the opportunity to defer and phase in improvements, such as curb and gutter, paved parking, landscaping, etc. ○ Facilitate the consolidation of properties for new housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and access to a list of sites available for residential development for local real estate agents. ○ Assist with letters of recommendation for nonprofits applying for federal and state funding. 	<p>Timeframe: Ongoing</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: Private Developers, and other local, state, or federal fund</p>	<p>Development Code Chapter 19.72 provides density bonuses and incentives for the development of qualifying affordable housing projects. Incentives include bonus densities, reduction or modification of development standards, modification of parking standards, and others approved by the City.</p> <p>During the 2014-2021 planning period, a 200-unit affordable apartment complex called The Ridge at 29 Palms qualified for a density bonus. The project has not been built yet, but its entitlements have been extended. In addition, the City marketed its Project Phoenix property, through issuance of an RFP. Although developers were identified, a project could not be put together for the site.</p> <p>There have been some affordable housing units that have been renovated and converted to short-term rentals. These are only allowed in single-family, not multi-family, homes. The total number of short-term rentals is currently about 190 within the City. The City is considering applying an overall cap on the</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete
		percentage of single-family housing units that can be used for short-term rentals to preserve affordable housing stock.
<p>Program HS-5: Density Bonus</p> <p>Amend the Zoning Code to incorporate a density bonus ordinance that offers bonuses of 35 percent for the provision of affordable housing, depending on the amount and type provided, consistent with revised Government Code Section 65915.</p>	<p>Timeframe: 2014</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: General Fund</p>	<p>The Development Code was amended by incorporating Chapter 19.72 (Affordable Housing Density Bonus), consistent with State bonus density law. Chapter 19.72 explains eligibility requirements and allowable density bonuses and other incentives, such as modification of development or parking standards, for qualifying projects.</p> <p>AB 2345 (effective Jan. 1, 2021) further amends the State Density Bonus law to increase the maximum density bonus from 35% to 50% for qualifying projects. It also decreases the threshold of set-aside low-income units and decreases parking space requirements for some projects. The City shall update Development Code Chapter 19.72 to reflect these amendments.</p>
		Modify to assure that Development Code Chapter 19.72 reflects AB 2345.



Action		Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-8: Section 8 Housing Choice Voucher Program</p> <p>Support the Housing Authority of San Bernardino County’s efforts to maintain, and possibly increase, the current level of Section 8 rental assistance to fund housing assistance for extremely low, very low-, and low-income households. The City will direct eligible households to the program through direct referrals and the City website and provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.</p>	<p>Timeframe: Ongoing</p> <p>Responsible Agency: Housing Authority of the County of San Bernardino, Community Development Department</p> <p>Funding Sources: HUD, General Fund</p>	<p>The City continues to make information about the Housing Choice Voucher Program available at City Hall, and refers eligible households and landlords to the Housing Authority of San Bernardino County (HASBC) as appropriate.</p>	<p>Continue</p>
<p>Program HS-9: Infill/Lot Consolidation</p> <p>Continue to implement the Downtown Economic Revitalization Specific Plan to encourage residential development in the downtown. Offer incentives for downtown housing projects, particularly those providing affordable units or units to serve persons with special needs. Incentives will be discussed and determined on a case by case basis for proposed development projects and may include:</p> <ul style="list-style-type: none"> ▪ Residential density increases beyond those provided by stated density bonus law. ▪ Flexible zoning standards such as exceptions to requirements for setbacks, open space, and parking. ▪ Streamlined procedures for lot consolidation. ▪ Priority permit processing. ▪ Deferral or reduction of City permit fees. <p>The City will codify available incentives for affordable housing development in</p>	<p>Timeframe: Offer incentives as development proposals are brought forward and codify incentives when HD-R standards are developed within one year of Housing Element adoption.</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: HUD, General Fund</p>	<p>The Downtown Economic Revitalization Specific Plan (adopted in 2012) was rescinded in 2017, and a new Downtown Specific Plan is currently being prepared to address development in the downtown, including strategies for lot consolidation and providing affordable units. The new Downtown Specific Plan is proposed to have more mixed-use zoning that encourages</p>	<p>Modify to assure the new Downtown Specific Plan facilitates residential development and addresses opportunities and procedures for infill/lot consolidation.</p>

HOUSING



Action		Result/ Effectiveness	Continue/ Modify/Delete
<p>the HD-R zone when standards for the zone are developed in accordance with Program HS-3 of this Housing Element.</p>		<p>additional residential development downtown. The density will be similar to high density residential at 20 units per acre.</p> <p>Incentives for affordable housing development are codified in Development Code Chapter 19.72 (Affordable Housing Density Bonus).</p>	



Action	Result/ Effectiveness	Continue/ Modify/Delete
GOAL HS-3. Minimize the impact of governmental constraints on housing production and affordability.		
<p>Program HS-10: Parking Regulations for Special Needs and Senior Housing</p> <p>Encourage the development of and equal access to housing for special needs groups, seniors, and the disabled by reviewing and amending parking provisions to provide for lower parking requirements for special needs housing and senior housing.</p>	<p>Timeframe: 2014</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: General Fund</p>	<p>Development Code Section 19.72.150.C was adopted as part of the Affordable Housing Density Bonus program. It allows parking standard modifications for housing developments that qualify for density bonuses and incentives, including senior and special needs housing developments.</p> <p>Delete. The program was completed, and implementation of the Development Code will be ongoing.</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-11: Extremely Low Income and Special Needs Housing</p> <p>Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include emergency shelters, transitional housing, supportive housing, and single-room occupancy units for non-family households. The City will take the following actions to facilitate the development of housing appropriate for extremely low-income and special needs persons:</p> <ul style="list-style-type: none"> ▪ Amend the Development Code to comply with state law regarding transitional and supportive housing. Establish definitions for transitional and supportive housing and clarify that these are considered standard residential uses and which are permitted in zones where residential uses are permitted, subject only to those regulations that apply to other residential dwellings in the same zone. ▪ Amend the Development Code to define single-room occupancy units (SROs) and establish zones in which SROs are permitted in the City. 	<p>Timeframe: Within one year of adoption of the Housing Element</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>The Development Code was amended to define transitional housing (Chapter 19.06.200) and supportive housing (Chapter 19.06.190). The Code was amended to show that transitional and supportive housing is permitted by right in all residential zones, subject to the same restrictions that apply to other residential units in the same zone. They are also permitted by right in the CO, CG and OSR zones; and in the CS zone with a conditional use permit.</p> <p>The Development Code was updated to include Chapter 19.136, which defines SROs and describes their development and management standards. The Code was also amended to show that SROs are permitted in the R-M and R-HD zones with an Administrative Use Permit; and the CO, CG, CN, and CT zones with a conditional use permit.</p>



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Action		Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-12: Utility Service Providers In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Twentynine Palms a copy of the 2013–2021 Housing Element.</p>	<p>Timeframe: Upon adoption of the Housing Element</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>Following the adoption of the 2014-2022 Housing Element, a copy was provided to all water and sewer providers serving the City.</p>	<p>Continue</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-13: Infrastructure</p> <p>Explore opportunities to remove constraints of the provision of infrastructure, particularly wastewater facilities, for designated affordable housing projects and standard market-rate housing.</p> <ul style="list-style-type: none"> ▪ The City shall consider consolidating operation and maintenance responsibilities of package treatment plants for affordable housing projects to reduce costs and responsibility of developers and/or residents to assure adequate service is provided. ▪ Seek to establish package treatment plants that can be used jointly between multiple developments to provide more cost-efficient wastewater treatment facilities. 	<p>Timeframe: Within one year of adoption of the Housing Element staff will identify strategies and opportunities for treatment plant sharing/consolidation; staff will work with developers to identify and pursue these opportunities throughout the planning period as development projects are proposed.</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Funds, US Department of Agriculture, Economic Development Bank, Rural Community Assistance Corporation, California Financing Coordinating Committee</p>	<p>The City aggressively pursued grant programs, and in 2019 secured funding from the California Water Board for the preparation of a feasibility study and preliminary design for backbone sewer infrastructure. The program activities are under way. In addition, the City and the Marine Corps negotiated the potential of having the Corps construct and operate a regional treatment plant to serve both its and the City's needs.</p>



Action	Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-14: Wastewater Treatment Plant</p> <p>In order to defray the costs to the City and developers of development of a potential centralized wastewater treatment plant and system or for individual package treatment plants in lieu of a centralized system, the City will explore funding availability from and/or coordinate with the US Department of Agriculture, California Infrastructure and Economic Development Bank, Rural Community Assistance Corporation, California Financing Coordinating Committee, and other agencies as appropriate.</p> <p>Timeframe: Identify potential funding sources within one year of Housing Element adoption and apply for funding and assistance throughout the planning period as opportunities/ deadlines arise.</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Sources: private developers, and other local, state or federal funds</p>	<p>The City is constructing a pocket plant at Project Phoenix. In addition, the City aggressively pursued grant programs, and in 2019 secured funding from the California Water Board for the preparation of a feasibility study and preliminary design for backbone sewer infrastructure. The program activities are under way. In addition, the City and Marine Corps negotiated the potential of having the Marine Corps construct and operate a regional treatment plant to serve both its and the City's needs.</p>	<p>Continue- additional funding will be required to implement the design.</p>
<p>GOAL HS-4. Promote equal housing opportunity for all residents.</p>		

HOUSING



<p>Program HS-15: Fair Housing</p> <p>Provide information on state and federal fair housing laws to the community and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Housing, Inland Fair Housing and Mediation Board and federal Department of Housing and Urban Development) at Twentynine Palms City Hall, Twentynine Palms recreation facilities, Twentynine Palms Senior Center, Twentynine Palms branch library, Twentynine Palms Chamber of Commerce, and the City of Twentynine Palms website.</p> <p>The City will continue to collaborate with other San Bernardino County municipalities to regularly develop and complete a comprehensive Analysis of Impediments to Fair Housing Choice.</p>	<p>Timeframe: Ongoing</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>The City continues to provide information regarding fair housing laws at City Hall, the Senior Center, and at other public facilities. From 2014 to 2021, no fair housing complaints were filed in Twentynine Palms with the California Department of Fair Employment and Housing (DFEH), the agency certified to administer HUD's Fair Housing Assistance Program.</p>	<p>Continue</p>
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Action		Result/ Effectiveness	Continue/ Modify/Delete
<p>Program HS-16: Reasonable Accommodation</p> <p>The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.</p> <p>The City adopted a reasonable accommodations ordinance in March 2013 and will continue to implement it to allow for reasonable accommodation requests in the implementation of land use and zoning regulations and procedures.</p>	<p>Timeframe: Ongoing</p> <p>Responsible Agency: Community Development Department</p> <p>Funding Source: General Fund</p>	<p>The City adopted a reasonable accommodations ordinance in March 2013.</p>	<p>Continue, modify to reflect the adopted ordinance.</p>



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7.0 HOUSING PLAN

Twentynine Palms' long-term housing goal is to facilitate and encourage housing that fulfills the diverse needs of the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are implemented through a series of housing programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.



The goals, policies and programs build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2022 to 2029 planning period. Twentynine Palms' housing goals, policies and programs address the following four topics:

- Maintain and preserve the existing affordable housing stock.
- Assist in the development of housing.
- Remove constraints to housing development.
- Promote equal housing opportunity.

MAINTAIN AND PRESERVE THE EXISTING HOUSING STOCK

Continued maintenance and preservation of the existing housing stock in Twentynine Palms is a high priority to ensure high-quality neighborhoods. Maintenance activities prevent deteriorating housing conditions, improve neighborhoods and promote higher-property values. The City looks to improve the visual character of residential neighborhoods to improve value and create neighborhood pride. Toward these ends, the City actively encourages code enforcement and blight removal.



Maintain and Preserve the Existing Housing Stock	
Goal HS-1	Preserve and improve the conditions of the City's established housing stock.
Implementation Policy: HS-1.1	Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
 Implementation Policy: HS-1.2	Monitor affordable housing developments within the city, and work to preserve existing affordable housing in the City that is considered at risk of converting to market-level rents.
 Implementation Policy: HS-1.3	Protect mobile home parks as an affordable housing resource by encouraging decent living environments at mobile home parks through continued compliance with local and state laws.
Implementation Policy: HS-1.4	Legalize qualified unpermitted accessory structures (guest houses, garage conversions granny flats, backyard houses) into legal Accessory Dwelling Units (ADUs) that can be used as rental units and help eliminate safety concerns associated with illegal units.

Program HS-1: Code Enforcement

The City's Code Enforcement Division takes a proactive approach to gain compliance with City codes from private properties. To preserve and improve the safety and quality of residential development, the City shall continue to:

- Enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas.
- Provide information and technical assistance to local property owners regarding applicable codes and regulations to assist in rectifying and preventing code deficiencies.

Time Frame: Ongoing on Code Compliance drives and neighborhood visits.

Responsible Agency: Building & Safety Division, Code Enforcement Division, Fire Department

Funding Source: General Fund



Program HS-2: Housing Rehabilitation

The City shall support the rehabilitation of existing housing by:

- Conducting a city-wide windshield housing survey to determine general housing conditions and identify the number of residential structures needing rehabilitation or replacement.
- Developing a Housing Rehabilitation Program that provides access to low interest loans funded by CDBG funds to low-income residents needing to make safety improvements to their homes.

Time Frame:	Windshield survey, 2022; Housing Rehabilitation Program, beginning 2023
Responsible Agency:	Windshield survey, Building & Safety Division, Code Enforcement Division; Housing Rehabilitation Program, Community Development Department
Funding:	Windshield survey, General Fund; Housing Rehabilitation Program, CDBG and other grants/funding to assist 5 households annually during the planning period

Program HS-3: Affordable Housing Resources

Assisted housing and mobile home parks are important affordable housing resources in the City. The City will preserve, maintain, and encourage these existing resources through the following actions:

- Monitor the status of affordable housing units that are at risk of converting to market rate.
- Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate.
- Monitor Section 8 legislation and provide technical assistance to property owners as necessary.
- If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the state's list of qualified entities to acquire/manage affordable housing.



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- Contact property owners upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code.
- In the event that units convert to market rents, inform residents of affordable housing programs available in the city, including Section 8 and public housing.
- Protect existing mobile home parks from being vacated due to change of use.
- In the case of a loss of mobile home parks, provide information and resources for relocation of residents.
- Provide information to property owners of mobile home parks to ensure compliance with applicable local, state and federal regulations.

Time Frame: Annually through Code Compliance visits.

Responsible Agency: Community Development Department

Funding Source: General Fund

Program HS-4: Legalize Unpermitted Accessory Structures

Permitting illegal accessory dwelling units (such as granny flats, guest houses, garage conversions, and backyard houses) to legally join the housing market, if all health and safety standards are met, increases the housing stock (including potentially affordable units) and eliminates safety concerns associated with illegal units. The City shall establish a process for legalizing illegal or unpermitted ADU structures by:

- Determining eligibility requirements for legalization
- Establishing a permitting process that addresses, at a minimum, application submittals, plan review, permit issuance, and inspections
- Providing outreach, information, and technical assistance to property owners regarding the program (see also Program HS-10: ADU Awareness and Outreach)
- Considering fee waivers and/or other financial incentives for low-income households participating in the program

Time Frame: Beginning 2023, annually thereafter

Responsible Agency: Community Development Department, Building & Safety Division, Code Enforcement Division, Fire Department

Funding Source: General Fund







ASSIST IN THE DEVELOPMENT OF HOUSING

Twentynine Palms strives to have a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the city; Twentynine Palms is one of the most affordable locations in the San Bernardino area.

Assist in the Development of Housing	
Goal HS-2	Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community.
Implementation Policy: HS-2.1	Utilize the Land Use Element, Development Code and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City’s identified local needs and its regional housing responsibilities.
Implementation Policy: HS-2.2	Ensure that the location, timing, and intensity of residential development will maintain and enhance the quality of life for the people of Twentynine Palms, and provide family-oriented housing in a wide range of sizes and costs in order to promote and retain the community’s hometown character and desert environment.
Implementation Policy: HS-2.3	Encourage development of high-quality multiple-family developments where they are compatible with adjacent land uses and provide appropriate open and common spaces.
Implementation Policy: HS-2.4	Press for quality housing development and quality residential communities with enhanced services for both civilian and military residents.
Implementation Policy: HS-2.5	Leverage resources and cooperation and maintain open communication between the city, the Marine Base and private developers to ensure future development benefits the residents, City, and Marine Base.



Assist in the Development of Housing

	Implementation Policy: HS-2.6	Address the housing needs of special populations and extremely low-income households.
	Implementation Policy: HS-2.7	Provide adequate sites for the development of new housing through appropriate land use and zoning designations to accommodate the City’s share of regional housing needs.
	Implementation Policy: HS-2.8	Facilitate development of affordable housing through use of financial and/or regulatory incentives.
	Implementation Policy: HS-2.9	Assist residential developers in identifying and preparing land suitable for residential development.
	Implementation Policy: HS-2.10	Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing to very low-, low- and moderate-income households.
	Implementation Policy: HS-2.11	Continue to participate in state- and federally sponsored programs designed to maintain housing affordability, including the Section 8 rental assistance program.
	Implementation Policy: HS-2.12	Improve housing affordability by promoting energy conservation programs and sustainable development as outlined in the Conservation Element of the General Plan.
	Implementation Policy: HS-2.13	Work with non-profit housing development organizations such as Habitat for Humanity to construct new homes on the City’s many infill lots.

Program HS-5: Affordable Housing Assistance and Development

Ensure the continued development of new housing units for very low, low, and moderate-income households in the city. The City will:

- Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the rehabilitation and/or construction of new housing to very low, low, and moderate-income households.
- Encourage development of higher density projects that allow a mix of affordability, with a minimum of 10% affordable to extremely low income households and 10% affordable to very low income households, in a market rate project.
- To facilitate the development of housing for lower-income households, the City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multi-family



developments affordable to lower-income households in light of state, federal, and local financing programs. The City will offer the following incentives for the development of affordable housing, including but not limited to:

- Priority to processing subdivision maps that include affordable housing units.
- Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report.
- Financial assistance (based on availability of federal, state, local foundations, and private housing funds).
- Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.
- Maintain consistency with state law that currently allows developers in Twentynine Palms to receive density bonuses of up to 50 percent, depending on the amount and type of affordable housing provided, as well as parking reductions and concessions or exceptions from normally applicable zoning and other development standards (see Program HS-5, below).
- Continue to offer developers the opportunity to defer and phase in improvements, such as curb and gutter, paved parking, landscaping, etc.
- Facilitate the consolidation of properties for new housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and access to a list of sites available for residential development for local real estate agents.
- Assist with letters of recommendation for nonprofits applying for federal and state funding.

Time Frame: Develop incentives in 2022, annually review with budget adoption.

Responsible Agency: Community Development Department

Funding Sources: Private developers, and other local, state, or federal funds



Program HS-6: Density Bonus Update

Amend the Zoning Code to incorporate a density bonus ordinance that offers bonuses of up to 50 percent for the provision of affordable housing, depending on the amount and type provided, as well as parking reductions and reduced percentage of lower income units required to obtain incentives and concessions, consistent with Assembly Bill 2345.

Time Frame:	2022
Responsible Agency:	Community Development Department
Funding Source:	General Fund

Program HS-7: Section 8 Housing Choice Voucher Program

Support the Housing Authority of San Bernardino County's efforts to maintain, and possibly increase, the current level of Section 8 rental assistance to fund housing assistance for extremely low, very low-, and low-income households. The City will direct eligible households to the program through direct referrals and the City website and provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.

Time Frame:	Annually
Responsible Agency:	Housing Authority of the County of San Bernardino, Community Development Department
Funding Sources:	HUD, General Fund

Program HS-8: Downtown Specific Plan

Complete and adopt the revised Downtown Specific Plan and ensure it facilitates residential development in the downtown through lot consolidation and other development mechanisms. Include the General Plan Amendment and Zone Change for the City Hall parcel in this process, to assure that it will allow 60 units of affordable housing. Offer incentives for downtown housing projects, particularly those providing affordable units or units to serve persons with special needs. Incentives may include:

- Residential density increases beyond those provided by state density bonus law.
- Flexible zoning standards such as exceptions to requirements for setbacks, open space, and parking.



- Streamlined procedures for lot consolidation.
- Priority permit processing.
- Deferral or reduction of City permit fees.

Time Frame: Specific Plan adoption 2022; Develop incentive programs 2023. Offer incentives as development proposals are brought forward.

Responsible Agency: Community Development Department

Funding Sources: HUD, General Fund

Program HS-9: Low-Barrier Navigation Centers

Amend the Zoning Code to permit Low-Barrier Navigation Centers by right in areas zoned for mixed use and non-residential zoning districts permitting multifamily uses, and to modify the definition of “homeless shelter” to include this use, consistent with Assembly Bill 101.

Time Frame: 2022

Responsible Agency: Community Development Department

Funding Source: General Fund

Program HS-10: ADU Awareness and Outreach

Develop and implement an ADU awareness campaign to promote the development of ADUs and JADUs. The campaign shall include, but not be limited to:

- Preparation of an ADU Handbook for use by residents and staff. Contents may include program requirements, development standards, fee schedules and/or estimators, incentives, financial resources, application and plan submittal/review procedures, inspection processes, basic manager and landlord information, utility guidance and contact information, and sample or standard ADU building plans. The handbook shall be provided at City Hall and on the City’s website. Bilingual (English, Spanish) versions shall be provided.



- ADU outreach program to inform and educate property owners about ADU development opportunities, including the permitting process for existing unpermitted or illegal accessory structures (see Program HS-4: Legalize Unpermitted Accessory Structures). Outreach may consist of classes, workshops, webinars, code enforcement efforts, mailings, or other methods.
- Explore and develop partnerships with local community-based organizations, low-income housing developers, organizations that provide financial guidance or landlord training, or others with resources or expertise in ADU development.

Time Frame:	Beginning 2022, annually thereafter
Responsible Agency:	Community Development Department; Code Enforcement Division
Funding Source:	General Fund

Program HS-11: Housing for Special Populations

Assist in the development of housing for special populations, including the disabled and homeless residents by:

- Pursuing funding to purchase, rehabilitate, or participate in the development of housing for people with disabilities, those at risk of homelessness, and other special populations.
- Consult and coordinate with local and regional organizations that support the needs of special populations, including but not limited to the Inland Regional Center and San Bernardino Homeless Partnership.
- Encourage developers of affordable housing to designate a portion of new units for persons with disabilities by constructing accessible units with barrier-free designs.

Time Frame:	Annually with assignment of CDBG funds. Ongoing for other funding sources.
Responsible Agency:	Community Development Department
Funding Source:	CDBG, grants and other funding resources



REMOVE CONSTRAINTS TO HOUSING DEVELOPMENT

Market and governmental factors may pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Twentynine Palms is committed to reducing governmental constraints that might hinder the production of housing.

Maintain and Preserve the Existing Housing Stock	
Goal HS-3	Minimize the impact of governmental constraints on housing production and affordability.
Implementation Policy: HS-3.1	Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.
Implementation Policy: HS-3.2	Streamline the City’s development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.
Implementation Policy: HS-3.3	Assist in the removal of constraints on residential development associated with wastewater collection and treatment.

Program HS-12: Streamline ADU Approval Process

Accessory Dwelling Units (ADUs) and Junior ADUs can provide affordable housing opportunities for the community. To simplify the ADU development process and provide certainty to applicants, the City shall streamline the ADU process, which may include:

- Analyze the timeline of approvals for permitted ADUs to identify and improve, if possible, any delays
- Increase staff time dedicated to ADU review
- Encourage staff coordination with the applicant, perhaps offering ADU express review services during specified walk-in hours

Time Frame: Beginning 2022, ongoing thereafter

Responsible Agency: Community Development Department

Funding Source: General Fund



Program HS-13: ADU Financing and Income Tracking

Develop and adopt an ADU fee program that reduces costs of development for homeowners and encourages the use of ADUs as affordable housing. The program shall include, but not be limited to:

- Track and monitor ADU building permits and valuation, construction costs, and development fees. ADU applications should request the estimated monthly rent, planned initial occupancy (renter, individual, family, caretaker, unknown), anticipated rent compared to market rent, and whether an affordable housing deed restriction was recorded on the property.
- Waive, discount, or defer some ADU fees for qualifying units, such as those in which homeowners agree to place affordability covenants on their unit
- Pursue loans, grants, and/or other funding mechanisms to assist in the development and operation of ADUs

Time Frame: Establish incentives 2022, ongoing thereafter

Responsible Agency: Community Development Department

Funding Source: CDBG, State grants and loans

Program HS-14: Residential and Congregate Care Facilities Serving 7 or More Persons

Review Development Code Section 19.114.040 (development standards for residential and congregate care facilities serving 7 or more persons) and consider easing some of the locational requirements described in 19.114.040(I) and/or other permitting requirements to facilitate the development of these facilities.

Time Frame: Within one (1) year of adoption of the Housing Element

Responsible Agency: Community Development Department

Funding Source: General Fund

Program HS-15: Utility Service Providers

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Twentynine Palms a copy of the 2022–2029 Housing Element.



Time Frame: Upon adoption of the Housing Element

Responsible Agency: Community Development Department

Funding Source: General Fund

Program HS-16: Package Plants for Multi-Family and Affordable Residential Development

Explore opportunities to remove constraints of wastewater package plants on multi-family and affordable residential development projects. While a public sewer system is the most long term sustainable solution, package treatment plants can provide for an interim solution that support affordable housing.

- The City shall support developers of multi-family and affordable housing projects in identifying and securing grants and other financing assistance for package treatment plants.
- The City shall consider consolidating operation and maintenance responsibilities of package treatment plants for affordable housing projects to reduce costs and responsibility of developers and/or residents to assure adequate service is provided.
- Seek to establish package treatment plants that can be used jointly between multiple developments to provide more cost-efficient wastewater treatment facilities.

Time Frame: Within one year of adoption of the Housing Element, staff will identify strategies and opportunities for treatment plant sharing/consolidation; staff will work with developers to identify and pursue these opportunities and financing assistance throughout the planning period as development projects are proposed.

Responsible Agency: Community Development Department

Funding Sources: General Fund, US Department of Agriculture, Economic Development Bank, Rural Community Assistance Corporation, California Financing Coordinating Committee



Program HS-17: Community-Wide Sewer and Wastewater Treatment Plant

To defray the costs to the City and developers of development of a potential centralized wastewater treatment plant and community-wide sewer system, or for individual package treatment plants in lieu of a centralized system, the City will continue to aggressively pursue funding availability from and/or coordinate with the US Department of Agriculture, California Infrastructure and Economic Development Bank, Rural Community Assistance Corporation, California Financing Coordinating Committee, and other agencies as appropriate.

Time Frame:	Identify potential funding sources within one year of Housing Element adoption and apply for funding and assistance throughout the planning period as opportunities/ deadlines arise.
Responsible Agency:	Community Development Department
Funding Sources:	Private developers, and other local, state or federal funds

PROMOTE EQUAL HOUSING OPPORTUNITY

Several state and federal laws have been enacted to ensure equal housing opportunities in buying, selling, and renting housing. The Civil Rights Act of 1966 prohibits racial discrimination in the sale or rental of property. The Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease, or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service; the opportunity to consider a broad range of housing choices; no discriminatory limitations on communities or locations of housing; no discrimination in the financing, appraising or insuring of housing; reasonable accommodations in rules, practices, and procedures for persons with physical and developmental disabilities; and freedom from harassment or intimidation for exercising your fair housing rights.



Promote Equal Housing Opportunities	
Goal HS-4	Promote equal housing opportunity for all residents.
Implementation Policy: HS-4.1	Continue to enforce fair housing laws to prohibit arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of race, religion, family status, national origin, physical or developmental disability, or other such circumstances.
Implementation Policy: HS-4.2	Promote, monitor, and cooperate with the Marine Base and other segments of the community to assure that fair housing practices are adhered to and continued in the community.
Implementation Policy: HS-4.3	Publicize fair housing resources offered to the community by the City, County, and other agencies.

Program HS-18: Fair Housing

Provide information on state and federal fair housing laws to the community and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., state Department of Fair Employment and Housing, Inland Fair Housing and Mediation Board, and federal Department of Housing and Urban Development) at Twentynine Palms City Hall, Twentynine Palms recreation facilities, Twentynine Palms Senior Center, Twentynine Palms branch library, and the City of Twentynine Palms website. All information shall be bilingual (English/Spanish).

The City will continue to collaborate with other San Bernardino County municipalities to regularly develop and complete a comprehensive Analysis of Impediments to Fair Housing Choice.

- Time Frame:** Ongoing
- Responsible Agency:** Community Development Department
- Funding Source:** General Fund

Program HS-19: Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of



certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City adopted a reasonable accommodations ordinance in March 2013 and will continue to implement it to allow for reasonable accommodation requests in the implementation of land use and zoning regulations and procedures.

Time Frame: Ongoing
Responsible Agency: Community Development Department
Funding Source: General Fund

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather establish a realistic estimate based on needs, resources, and constraints.

The construction objective refers to the number of new units that are likely to be constructed using public and/or private sources over the planning period of the Housing Element, given the City’s land resources, constraints, and proposed programs.

The rehabilitation objective refers to the number of existing units expected to be rehabilitated during the planning period.

TABLE HS-50 summarizes Twentynine Palms’ quantified objectives for the 2022–2029 Housing Element planning period. The City will strive to meet the new construction goals of the RHNA of 1,047 units. The City will also work to assist with the rehabilitation of 40 units. As described above, there are no units at risk of conversion, so no conservation units are proposed.

**TABLE HS-50
 QUANTIFIED OBJECTIVES BY INCOME LEVEL**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	115	116	127	185	504	1,047
Rehabilitation	40			-	-	40
Conservation	0			-	-	0



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Appendix A

City of Twentynine Palms
General Plan Housing Element
Assessment of Fair Housing (AFH)

**CITY OF TWENTYNINE PALMS
ASSESSMENT OF FAIR HOUSING
September 27, 2021**

A. Introduction

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

The California Fair Employment and Housing Act generally prohibits housing discrimination with respect to race, color, religion, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, familial status, source of income, disability, genetic information, or veteran or military status. Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

Per the California Fair Employment and Housing Act, the City has an agreement with the County of San Bernardino to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, and other housing related services for Twentynine Palms residents. Services are designed to implement fair housing policies and procedures and to provide information concerning fair housing rights and minority rights under existing fair housing laws, which include providing housing opportunities for all persons regardless of race, color, religion, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, familial status, source of income, disability, source of income, genetic information, or veteran or military status. AB 686 requires the City to certify that it will affirmatively further fair housing by taking meaningful actions to overcome patterns of segregation and foster inclusive communities.

The City has completed the following:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

B. Outreach

The City conducted public outreach in 2021 as part of the Housing Element update process. As discussed in the public participation section of this Housing Element, outreach efforts focused on community and stakeholder workshops, public hearings, and disseminating information through electronic mail notifications and postings on the City's website. Discussion topics included the difficulties of providing very-low and extremely-low affordable housing units, the need for joint venture projects, and concerns of the lack of sewer service in the City.

A full summary of feedback gathered during these meetings and consultations can be found in the Housing Element.

C. Assessment of Fair Housing

California Government Code Section 65583 (10)(A)(ii) requires Twentynine Palms to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. High resource areas are those with high index scores for a variety of educational, environmental, and economic indicators. These indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. Moderate resource areas have access to many of the same resources as high resource areas but may have longer commutes to places of employment, lower median home values, fewer educational opportunities, or other factors that lower their indices for economic, environmental, and educational indicators. Low resource areas have the most limited access to all resources. Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the County, and at least 30 percent of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021).

a. Integration and Segregation Patterns

To assess patterns of segregation and integration, Twentynine Palms analyzed several characteristics including race and ethnicity, disability, familial status and household income.

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

In 2019, the largest racial/ethnic group in San Bernardino County identified as Hispanic (of any race) at 53 percent, and the second largest was White, non-Hispanic persons at 28 percent. Black persons made up 7.8 percent, Asian persons made up 6.9 percent, and persons of more than one race made up 2.5 percent. According to the Regional Assessment of Fair Housing, the County's racial and ethnic composition changed from 2010 to 2019 with the Hispanic population increasing

by 19 percent and the White, non-Hispanic population decreasing by 12 percent.¹ The Morongo Basin subregion, in which Twentynine Palms is located, saw a higher rate of increase in the Hispanic population, with 35 percent, and the White, non-Hispanic population showing a similar decrease by 15 percent. Overall, the Morongo Basin subregion experienced the largest decrease in the White population percentage of all County subregions.

The City of Twentynine Palms experienced a trend similar to the Morongo Basin subregion with the Hispanic population increasing by 32 percent and the White, non-Hispanic population decreasing by 17 percent.² According to the 2019 American Community Survey, the largest racial group in the City identifies as “White” (73 percent) and 23 percent of the population identifies as Hispanic or Latino. This trend is also demonstrated in Figure 1, which shows the concentration of racial/ethnic groups within the City increasing overall from 2010 to 2018, with the central portion of the City experiencing the greatest concentration (41-60 percent concentration levels). This trend suggests that minority racial/ethnic groups in Twentynine Palms have been geographically dispersing over the past 10 years, and the community is becoming well-integrated.

Dissimilarity Index (Race)

HUD tracks racial or ethnic dissimilarity trends for jurisdictions and regions. The Dissimilarity Index is a demographic measure of the evenness with which two groups are distributed across component geographic areas that make up a larger area. Values range from 0 to 100, where higher numbers indicate a higher degree of segregation among the groups measured. Index values of 0 to 39 generally indicate low segregation, values between 40 and 59 generally indicate moderate segregation, and values above 60 generally indicate a high level of segregation.

Most subregions in San Bernardino County, including the Morongo Basin, have low to moderate levels of segregation between White and Hispanic residents, apart from the Mountain region which has a high level of segregation. The indices for Twentynine Palms and the Morongo Basin from 2013 to 2019 are shown below. According to the Racial/Ethnic Dissimilarity Trends, both the City and subregion segregation indices rose for the Hispanic/White and Asian or Pacific Islander/White groups, and decreased for the Non-White/White and Black/White groups. When comparing the average level of segregation between 2013 and 2019, no group in Twentynine Palms or the Morongo Basin experienced high levels of segregation.

¹ Internal Draft Regional Assessment of Fair Housing, San Bernardino County Transportation Authority, prepared by Michael Baker International. September 15, 2021.

² Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “*Jurisdiction Demographics*,” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.

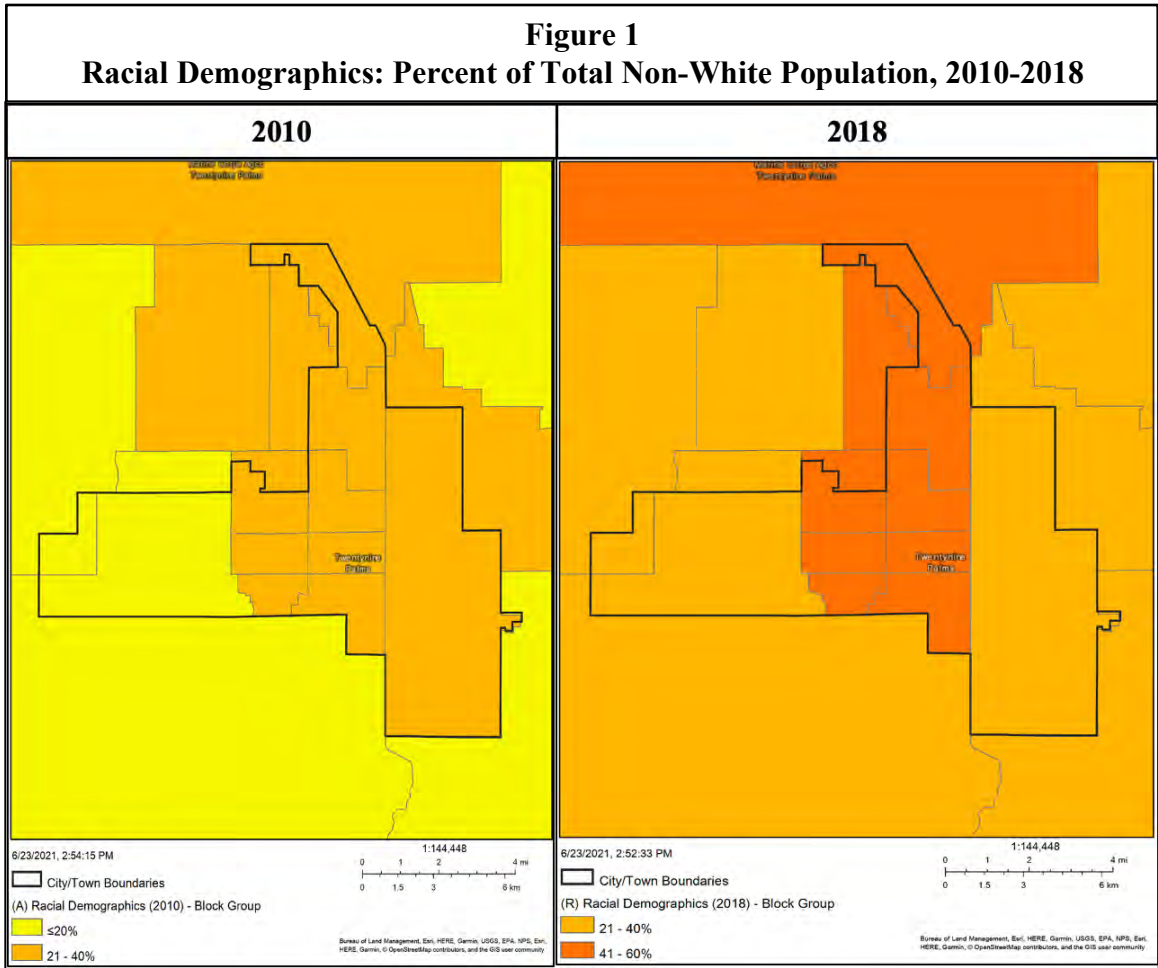


Table 1
Racial/Ethnic Dissimilarity Trends 2013-2019
City of Twentynine Palms

	2013 Trend	2019 Trend
City of Twentynine Palms¹		
Non-White/White	22.04	20.93
Black/White	43.43	37.16
Hispanic/White	20.91	29.09
Asian or Pacific Islander/White	27.66	41.21
Morongo Basin²		
Non-White/White	23.85	23.76
Black/White	51.48	24.58
Hispanic/White	24.54	47.19
Asian or Pacific Islander/White	35.50	42.03

Sources:

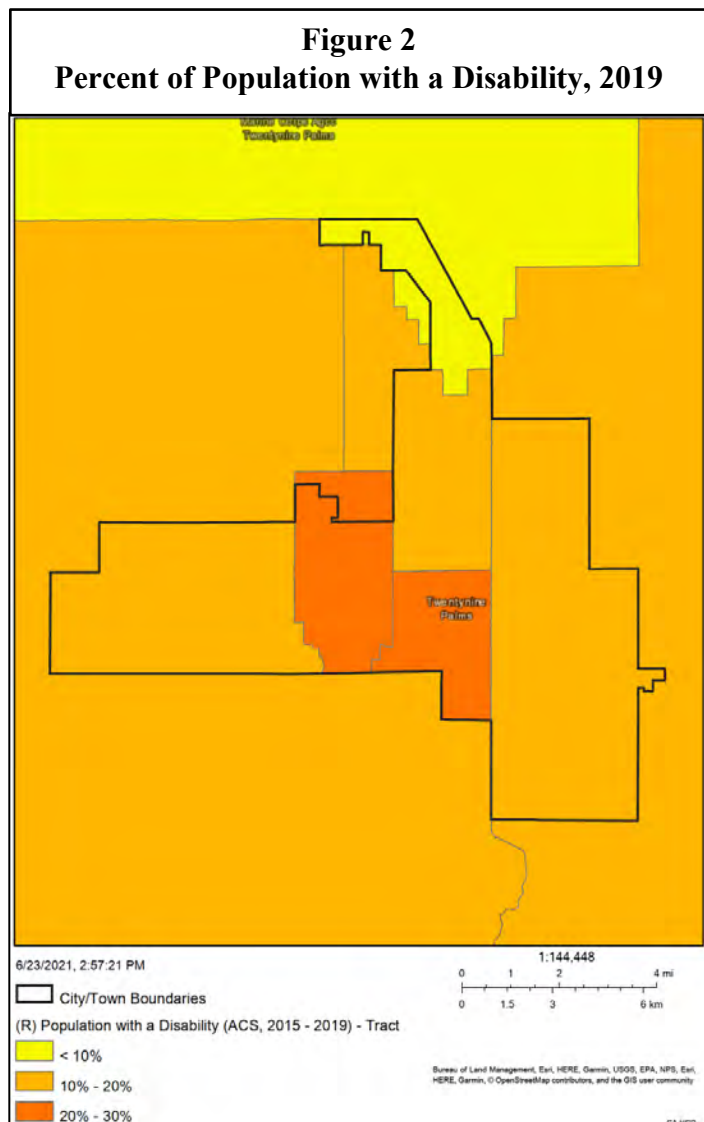
1. Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “Dissimilarity (Race)” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.
2. Internal Draft Regional Assessment of Fair Housing, San Bernardino County Transportation Authority, prepared by Michael Baker International. September 15, 2021.

Persons with Disabilities

According to the Regional Assessment of Fair Housing, the total percentage of persons with disabilities made up nearly 11 percent of the County overall.³ The percentage of the population with a disability generally increased by varying degrees for all subregions and for the County between 2012 and 2019. The greatest increase was experienced in the Morongo Basin and Mountain subregions. In the Morongo Basin, disabilities that experienced the largest increase were relative to the “ambulatory difficulty,” “self-care difficulty,” and “independent living difficulty” categories, at 25 percent, 37 percent, and 17 percent, respectively.

From 2010 to 2019, the percent of the population in Twentynine Palms with a disability increased by 29 percent.⁴ As shown in Figure 2, the highest concentration of the population with a disability (20-30 percent) is located within two tracts in the central portion of the City, which is consistent with overall concentration of the population. These tracts are in proximity to the downtown area have a moderate to high opportunity value providing access to a variety services and public resources including retail, pharmacies, restaurants, City facilities, housing, and access to transit. The rest of the City has concentrations of less than 20 percent for people with disabilities. Therefore, the population with a disability appears to be integrated in most communities and areas with the higher percentage of the population with a disability are located in areas with access to housing and services.

The City complies with all requirements of the Americans with Disabilities Act and California Building Code to provide accessible and “barrier free” units for disabled residents. Chapter 19.54 of the Development Code establishes procedures for individuals with disabilities, their representatives, or



³ Internal Draft Regional Assessment of Fair Housing, San Bernardino County Transportation Authority, prepared by Michael Baker International. September 15, 2021.

⁴ Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “Disability,” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.

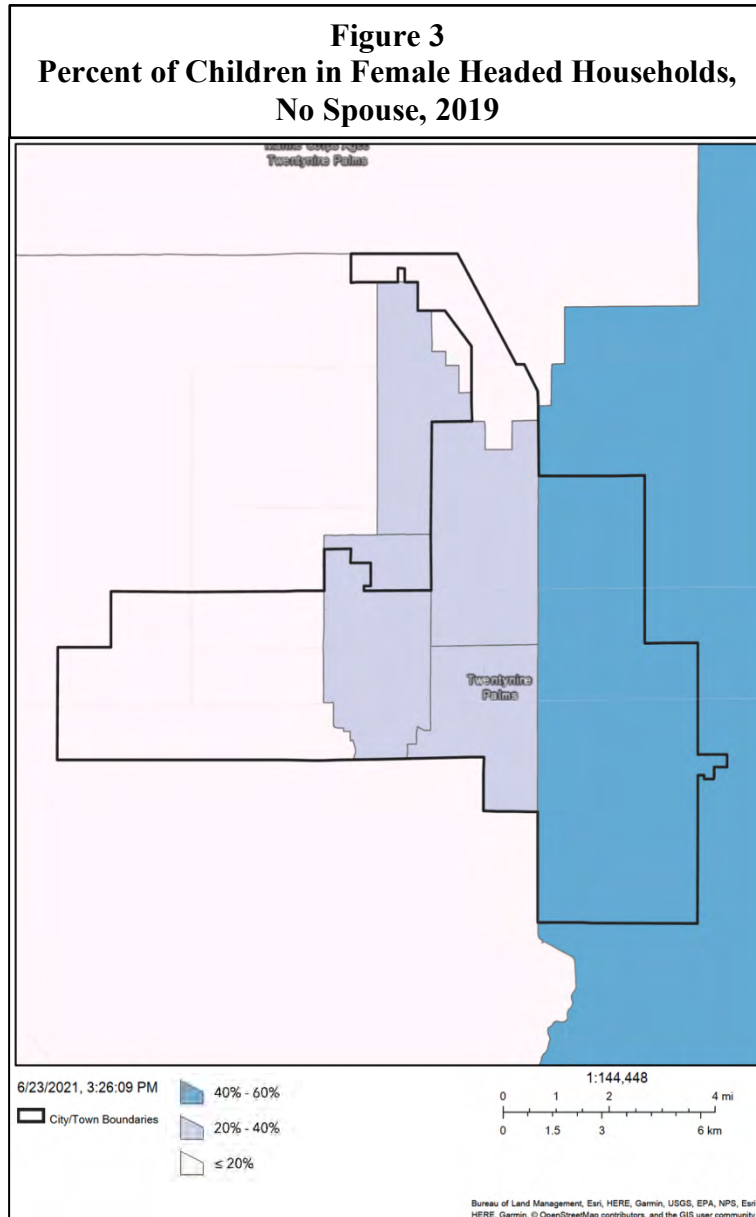
developers to request reasonable accommodation in the City's land use, zoning and building regulations, policies, and procedures when they act as a barrier to fair housing opportunities. Ramps, stairs, and similar structures necessary for accessibility are allowed by right, and the City does not impose any additional requirements on accessible units and housing for the disabled.

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Single parent households are protected by fair housing law. Families with children may face housing discrimination by landlords who fear that children will cause property damage, among other biases. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Female-headed households generally have lower incomes, higher rates of poverty, and lower home ownership rates. Primary housing needs for this population are affordability and units of appropriate size for the age and gender mix of children. Other considerations include proximity to schools, childcare facilities, recreation areas, and other family services and amenities.

From 2010 to 2019, the County experienced a 9 percent increase of households with children and a 30 percent decrease in single-parent households. The Morongo Basin saw a decrease in single-parent households at a higher rate of 72 percent, while the percent of households with children decreased by 9 percent. Approximately 1,854 households (22 percent of all households) are headed by females with no husband present. Of those households, 374 were living in poverty, and 342 (91 percent) of those living in poverty had children in the household.

As shown in Figure 3, areas of the City with the highest concentrations (80 percent) of female headed households with children are in the eastern portion of the City. Overall, the majority of the City has low to moderate concentrations of female headed households with children, suggesting these households are well integrated in the community with no patterns of segregation.



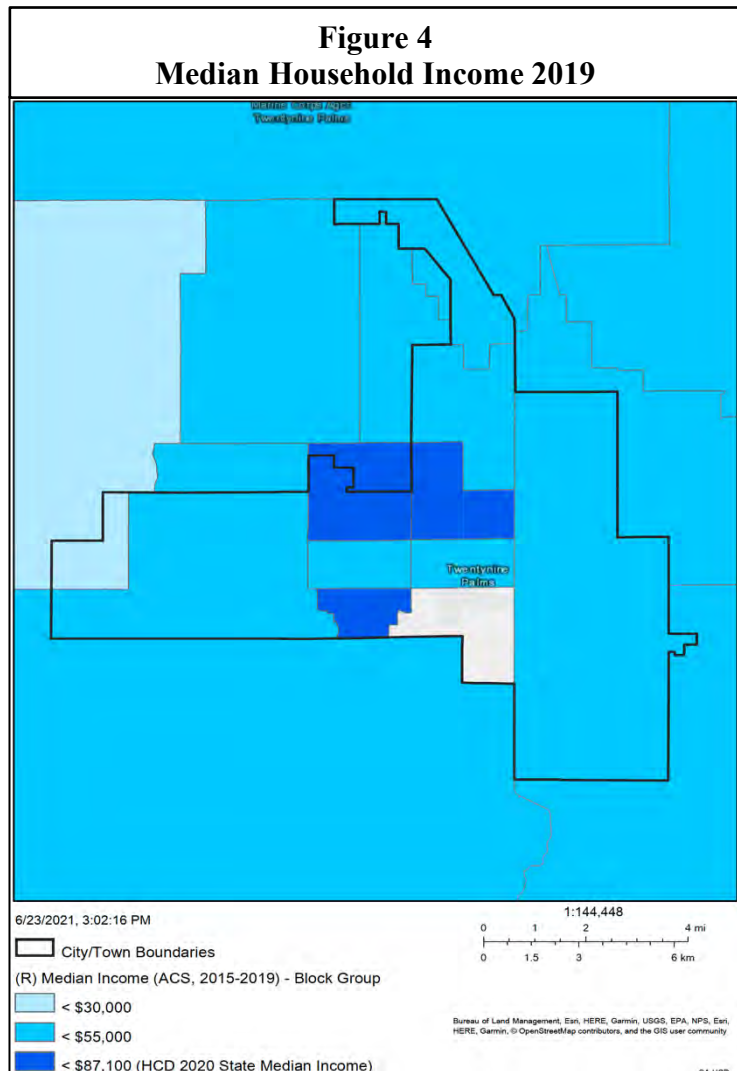
Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. There are several R/ECAPs throughout the County in the East and West Valley regions, and the High Desert region. However, there are no R/ECAPs in the Morongo Basin, including the City of Twentynine Palms.

Income Level

The State, County, Morongo Basin, and City of Twentynine Palms all experienced an increase in median income over the past 10 years. According to HCD, the state median incomes in 2014 and 2019 were \$71,400 and \$87,100, respectively, which is a 22 percent increase. During this same period, the County’s median income increased at a lower rate of 13 percent, from \$55,845 to \$63,362. Compared to all County subregions, the Morongo Basin subregion’s median household income increased at the lowest rate (4 percent) from \$40,225 to \$41,988.

The median household income in Twentynine Palms increased from \$40,890 in 2014 to \$44,226 in 2019, which is an 8 percent increase overall and is 5.3 percent higher than the subregion’s 2019 median income.⁵ As shown in Figure 4, census tracts with the highest median incomes (< \$87,100) are clustered in the central portion of the City; the majority of which are located north of 2 Mile Road east of Sunrise Road and west of Adobe Road. The Smoke Tree community south of the Twentynine Palms Highway also has higher median incomes. The rest of the City has a median income between \$30,000 to \$55,000. The City’s RHNA sites are generally located in proximity to the downtown area and in proximity to Adobe Road. While this pattern may appear to be clustered, these areas have higher concentrations of the population and have access to more opportunities, such as employment centers, retail, dining, schools, public services, and transit.



⁵ American Community Survey, 2019: ACE 5-Year Estimates, Table ID: S1901.

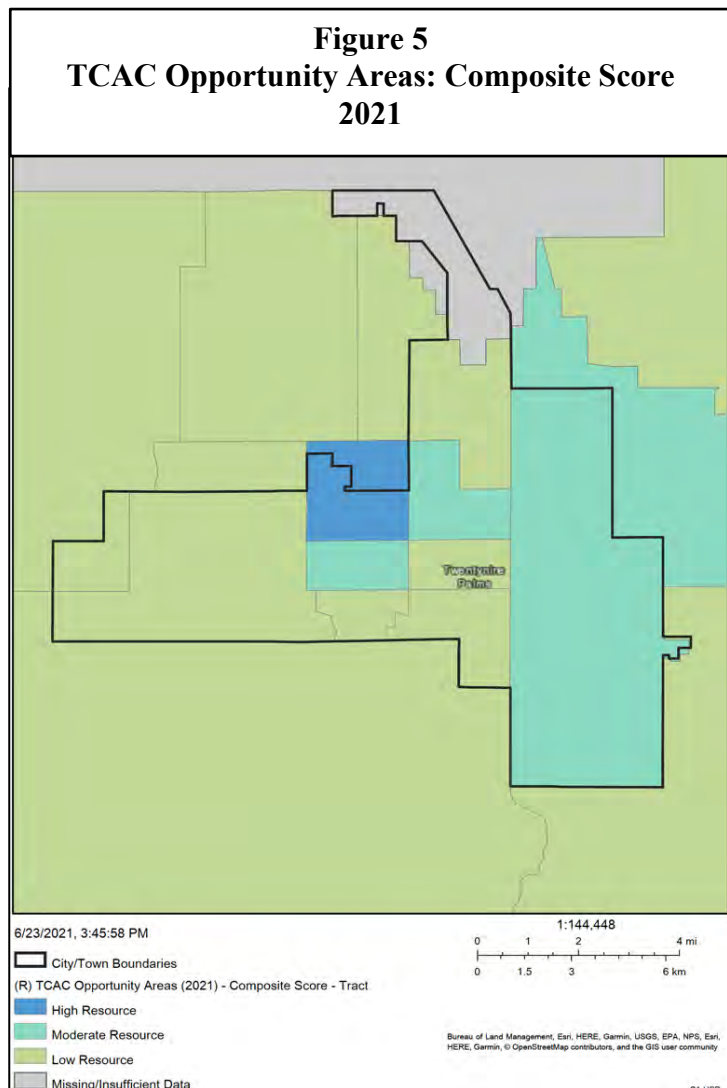
b. Access to Opportunities

Access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to high resource neighborhoods. Disparities in access to opportunity are generally measured by access to education, employment, transportation, and healthy neighborhoods, though other opportunities may also include low rates of violent crime, safe and decent housing, and recreation.

To assist in the analysis of opportunities, the HCD and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to create Opportunity Maps to identify resources levels across the state. The maps are made from composite scores of three different domains: economic, environmental, and education. The domains are made up of a set of indicators, as follows:

- **Economic:** Poverty, adult education, employment, job proximity, and median home value.
- **Environmental:** CalEnviroScreen 4.0 pollution indicators and values.
- **Education:** Math proficiency, reading proficiency, high school graduation rates, and study poverty rates.

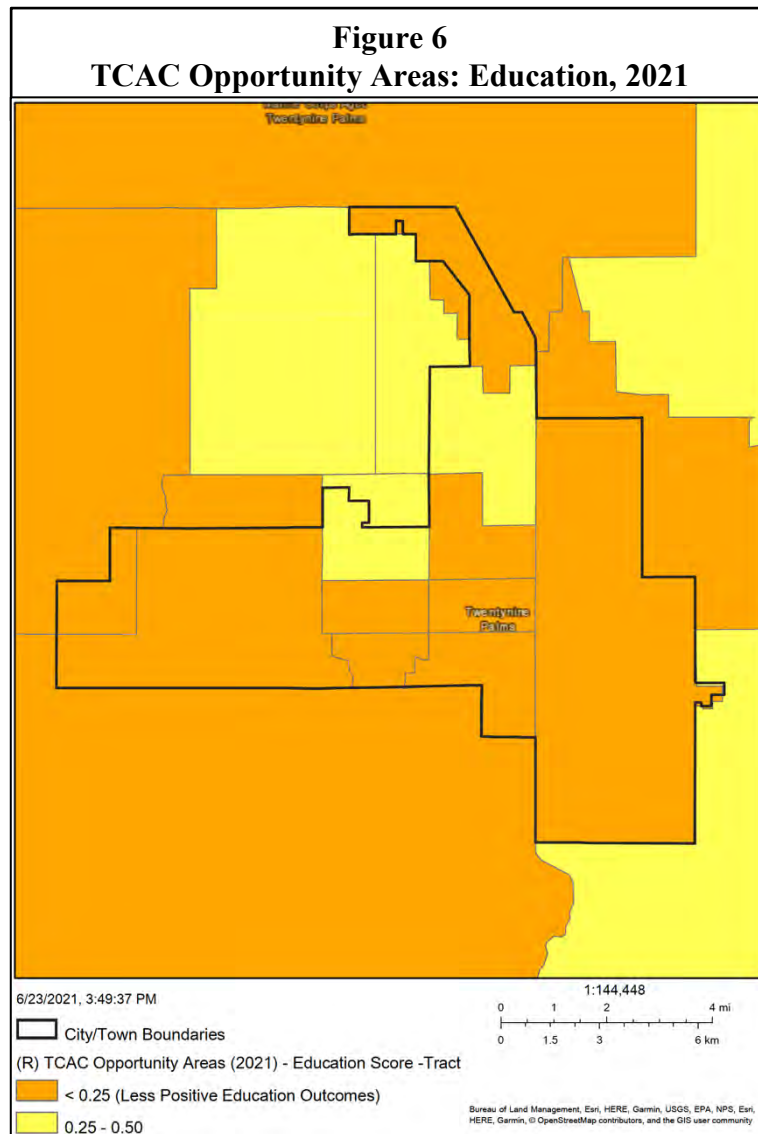
The more affordable areas of the County are lower in access to opportunity, including the Morongo Basin and Twentynine Palms, while the more expensive areas of the County have higher access to resources and opportunity, according to the TCAC Opportunity Score – Composite. The City’s Composite Opportunity map score is shown in Figure 5. The majority of the City, including the proposed RHNA sites, are located within low to moderate resource areas. There is one high resource area in the west-central portion of City.



Individual education, employment, transportation, and healthy neighborhoods opportunity scores are discussed below.

Educational Opportunities

The Regional Assessment of Fair Housing used subregional TCAC education map scores to determine the educational quality per County census tract. Educational scores in the North Desert and Morongo subregion, including the City of Twentynine Palms, are in the lowest 50 percent of the County. As shown in Figure 6, the majority of the City has a low education score with two tracts having a low to moderate score. The funding and success of an education system is often linked to the economic health of an area. For the 2018-2019 school year, 58 percent of Statewide education funding came from the State and 32 percent of funding came from local sources, including property taxes. When compared to Figure 4, Median Household Income, there is a strong correlation between areas of higher education scores and higher median incomes (census tracts 104.15 and 104.22).



Employment Opportunities

Employment opportunities are concentrated in the southwest corner of the County, specifically the East and West Valley regions. Employment opportunities decrease the farther away from these Valley subregions, especially for those living in the High Desert, North Desert, and Morongo Basin subregions. According to the Regional Assessment of Fair Housing, in San Bernardino County, census tracts with the farthest proximity to jobs are the same census tracts with high rates of poverty and are predominately Hispanic, which is consistent with City mapping (Figure 8, Poverty Status and Figure 1, Percent of Racial Demographics: Total Non-White Populations).

Economic opportunity, as defined by the TCAC, also tends to be higher in the East and West Valley and Mountain subregions, and lower in the Morongo Basin and Desert subregions. The TCAC uses the following to measure economic opportunity in a census tract: poverty rates, population of adults with a bachelor's degree or higher, employment, proximity to jobs, and median home value. As shown in Figure 7, most of the City is considered to have a low to moderate economic score with only two tracts containing moderate to high economic scores. The tracts with the higher economic score are generally consistent with the education score, thus reinforcing the correlation between areas of higher education scores and higher median incomes (census tracts 104.15 and 104.22). Also, areas with lower access to jobs and lower economic opportunity have higher poverty rates and tend to mirror those found in the poverty status maps, as shown in Figures 7 and 8.

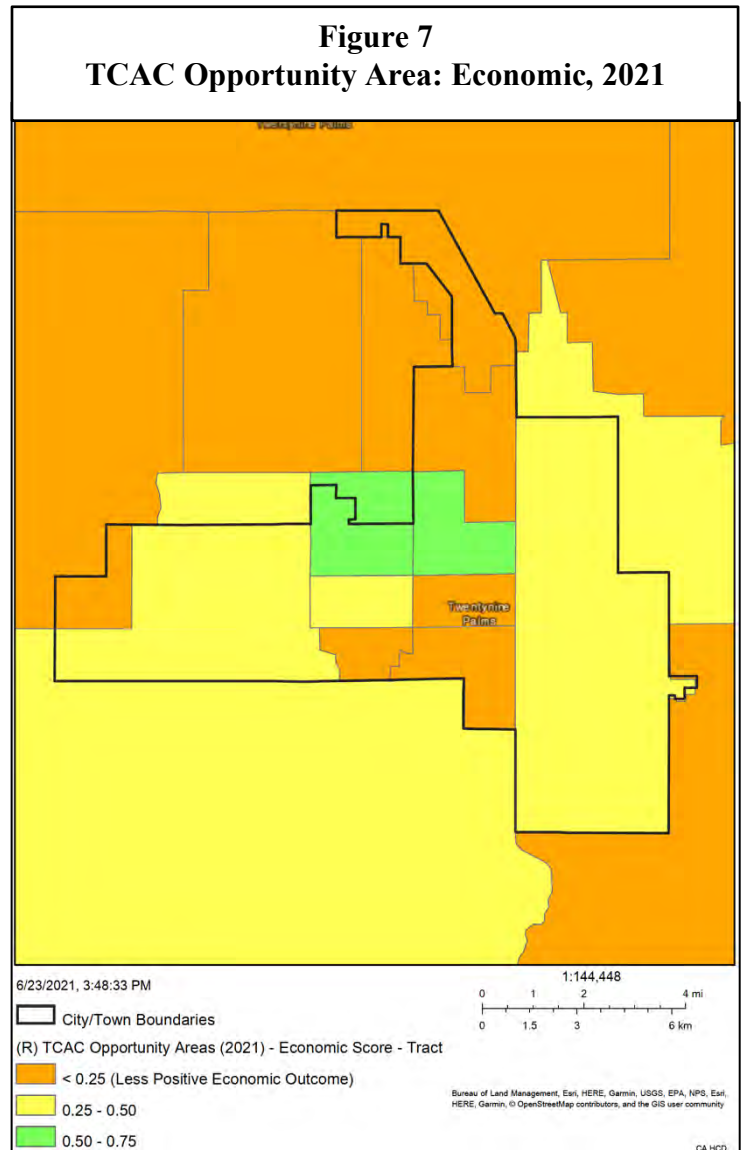
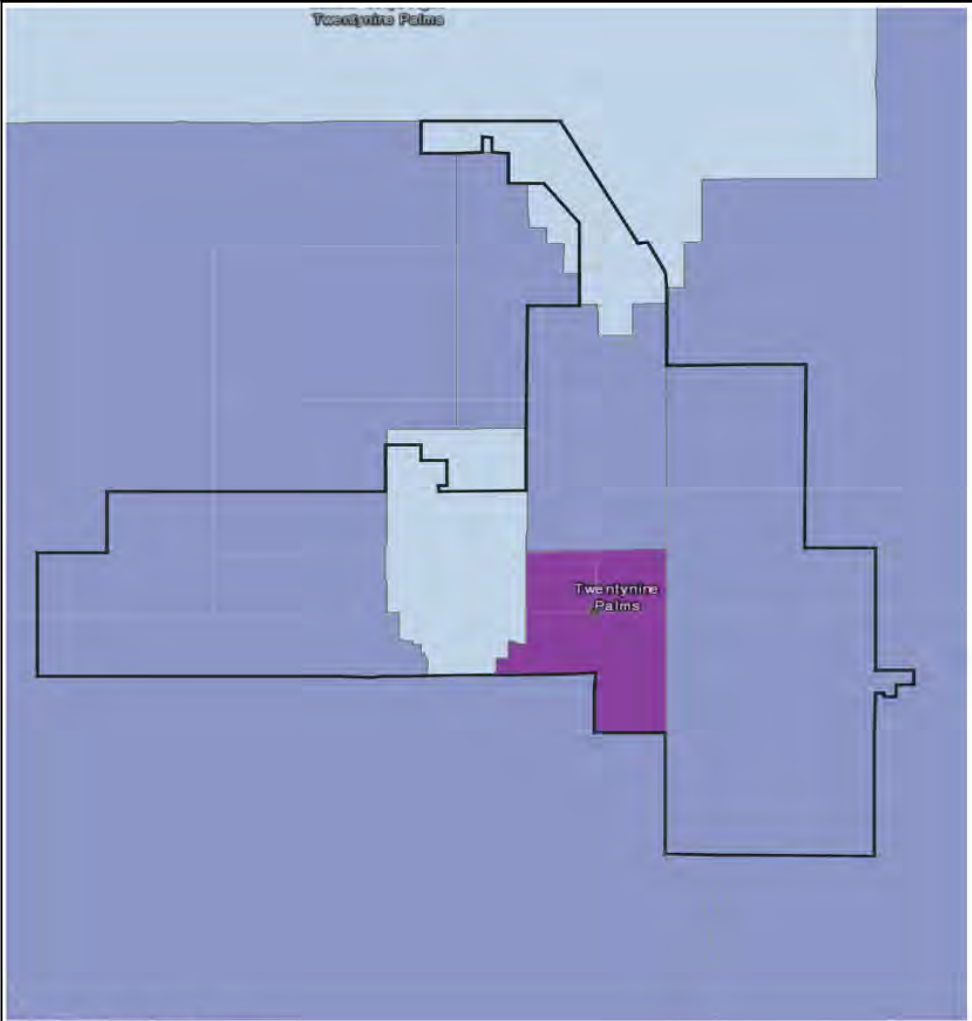


Figure 8
Poverty Status 2019



City/Town Boundaries



(R) Poverty Status (ACS, 2015 - 2019) - Tract

Percent of Population whose income in the past 12 months is below poverty level

-  > 40%
-  30% - 40%
-  20% - 30%
-  10% - 20%

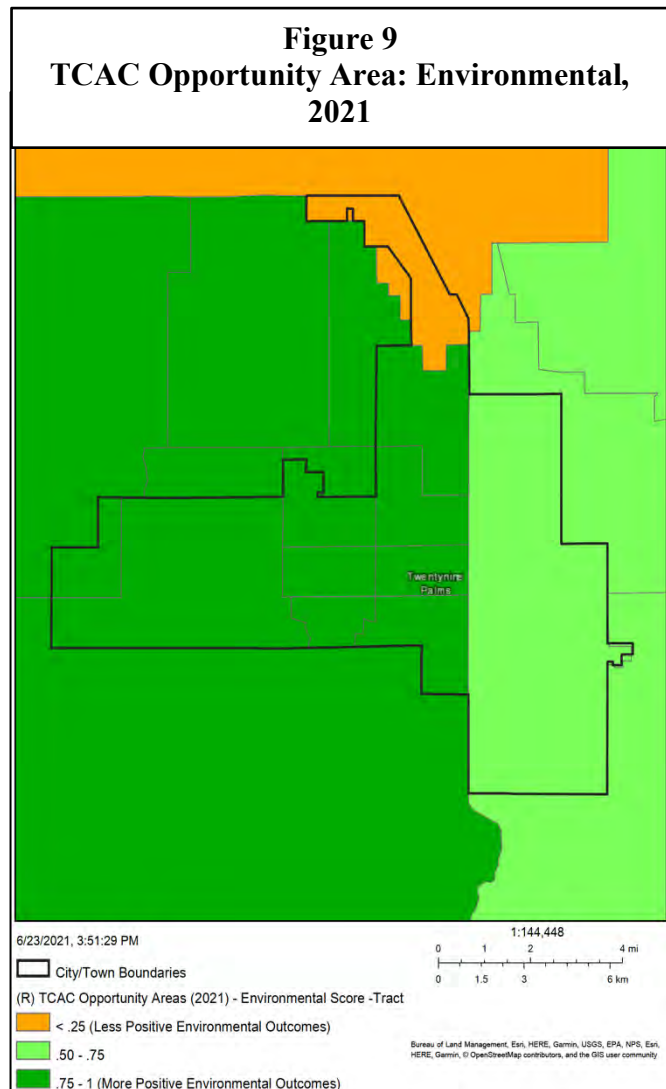
Transportation Opportunities

Each County subregion has its own transit authority and services, some of which connect to population and job centers in the County. The Morongo Basin Transit Authority (MBTA) provides bus service to Twentynine Palms and the surrounding region. Bus routes cover many streets within the downtown area (census tract 104.21) and the Marine Base (census tract 104.02). Bus service in other census tracts in the City is limited to Highway 62 and Adobe Road. Minority groups and protected classes are not overly represented in those census tracts compared to city-wide levels. MBTA's Ready Ride service provides origin-to-destination service primarily for senior and disabled passengers at a discounted rate. Therefore, there does not appear to be any disparity in bus service that would adversely impact a minority or protected group.

Environmental Opportunities

Another potential indicator of social and economic disparity is exposure to pollution. CalEnviroScreen 4.0 is a science-based mapping tool prepared by the California Office of Environmental Health Hazard Assessment (OEHHA) and California Environmental Protection Agency (CalEPA) that identifies communities most affected by pollution. It assigns numerical scores to census tracts using environmental, health, and socioeconomic information, where 0 percent represents the lowest pollution burden and 100 percent represents the highest.

Factors that measure environmental health impacts and pollution burden include exposure (levels of ozone, particulate matter, diesel, water quality, pesticide use, traffic density, and toxic releases) and environmental (cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities) effects. Many of these environmental effects are byproducts of population centers, meaning the more heavily populated subregions of the County, the East and West Valley, experience poor environmental quality.



In Twentynine Palms census tracts, scores range from 1-10 percent to 41-50 percent, suggesting that no census tract in the City has a disproportionately high pollution burden. This is consistent with Figure 9, TCAC Environmental Opportunity Area. Therefore, all RHNA sites are located in environmentally favorable areas.

c. Disproportionate Housing Needs

Disproportionate housing needs is defined as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area” (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, substandard housing, homelessness, and displacement.

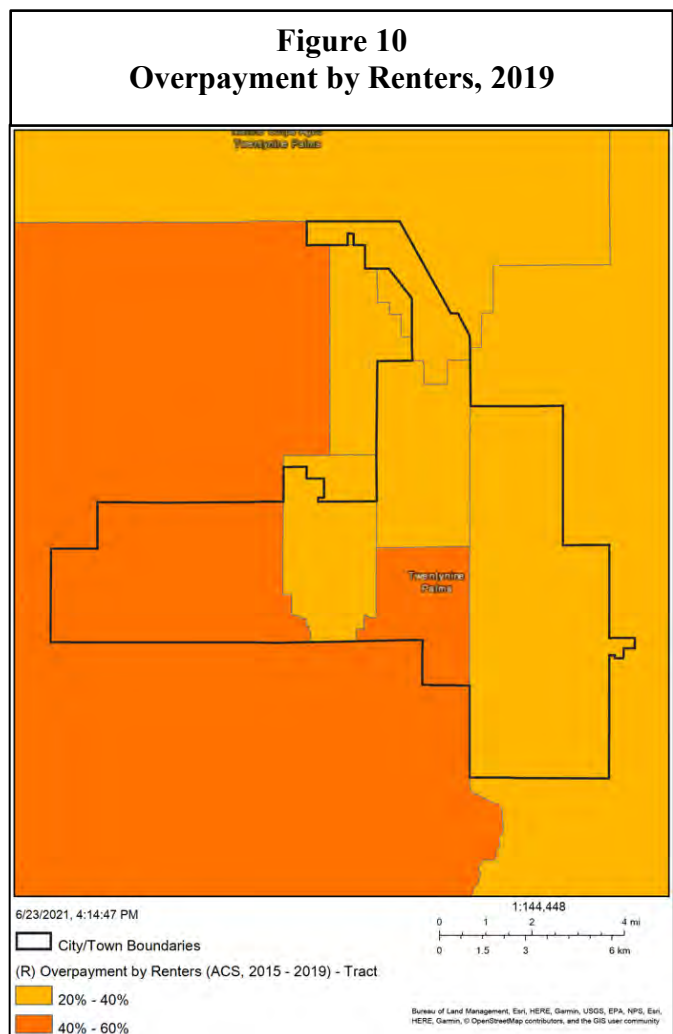
Cost Burden

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers,” defined as households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community.

Renters

The cost burden impacts for renter households have steadily increased for all subregions countywide. The number of renter households has also increased countywide, with the greatest increases in the Mountain subregion (68 percent increase), followed by the High Desert subregion (33 percent increase) and the West Valley subregion (26 percent increase.) The number of renter households with a HUD Area Median Family Income (HAMFI) of < 30 percent increased by 24 percent, followed by a 10 percent increase in renter households within the 30 percent to 50 percent HAMFI bracket. County subregions with the largest increase in the <30 percent HAMFI bracket were among rental households in the Mountain subregion at 115 percent and the West Valley subregion at 48 percent. The largest increase of 30 percent to 50 percent HAMFI bracket was among rental households in the Mountain subregion at 3 percent, followed by the High Desert subregion at 1 percent.

The Morongo Basin saw a 19 percent increase in the number of renters from



2010 to 2017. The number of renter households Basin-wide with a HUD Area Median Family Income (HAMFI) of < 30 percent increased by 21 percent; followed by a 4 percent increase in renter households within the 30 percent to 50 percent HAMFI bracket.

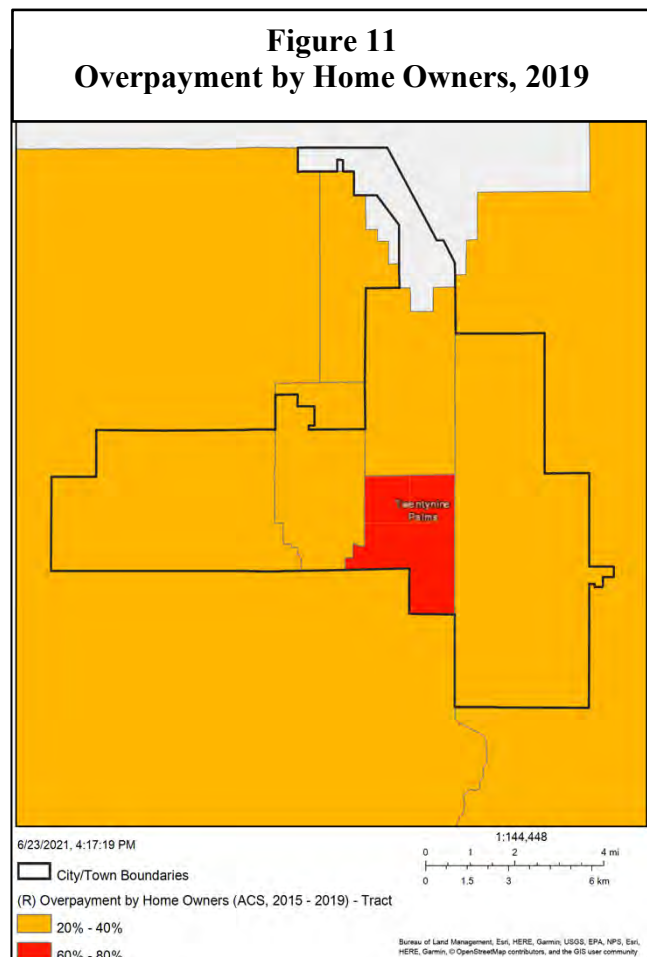
In Twentynine Palms, the total number of renter occupied households increased by 20 percent from 4,817 in 2010 to 5,779 in 2017.⁶ Races/ethnicities with the largest increase in the <30 percent HAMFI bracket among rental households was White/Non-Hispanics (44 percent increase) and Hispanic (323 percent increase). All other racial/ethnic groups either experienced a decrease or no change in the <30 percent HAMFI bracket among rental households.

Figure 11 shows the percentage of households in renter occupied housing units, by census tract, that have a cost burden. As shown in Table HS-30 of the Housing Element, approximately 2,180 renter-occupied households within the City pay more than 30 percent of their income on rent, and 1,035 pay more than 50 percent. A majority of the census tracts in the City have 20 percent to 40 percent of the renter households overpaying for their housing unit, and only a few census tracts have 40 percent to 60 percent of renter households overpaying for housing. When compared to Figure 8, there is a strong correlation between poverty status and renter household overpayment. The same census tracts are also located in a low resource opportunity area (Figure 5), highlighting the need for more affordable housing and services in this area.

Owners

The median home sales price in San Bernardino County rose from approximately \$175,000 in 2012 to \$439,000 currently, which is primarily due to the economic recovery that followed the 2008 recession. There was an overall decrease in owner households (2010 to 2017) for all subregions, with the exception of the Mountain subregion which saw a 14 percent increase in owner households. The largest decrease in owner households is found in the Morongo Basin subregion (14 percent), followed by the High Desert subregion (6 percent). Overall, the County experienced a 5 percent decrease in owner households during this period.

In Twentynine Palms, the total number of owner-occupied households decreased by 26



⁶ Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “Tenure,” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.

percent from 3,095 in 2010 to 2,282 in 2017.⁷ The only racial/ethnic groups to see a decrease in the <30 percent HAMFI bracket among rental households was White/Non-Hispanics (17 percent increase) and Hispanic (33 percent increase). All other racial/ethnic groups experienced no change in the <30 percent HAMFI bracket among rental households.

Figure 12 shows the percent of owner households in Twentynine Palms that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. The majority of the census tracts in the City have 20 percent to 40 percent of the household owner population overpaying, with one census tract having 60 percent to 80 percent of households that pay more than 30 percent of their household income toward their monthly housing costs. This further demonstrates that this particular tract is affected by poverty status, low resource opportunity, and increased cost burdens for renters and homeowners, thus emphasizing the need for more affordable housing and services in this area.

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchens). Within the County, the highest concentration of overcrowded households is found in the East Valley subregion and West Valley. Moderate concentrations are found in the High Desert subregion. The subregion with the least overcrowded conditions is the Morongo Basin subregion, with a majority of census tracts within Yucca Valley, Joshua Tree, and Twentynine Palms (8.2 percent) experiencing overcrowded conditions.

As indicated by the 2019 ACS, Twentynine Palms has approximately 250 overcrowded housing units, which represents 3 percent of the total 8,279 total occupied units in the City. Of overcrowded units, 68 percent are renter-occupied units and 32 percent are owner-occupied units. Severely overcrowded units have more than 1.5 persons per room and are a subset of overcrowded units. Less than 1 percent of total occupied units are considered severely overcrowded. Overall, the City is less than or equal to the statewide average of 8.2 percent, and overcrowding is not considered a significant housing issue.

Substandard Conditions

HUD defines substandard housing as “housing, which was dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family’s exclusive use, without electricity or with inadequate or unsafe electrical service, without a safe or adequate source of heat, and should but does not have a kitchen, or has otherwise been declared unfit for habitation by the government.” A household is considered substandard if it has one or more of the following problems:

1. lack of complete kitchen facilities,
2. lack of complete plumbing facilities,
3. unit is overcrowded, and
4. household cost burden.

⁷ Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “*Tenure*,” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.

From 2010 to 2017, the County experienced a 5 percent decrease in the number of substandard households. All subregions within the County saw a minor decrease in housing substandard conditions, including the Morongo Basin which saw a 3 percent decrease overall in substandard housing units. Races and ethnicities that saw the largest decrease in substandard households were Hispanics (13 percent decrease), and White/Non-Hispanics (3 percent decrease). However, Native Hawaiian and other Pacific Islander/Non-Hispanics saw a 10 percent increase in substandard households, followed by Asian/Non-Hispanics (4 percent increase) and Other Races/Non-Hispanics (3 percent decrease). Blacks and American Indian and Alaskan Native, Non-Hispanics experienced no change.

Similar to the subregion, the City also experienced a 3 percent decrease in total substandard households, from 3,219 households in 2010 to 3,130 households in 2017. All races/ethnicities experienced a decrease in substandard households, with the exception of Native Hawaiian and other Pacific Islander/Non-Hispanics (114 percent, 35 to 75 units) and Other Races/Non-Hispanics (500 percent, 34 to 204 units). Substandard households require more regular maintenance and repair, or in the case of the older units, may also require more extensive rehabilitation or replacement.

Homelessness

Between 2013 and 2019, the County homeless count increased by 286 persons or 12 percent from 2,321 to 2,607. According to the Regional Assessment of Fair Housing, 67 percent of the County's homeless population is within the East and West Valley regions. The City of Twentynine Palms homeless count increased by 35 persons, or 7 percent, from 5 to 40 during the same time period.⁸

To help prevent homelessness, the City participates in the San Bernardino County Continuum of Care (CoC) System, known as the San Bernardino County Homeless Partnership. It promotes collaboration between agencies to direct strategies to end homelessness and to create a network of services for homeless individuals and families and those at risk of homelessness. The East Valley Regional Steering Committee (of the Partnership) advocates for the homeless and those at risk of homelessness in eastern San Bernardino County, including Twentynine Palms. In August 2021, the City submitted a CDBG Homekey grant request for the renovation and rehabilitation of residential units on Elm Avenue to support permanent supportive housing.

Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,

⁸ Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “*Homelessness*,” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.

- Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
- They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

According to the Regional Assessment of Fair Housing, overpayment and median income were the main factors contributing to displacement. In all subregions, rental households experienced little to no decrease in overpayment of rental expenses while homeowner households experienced a moderate decrease in overpayment percentages. The only exception is the City of Twentynine Palms in which homeowners experienced an increase from less than 20 percent overpayment percentage in 2014, to a 60-80 percent overpayment percentage by 2019. Rental and homeowner households that experienced a decrease in median income from 2014 to 2019 also experienced a decrease in overpayment percentage. However, rental households that experienced an increase in median income also experienced an increase in overpayment percentage. Owner overpayment for this period decreased for all subregions with the exception of the City of Twentynine Palms, which saw an increase and could be attributed to the City being located within close proximity to the Marine Base.

d. Enforcement and Outreach Capacity

Assistance in the enforcement of fair housing law is carried out through HUD’s Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Fair Employment and Housing (DFEH), and other fair housing service organizations working to assist and protect households from discrimination through education and legal assistance. The Inland Fair Housing and Mediation Board (IFHMB) is the fair housing service provider serving the County of San Bernardino and cities in the region, including the City of Twentynine Palms. The FHEO, DFEH, and IFHMB investigate complaints from households claiming discrimination.

At the federal level, the FHEO may issue findings from the investigation of reported complaints, and the HUD or the Department of Justice may take legal action to enforce the law in response to violations. Depending on the type of complaint filed, the FHEO may follow a different investigative process, such as referring the matter to a Fair Housing Assistance Program partner.

At the State Level, DFEH enforces state fair housing laws, including but not limited to:

- The California Fair Employment and Housing Act, which prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning.
- The Rumford Housing Act, which prohibits housing discrimination toward all classes protected under Title III and adds marital status as a protected class.
- The Unruh Civil Rights Act, which covers and applies to most housing accommodations in California and prohibits discrimination in all business establishments in California, including housing and public accommodations based on age, ancestry, color, disability, national origin, race, religion, sex, or sexual orientation.

- The Ralph Civil Rights Act (California Civil Code Section 51.7), which forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can be verbal or written threats, physical assault or attempted assault, and graffiti, vandalism, or property damage.
- The Bane Civil Rights Act (California Civil Code Section 52.1), which provides protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the act are not allowed for speech alone unless that speech itself threatened violence.

The City reviews periodically its policies and code for compliance with State law on fair housing and enforces fair housing through investigation of fair housing complaints. In addition to fair housing issues related to development standards, fair housing issues can also include discriminatory behaviors by landlords, such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more.

Complaints received by the FHEO between 2013 and 2021 were mostly based upon disability, which accounted for 40 percent of all complaints, followed by race and national origin, both accounting for 20 percent each, then by familial status at 10 percent, and sex at 9.5 percent; there were no complaints based on religion. A total of 157 complaints were received during this period in the County. Three complaints were filed in the Morongo Basin subregion, accounting for 2 percent of the County’s total complaints; 2 of which were on the basis of disability and 1 on the basis of sex. During the 2015-2020 period, 10 federal lawsuits were filed in the Central District of California - Eastern Division concerning housing units in San Bernardino County.⁹ According to the Regional Assessment of Fair Housing, 9 of those cases were against the owners, operators, and developers of covered multifamily apartment developments (greater than four units) and 1 against a private single-family rental. Disability was cited as the primary basis of discrimination in 7 of the 10 cases followed by familial status in 3 cases, race in 2 cases, and retaliation in 1 case. Of the 10 cases, 7 were filed in the East Valley, 2 in the West Valley, and 1 in the Morongo Basin. The case filed in the Morongo subregion in 2019 was on the basis of disability.

Like FHEO, complaints received by the DFEH between 2011 and 2021 were mostly based on disability, which accounted for 37 percent of all complaints, followed by race (16 percent), and familial status (9 percent). A total of 323 complaints were received within the County, none of which occurred in the Morongo Basin subregion. No fair housing complaints were filed with the IFHMB within the City of Twentynine Palms.¹⁰

⁹ Internal Draft Regional Assessment of Fair Housing, San Bernardino County Transportation Authority, prepared by Michael Baker International. September 15, 2021.

¹⁰ Assessment of Fair Housing Data Packet for the City of Twentynine Palms, “*Fair Housing*,” prepared by Michael Baker International for the San Bernardino County Transit Authority, June 2021.

e. Identification and Prioritization of Contributing Factors

According to the Regional Assessment of Fair Housing, contributing factors to fair housing issues specifically within the Morongo Basin subregion include the following:

Table 2
Fair Housing Issues and Contributing Factors
within the Morongo Basin Subregion, San Bernardino County

Fair Housing Issue	Contributing Factors
Residents are unaware of the housing discrimination complaint process and its benefits.	Lack of resources for fair housing agencies and organizations
Areas of high segregation and concentrations of poverty have less access to educational opportunity.	Location of proficient schools and school assignment policies
Areas of high segregation and concentrations of poverty are farther away from job opportunities and have lower access to economic opportunities.	Location of employers.
High proportion of persons with disabilities are living in areas of high segregation and concentrated poverty and minimal opportunity.	<ul style="list-style-type: none"> • Access to publicly supported housing for persons with disabilities. • Lack of effective accommodations for unhoused people with disabilities.
Significant unsheltered homelessness population in the County.	<ul style="list-style-type: none"> • Displacement of residents due to economic pressures. • Lack of renter protections. • The availability of affordable units in a range of sizes. • Lack of rental relief programs for people at risk of homelessness. • Lack of effective accommodations for unhoused people with disabilities.
Inadequate supply of affordable housing.	<ul style="list-style-type: none"> • Lack of private investments in specific neighborhoods. • Lack of public investments in specific neighborhoods, including services or amenities. • Land use and zoning laws. • The availability of affordable units in a range of sizes. • Community opposition.

Source: Internal Draft Regional Assessment of Fair Housing, San Bernardino County Transportation Authority, prepared by Michael Baker International. September 15, 2021.

Based on the analysis and findings of contributing factors in the Regional Assessment of Fair Housing, the following goals were identified to further housing equity in the County:

- Provide support to public housing agencies in order to produce more housing
- Provide marketing plan to improve perception of government-owned and affordable housing

- Aggressively pursue grant funding to build affordable housing
- Form countywide Housing Trust Fund to 1) build affordable housing, 2) rehabilitate existing housing, 3) hire staff to pursue grant funding
- Form public-private partnerships to develop affordable housing
- Amend land use/zoning regulations to increase housing supply at all income levels.
- Adopt rental protections and control.
- Provide programming to increase homeownership (e.g., first-time homebuyer programs, down-payment assistance).
- Provide programming to convert privately owned mobile home parks to co-op ownership, require co-op-style ownership of all new mobile home parks.
- Sweat equity – people help build their own houses over 2-3 years.
- Provide opportunities for alternative building practices (e.g., straw housing, mini housing).
- Adopt regulations requiring all rental units to have local owners/landlords (within City limits).
- Adopt local taxes on all residential landlords and provide tax relief if units are occupied by low-income tenants.
- Adopt vacancy tax on all unoccupied rental units.
- Adopt an inclusionary housing ordinance.
- Restrict large developments.
- Expand partnership between IFHMB and County to provide additional support to the community.

These and other goals pertaining to housing equity specific to Twentynine Palms have been considered and incorporated as appropriate into the Goals, Policies, and Programs section of the Housing Element. The inventory of land suitable and available for future housing development includes parcels that are distributed throughout the community to help foster integrated living patterns.

Appendix B

Public Outreach Materials
Housing Element Workshop
May 26, 2021

Public Review and Comment Period
City Website and Social Media Posting
October 19, 2021 – November 19, 2021



COMMUNITY WORKSHOP

TWENTYNINE PALMS HOUSING ELEMENT

COMMUNITY WORKSHOP

Wednesday, May 26, 2021 - 6:00 p.m.

A community workshop for the City's Housing Element Update (2021-2029 planning period) will be held Wednesday, May 26, 2021, at 6:00 p.m. at Luckie Park Activity Center at 74325 Joe Davis Drive. At this workshop, the City will discuss background information regarding its upcoming Housing Element Update, the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the City. The City would like your input on the ways that we can facilitate new housing for everyone in Twentynine Palms. Everyone is encouraged to attend.

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing, which would apply throughout the City.

Please RSVP by email to kcuza@terranovalplanning.com. Specific questions regarding the workshop or Housing Element may be directed to Travis Clark, Community Development Director, at (760) 367-6799 x 1008 or tclark@29palms.org.

The City of Twentynine Palms promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor.

Subject: City of Twentynine Palms Housing Element Update- Community Workshop Notice - Join Us!
Date: Wednesday, May 19, 2021 at 10:37:05 AM Pacific Daylight Time
From: Kimberly Cuza <kcuza@terranovalanning.com>
BCC: tmize@nationalcore.org <tmize@nationalcore.org>, mirving@uhcllc.net <mirving@uhcllc.net>, vnicholas@chochousing.org <vnicholas@chochousing.org>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, Maryann.Ybarra@cvhc.org <Maryann.Ybarra@cvhc.org>, bob.basen@cbc inland.com <bob.basen@cbc inland.com>, rtravis@kurschgroup.com <rtravis@kurschgroup.com>, jlanglely@rigelcap.com <jlanglely@rigelcap.com>, jbrady@thebradcocompanies.com <jbrady@thebradcocompanies.com>, hdaor@hdaor.com <hdaor@hdaor.com>, bminvestmentco@yahoo.com <bminvestmentco@yahoo.com>, attysdad@verizon.net <attysdad@verizon.net>, irim@aol.com <irim@aol.com>, mpaia@aol.com <mpaia@aol.com>, tom@steenodesign.com <tom@steenodesign.com>, melissa@omegadesigngroup.com <melissa@omegadesigngroup.com>, ryan@civicdesigndevelopment.com <ryan@civicdesigndevelopment.com>, Sophie@steenodesign.com <Sophie@steenodesign.com>, jwilkes@rollingstart.com <jwilkes@rollingstart.com>, cesar@casaofsb.org <cesar@casaofsb.org>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, billdobrenen@aol.com <billdobrenen@aol.com>, Travis Clark <tclark@29palms.org>, Kary Minatrea <kminatrea@29palms.org>, Frank Luckino <fluckino@29palms.org>, Nicole Criste <ncriste@terranovalanning.com>, Cindy Villescas <cvillescas@29palms.org>

Attachments: image001.png



COMMUNITY WORKSHOP

TWENTYNINE PALMS HOUSING ELEMENT

COMMUNITY WORKSHOP

Wednesday, May 26, 2021 - 6:00 p.m.

A community workshop for the City's Housing Element Update (2021-2029 planning period) will be held Wednesday, May 26, 2021, at 6:00 p.m. at Luckie Park Activity Center at 74325 Joe Davis Drive. At this workshop, the City will discuss background information regarding its upcoming Housing Element Update, the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the City. The City would like your input on the ways that we can facilitate new housing for everyone in Twentynine Palms. Everyone is encouraged to attend.

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing, which would apply throughout the City.

Please RSVP by email to kcuza@terranovaplanning.com. Specific questions regarding the workshop or Housing Element may be directed to Travis Clark, Community Development Director, at (760) 367-6799 x 1008 or tclark@29palms.org.

The City of Twentynine Palms promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor.

Subject: Let's Talk Housing in 29

Date: Thursday, May 20, 2021 at 12:12:49 PM Pacific Daylight Time

From: City of Twentynine Palms <sclinkscales@29palms.org>

To: Kimberly Cuza <kcuza@terranovaplanning.com>

CITY OF Twentynine Palms California

— A DESERT OASIS —

TWENTYNINE PALMS HOUSING ELEMENT COMMUNITY WORKSHOP



A Community Workshop for the City's Housing Element Update (2021-2029 Planning Period) will be held Wednesday, May 26, 2021 at 6:00 pm at the Luckie Park Activity Center located at 74325 Joe Davis Drive. At this workshop, the City will discuss background information regarding its upcoming Housing Element Update and the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the City. We would like your input on ways we can facilitate new housing for everyone in Twentynine Palms. Everyone is encouraged to attend. Please RSVP by email below.

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing, which would apply throughout the City.

Questions regarding the workshop or Housing Element may be directed to Travis Clark, Community Development Director, at (760) 367-6799 x1008 or by email below.

[Questions About Workshop](#)

[RSVP for Workshop](#)

The City of Twentynine Palms promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation, or other arbitrary factor.

CITY OF TWENTYNINE PALMS

6136 Adobe Road, Twentynine Palms, CA 92277

Phone: (760) 367-6799 • Fax: (760) 367-4890



City of Twentynine Palms | 6136 Adobe Road, Twentynine Palms, CA 92277

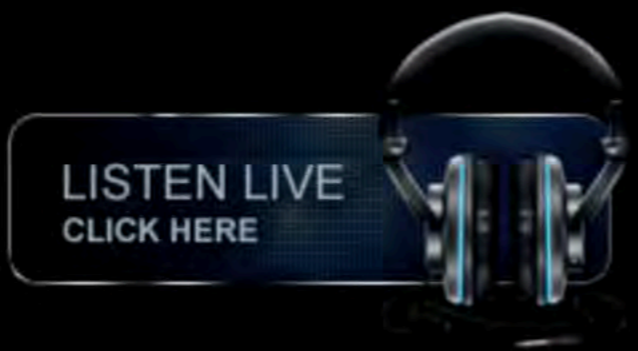
[Unsubscribe kcuza@terrانovaplanning.com](mailto:kcuza@terrانovaplanning.com)

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TWENTYNINE PALMS HOUSING WORKSHOP TONIGHT

MAY 26, 2021 Z107.7 NEWS LEAVE A COMMENT

The City of Twentynine Palms is hosting a community workshop tonight on housing and is encouraging all interested residents to attend. If you have concerns or ideas around housing in Twentynine Palms, the city wants to hear from you. In advance of their Housing Element Update, the city is seeking public input by hosting a community workshop on Wednesday, May 26, at 6 p.m. at the Luckie Park Activity Center at 74325 Joe Davis Drive.

Led by Community Development Director Travis Clark, the workshop will explain the Housing Element, which are essentially goals and policies geared toward historical preservations, structural improvements and future housing developments in the city.

Clark will offer background on the pending Housing Element Update and the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation. If planning to attend, an email RSVP is requested: kcuza@terranovaplanning.com

For more information, call Travis Clark at 760-367-6799 x1008.

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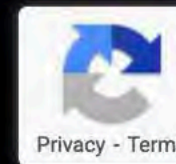
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**Twentynine Palms
Housing Element Update
Community Workshop
May 26, 2021**

NAME	ORGANIZATION	EMAIL
Mary Jane Bunge		MJB29P@GMAIL.COM
Astrid Johnson	Morongo Basin ARCH	skyviewfarm29@gmail.com
Lynne Shmakoff	resident	lynnesranch29@yahoo.com
Kim Ortamon	resident	ortamon29@yahoo.com
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Jenny Kugler	resident	jennyphoto11@gmail.com
Jamie Adams + Matee		mjadams@roadrunner.com
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Dawn Benton		dbenton29@gmail.com
STEVIE ENOCH		STEVIE@WESTERNHOMESOURCERS.COM
Heather Clisby	Media & Resident	heatherkadze@gmail.com
Gindy Mark	Resident	GINDYMARK@AOL.COM

Subject: Re: Workshop notice
Date: Wednesday, May 26, 2021 at 1:47:25 PM Pacific Daylight Time
From: Kimberly Cuza <kcuza@terranovaplanning.com>
To: Travis Clark <tclark@29palms.org>
CC: Nicole Criste <ncriste@terranovaplanning.com>
Attachments: image001.png

Travis,

Here is the RSVP list as of this afternoon. 14

RSVP Confirmations	
Susan Peplow	susanpeplow@hotmail.com
Maryann Ibarra	Maryann.Ybarra@cvhc.org
Jennifer Ruggiero Fine Art and Docuentary Photographer	jenphoto11@gmail.com
Rob Boelter	rboelter@comcast.net
Jamie and Martie Avels	mawins@icloud.com
Tony Nararval	lnaraval@gmail.com
Maureen Franklin Action 29, the Mural People	nnamarfa23@aol.com
Cindy Bernard	cbernard@soundcommons.org
Heather Clisby News Reporter, Z107.7FM	clizbiz@gmail.com
Lynne Schmakoff	lynnestranch29@yahoo.com
Leslie Paahana	lesliepaahana@yahoo.com
Maureen Franklin, Action Council 29	nnamarfa23@aol.com
Mary Jane Binge	



CITY OF TWENTYNINE PALMS

HOUSING ELEMENT UPDATE
COMMUNITY WORKSHOP

MAY 26, 2021



Background and Requirements

- The Housing Element is one of the Elements required in our General Plan
- It is the only Element that must be updated on a regular schedule.
 - Upcoming planning period: 2022-2029
- The purpose of the Housing Element is to assure that the City facilitates the development of housing for all economic and social segments within the community.



About Twentynine Palms

- 2019 Population: 26,147
- Median Age: 24.2 years
 - 72% of the population is under 35
- Households: 8,279
- Median Household Income: \$44,226 (below the County median of \$60,164)
- 6,700 residents work (26% of the population)
 - Education, healthcare and social assistance (23%)
 - Public Administration (19%)
 - Arts, recreation, accommodation and food service (16%)
- Commuting:
 - 37% of workers drive less than 10 minutes to work
 - 53% of workers drive 10 to 29 minutes to work



About Twentynine Palms

- Median housing value is \$158,800
- Median rent is \$957
- 68% of households rent, 32% own
- 2,180 lower income renters are overpaying for housing (more than 30% of income)
- 490 lower income owners are overpaying for housing



RHNA by Income Category, 2022-2029

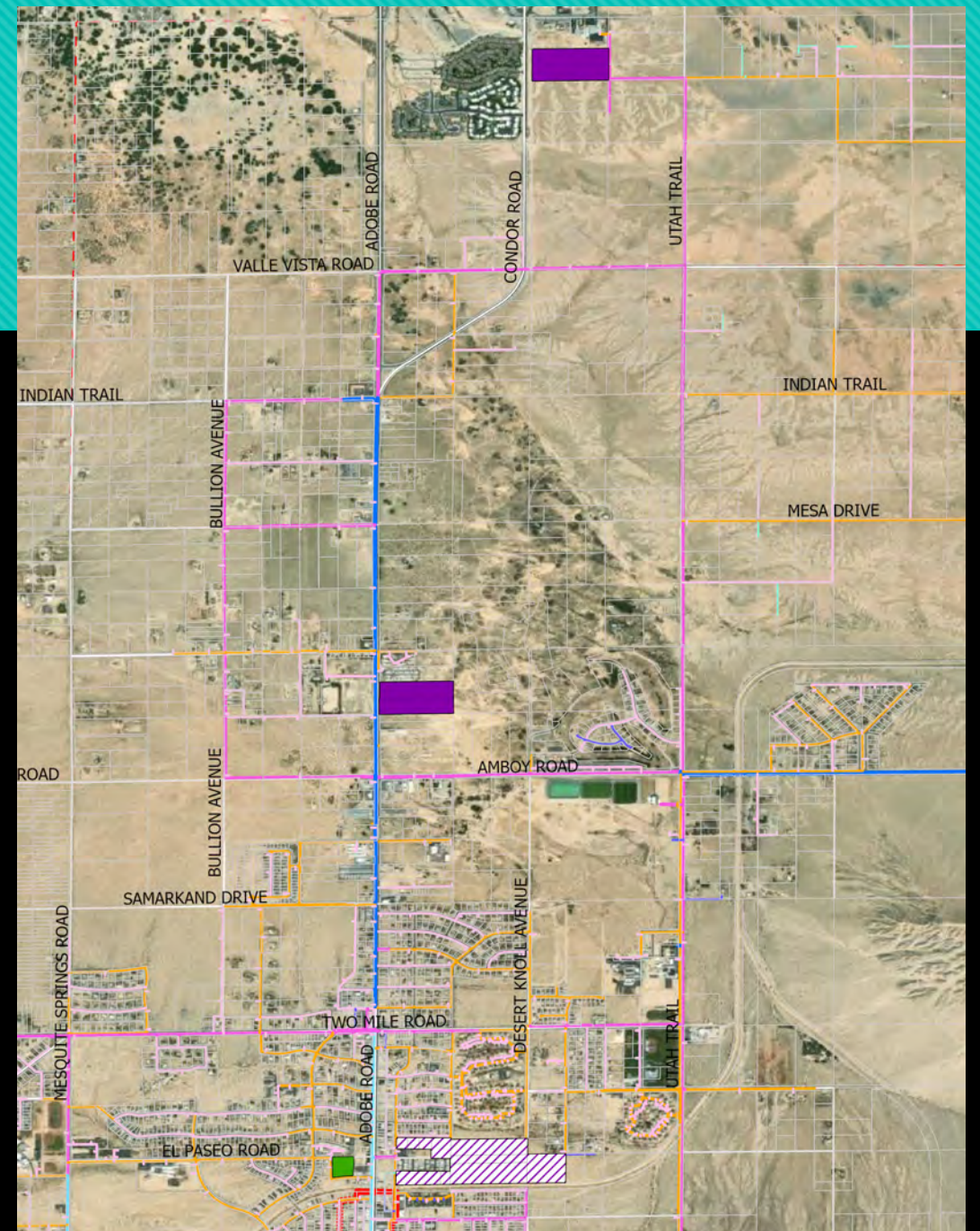
Regional Housing Need Allocation (RHNA)

Extremely Low Income	115
Very Low Income	116
Low Income	127
Moderate Income	185
Above Moderate Income	504
Total Units	1,047



Available Sites

- The City needs to identify sites for 543 units for very low, low and moderate income households.
- The City has identified sites for 1,568 units for these income levels.
- Sites are located throughout the City, and have water available.
- The City's challenge continues to be the lack of sanitary sewer service.





Next steps

- The Housing Element Draft will be completed this summer, and submitted to the State for review.
- Planning Commission and City Council hearings are expected in late 2021.



Discussion

- Does housing meet residents' needs now?
- What concerns do you have about housing in the City?
- What do you think are the greatest needs for housing?
- How do you think the City should help with providing housing for the next 8 years?



City of Twentynine Palms

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The City of Twentynine Palms draft
Housing Element Update
is now available for review and
comment at:

<https://www.ci.twentynine-palms.ca.us/>

under Announcements

Please send your comments to:

Travis Clark
Community Development Director
City of Twentynine Palms
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 x 1008 or
tclark@29palms.org

4

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Subject: City of Twentynine Palms Housing Element Update - Public Review Notice

Date: Thursday, October 21, 2021 at 10:09:48 AM Pacific Daylight Time

From: Kimberly Cuza <kcuza@terranovaplanning.com>

BCC: tmize@nationalcore.org <tmize@nationalcore.org>, mirving@uhcllc.net <mirving@uhcllc.net>, vnicholas@chochousing.org <vnicholas@chochousing.org>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, Maryann.Ybarra@cvhc.org <Maryann.Ybarra@cvhc.org>, bob.basen@cbc inland.com <bob.basen@cbc inland.com>, rtravis@kurschgroup.com <rtravis@kurschgroup.com>, jlanglely@rigelcap.com <jlanglely@rigelcap.com>, jbrady@thebradcocompanies.com <jbrady@thebradcocompanies.com>, hdaor@hdaor.com <hdaor@hdaor.com>, bminvestmentco@yahoo.com <bminvestmentco@yahoo.com>, attysdad@verizon.net <attysdad@verizon.net>, irim@aol.com <irim@aol.com>, mpaia@aol.com <mpaia@aol.com>, tom@steenodesign.com <tom@steenodesign.com>, melissa@omegadesigngroup.com <melissa@omegadesigngroup.com>, ryan@civicdesigndevelopment.com <ryan@civicdesigndevelopment.com>, Sophie@steenodesign.com <Sophie@steenodesign.com>, jwilkes@rollingstart.com <jwilkes@rollingstart.com>, cesar@casaofsb.org <cesar@casaofsb.org>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, nnamarfa23@aol.com <nnamarfa23@aol.com>, lnaraval@gmail.com <lnaraval@gmail.com>, mawins@icloud.com <mawins@icloud.com>, rboelter@comcast.net <rboelter@comcast.net>, susanpeplow@hotmail.com <susanpeplow@hotmail.com>, jenphoto11@gmail.com <jenphoto11@gmail.com>, billdobrenen@aol.com <billdobrenen@aol.com>, brenda.starlight@gmail.com <brenda.starlight@gmail.com>, MJB29P@gmail.com <MJB29P@gmail.com>, lesliepaahana@yahoo.com <lesliepaahana@yahoo.com>, lynneshomestead@yahoo.com <lynneshomestead@yahoo.com>, clizbiz@gmail.com <clizbiz@gmail.com>, cbernard@soundcommons.org <cbernard@soundcommons.org>, dbenton29@gmail.com <dbenton29@gmail.com>, deebenton29@gmail.com <deebenton29@gmail.com>, djsmithevs@gmail.com <djsmithevs@gmail.com>, Travis Clark <tclark@29palms.org>, Kary Minatrea <kminatrea@29palms.org>, valdavisartinjt@gmail.com <valdavisartinjt@gmail.com>, ortamond@yahoo.com <ortamond@yahoo.com>, cinmrk@aol.com <cinmrk@aol.com>, steve@westernhomebuilders.com <steve@westernhomebuilders.com>, david_smith@nps.gov <david_smith@nps.gov>, skysthelimit29p@gmail.com <skysthelimit29p@gmail.com>, skyviewfarm29@gmail.com <skyviewfarm29@gmail.com>, patflanagan29@gmail.com <patflanagan29@gmail.com>, Frank Luckino <fluckino@29palms.org>, Nicole Criste <ncriste@terranovaplanning.com>, Cindy Villescascabrera <cvillescascabrera@29palms.org>, Cynthia Michaels <cmichaels@terranovaplanning.com>, Vanessa Cabrera <vcabrera@29palms.org>, Kimberly Cuza <kcuza@terranovaplanning.com>

Attachments: image001.jpg

As a participant in our community workshop for the City of Twentynine Palms's Housing Element Update, we wanted to let you know the draft Housing Element document is available on the city's website for public review.

We invite you to review the Element through this link: [Housing Element Update - Announcements - Twentynine Palms, California \(twentynine-palms.ca.us\)](https://www.ci.twentynine-palms.ca.us/Announcements-Twentynine-Palms-California)

Please provide any comments to Travis Clark, Community Development Director at tclark@29palms.org



The City of Twentynine Palms draft
Housing Element Update
is now available for review and
comment at:
<https://www.ci.twentynine-palms.ca.us/>
under Announcements

Please send your comments to:
Travis Clark
Community Development Director
City of Twentynine Palms
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 x 1008 or
tclark@29palms.org

by November 19, 2021



From: Cindy Bernard <cbernard@soundcommons.org>
Sent: Tuesday, October 26, 2021 7:20 AM
To: Travis Clark <tclark@29palms.org>
Subject: Housing element

CAUTION: This email originated from outside of the City of Twentynine Palms. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

I just took a quick look at the draft housing element — I attended the first meeting awhile ago. One of the issues at the meeting was all the stats were distorted by the Base. I suggested that numbers be broken down so one could better understand the permanent population of the City vs the transient population of the Base. Looking at the age breakdown on HS-11, for instance, shouldn't there be a footnote on page H11 that lists numbers on the Base so one can properly understand the age breakdown of City long term residents?

Adding to the confusion is the employment stats don't include the Base. Why can't all numbers be broken down between "civilian" and "military" populations?

Is there a fix?

Thanks!

Cindy

Bounced off the stars

cindybernard.com
Instagram: @cindy.bernard
Twitter: @cbernardstudio

Subject: Re: Housing element

Date: Thursday, November 4, 2021 at 12:42:59 PM Pacific Daylight Time

From: Nicole Criste

To: Travis Clark

Travis,

Yes, the housing occupancy numbers are for all units. And yes, we can add footnotes.

Nicole Sauviat Criste
Principal

TERRA NOVA PLANNING & RESEARCH, INC.®

42635 Melanie Place, Ste 101

PALM DESERT, CA. 92211

(760) 341-4800

FAX#: 760-341-4455

E-Mail: ncriste@terranovaplanning.com

From: Travis Clark <tclark@29palms.org>

Date: Thursday, November 4, 2021 at 8:54 AM

To: Nicole Criste <ncriste@terranovaplanning.com>

Subject: FW: Housing element

I am pretty sure that the 68% nonowner includes the base. I can point her to where the base housing statistics are.

From: Cindy Bernard <cbernard@soundcommons.org>

Sent: Thursday, November 4, 2021 8:53 AM

To: Travis Clark <tclark@29palms.org>

Subject: Re: Housing element

CAUTION: This email originated from outside of the City of Twentynine Palms. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Travis,

I haven't had time to look at this in detail yet but I appreciate the reply and offer of footnotes.

Question — people are quoting the 68% non owner occupied percentage from the report — doesn't that also include military housing? Otherwise where is the base housing for all those marines listed in the report? Can this also be footnoted if it includes military housing?

Thanks!

Cindy

cindybernard.com
Instagram: @cindy.bernard
Twitter: @cbernardstudio

On Nov 1, 2021, at 11:18 AM, Travis Clark <tclark@29palms.org> wrote:

Cindy,

See my response below in blue.

From: Cindy Bernard <cbernard@soundcommons.org>

Sent: Tuesday, October 26, 2021 7:20 AM

To: Travis Clark <tclark@29palms.org>

Subject: Housing element

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Good morning!

I just took a quick look at the draft housing element — I attended the first meeting awhile ago. One of the issues at the meeting was all the stats were distorted by the Base. I suggested that numbers be broken down so one could better understand the permanent population of the City vs the transient population of the Base.

On page HS-10, there is a discussion about the base population, this data was provided directly by the base as Census does not break down the population between the base and the City anymore. But we can add a footnote to Table HS-2 on page HS-9 that provides the numbers the base gave us.

Looking at the age breakdown on HS-11, for instance, shouldn't there be a footnote on page H11 that lists numbers on the Base so one can properly understand the age breakdown of City long term residents?

On Table HS-4, I think we can perform a "deep dive" on the Census Tract that encompasses the base and provide additional detail. This will not include the Vista Del Sol residents. Our population pyramid is definitely skewed towards the younger age bracket because of the average age of Marines on the base.

Adding to the confusion is the employment stats don't include the Base. Why can't all numbers be broken down between "civilian" and "military" populations?

From the data provided by the base listed on page HS-10, we now have an Active Duty Military number that we can add to the Civilian employment population in Table HS-11.

Is there a fix?

Thanks!

Cindy

Bounced off the stars

cindybernard.com

Instagram: @cindy.bernard

Twitter: @cbernardstudio