





Victorville

FINAL DRAFT

2021–2029 HOUSING ELEMENT

January 2022

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACS	American Community Survey
ADU	accessory dwelling unit
AMI	area median income
CDBG	Community Development Block Grant
CESH	California Emergency Solutions and Housing
City or Victorville	City of Victorville
COC	Continuum of Care
Consolidated Action Plan	2017–2021 Consolidated Plan and 2017–2018 Action Plan
Consortium	Town of Apple Valley and City of Victorville Consortium
CRIA	Community Revitalization Investment Area
CTCAC	California Tax Credit Allocation Committee
du/acre	dwelling units per acre
H.O.P.E.	Homeless Outreach and Proactive Enforcement
HCD	Department of Housing and Community Development
HUD	U.S. Department of Housing and Urban Development
HSC	California Health & Safety Code
JADU	junior accessory dwelling unit
JPA	Joint Powers Authority
LBNC	Low-Barrier Navigation Center
LIHTC	Low-Income Housing Tax Credit
NOFA	Notice of Funding Availability
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCAG	Southern California Association of Local Governments
sf	square feet

SRO	single-room occupancy
State	State of California
Terner Center	University of California, Berkeley, Terner Center
UWMP	Urban Water Management Plan
VWD	Victorville Water Division
VVEDA	Victor Valley Economic Development Authority

1 INTRODUCTION

This document is the Housing Element for the City of Victorville (City or Victorville) as updated for the 2021-2029 6th Cycle planning period. The Housing Element is part of the Victorville General Plan 2030, adopted by the City in October 2008 and certified by the State of California (State) in 2010.

The California Government Code requires that the Housing Element be included in a City's General Plan as one of seven mandatory elements that express the community's values, goals, and vision for the future. The Housing Element identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Element identifies ways in which the housing needs of all economic segments of the community, including residents and the local workforce, can be met.

1.1 Background

The provision of adequate housing for families and individuals of all economic levels is an important public goal. It has been a focus for the State and local governments. The issue has grown in complexity due to rising land and construction costs, as well as increasing competition for physical and financial resources in both the public and the private sectors.

In response to this concern, the California Legislature amended the California Government Code in 1980. The amendment instituted the requirement that each local community include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated in the General Plan of each municipality.

The California Legislature determined that a primary housing goal for the State is to ensure that every resident has a decent home and suitable living environment. The requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the California Government Code:

a. 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.

b. 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 in all economic levels.

c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

d. 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.

e. 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.

f. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

California Government Code, Section 65588, requires that local governments review and revise the Housing Element of their comprehensive General Plans (Victorville General Plan) not less than once every 8 years. Prior to the 6th Cycle Housing Element Update for the 2021–2029 planning period, Victorville's Housing Element was updated in 2014 for the 5th Cycle (2013 to 2021).

Multiple changes to California Housing Element law have become effective since processing of the City's 5th Cycle Housing Element. In particular, the State increased its ability to enforce Housing Element requirements, and the ability for interested persons to challenge the City's compliance with Housing Element law. Pursuant to California Government Code, Section 65585, the State has a greater range of penalties that can be imposed on jurisdictions for non-compliance. This puts the City at risk of exposure to a variety of fiscal impacts and regulatory impacts that could reduce local control over housing-related decision-making. Jurisdictions that do not comply also risk the State imposing a more frequent Housing Element update cycle.

The 6th Cycle Housing Element Update was prepared to comply with State housing laws, as amended, and all other federal, State, and local requirements as necessary to demonstrate compliance with State law and gain State certification.

1.2 Community Overview

The City is located in southwestern San Bernardino County in the geographic sub-region of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the "High Desert" due to its approximate elevation of 2,900 feet above sea level. Areas surrounding the Planning Area are largely undeveloped and contained within the unincorporated County of San Bernardino boundaries. Surrounding urbanized areas include the City of Adelanto to the northwest,

Town of Apple Valley to the east, City of Hesperia to the south, and the unincorporated community of Phelan to the west (Figure 1-1, Victorville Vicinity Map).

After experiencing tremendous population growth between 2000 and 2010, during which the population almost doubled (from 64,029 to 115,903), the City has seen more modest growth between 2010 and 2018 (from 115,903 in 2010 to 126,432 in 2018). The City's growth can be attributed to the availability of relatively low-cost housing (relative to Orange County, Los Angeles County, and other parts of the Inland Empire), particularly for single-family homes.

1.3 Role of the Housing Element

The Housing Element, as part of the Victorville General Plan, establishes housing-related actionable programs that are intended to guide City decision-making related to land use planning and development activities for the planning period 2021–2029 in accordance with the City's stated housing goals and State law. The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply as necessary to meet the current and future needs of people living and working in Victorville. Implementation of these strategies will require that the City process a series of future actions, referred to as the Housing Element implementation program, for compliance with California housing law.

Meeting the community's housing needs is a high priority for the City. As widely reported throughout the State, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population of the State. According to the Harvard Joint Center for Housing Studies,[1] approximately 50% of California renters were rent burdened (i.e., more than 30% of their income went toward rent) with nearly one-third designated as severely rent burdened (i.e., more than 50% of their income went toward rent) prior to the COVID-19 pandemic. These factors have contributed significantly to various housing problems, such as overcrowding and homelessness.

In the County of San Bernardino specifically, median income increased by 14% between 2018 and 2020,[2] while median home prices in Victorville increased by 23%,[3] and rent increased by 20%.[4] These statistics demonstrate the ongoing, well-documented need for affordable housing. Given high land, construction, and materials costs in California, the development of affordable housing requires public subsidies and assistance, as the costs to develop the housing far exceed the revenues derived from selling/renting the housing at affordable prices/rents. It is important

1 https://www.cbs8.com/article/news/local/california/calmatters/why-is-housing-so-expensive-in-california/509-e463dd3f-4041-43b9-8983-4226caee88e2.
2 California Department of Housing and Community Development, State Income Limits, 2018 and 2020.
3 Zillow, March 2020.
4 Rentcafe.com, March 2020.

to note that there is insufficient public funding available to fill the gap between what it costs to build affordable housing and the revenues generated by the housing on a State and federal level. Prior to 2011, many cities like Victorville utilized redevelopment as a financial tool to revitalize blighted areas and fund affordable housing. However, redevelopment was eliminated in 2011, and this significant funding source (estimated at $2 billion/year Statewide) of locally derived revenues was redirected away from affordable housing and toward local taxing entities' general funds. The City had helped fund several affordable housing developments prior to 2011, but has been unable to fund these projects since State law eliminated this funding source.

Affordable housing is funded primarily through a combination of sources (as no one source is sufficient to fund individual projects), including Low-Income Housing Tax Credits, State grants, project-based housing vouchers from the U.S. Department of Housing and Urban Development, loan programs, donation of land, and other sources.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. More specifically, the California Government Code, Section 65583(b) (2) states, "It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements . . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved."

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

1.4 Relationship to Other Elements

California Government Code, Section 65300.5, states the following: "The General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies . . . ." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

The Housing Element was prepared in a manner to ensure that this requirement is met. It is important to note that the City is currently undergoing updates to the Land Use and Safety Elements of the General Plan as well as preparing an Environmental Justice Element. These updates are anticipated to be completed during 2022.

The Housing Element has been reviewed for consistency with the City's other General Plan elements during the current updates to the Land Use and Safety Elements, and the Environmental Justice Element preparation. As more portions of the General Plan are amended in the future, the Housing Element will be reviewed to maintain consistency.

1.4.1 Public Outreach and Participation

The City prepared a comprehensive Public Engagement Plan for the 6th Cycle Housing Element, Land Use and Safety Element Updates, and Environmental Justice Element. Despite the COVID-19 pandemic, the City successfully conducted two public workshops on the Housing Element (including online and social media notice posting) and conducted an online survey, including identifying all stakeholders. Public participation for the 2021–2029 Housing Element included online Planning Commission Special Workshop Meetings on February 1, 2021, and March 15, 2021. Members of the community were invited to address concerns and give input on the ideas for the Housing Element. Special invitations were sent to housing developers, housing professionals, and agencies and organizations that provide supportive housing services to lower and moderate-income households and persons with special needs (see Appendix A for mailing list). Notices were also posted on the City website and social media platforms, and ads were printed in the local newspaper inviting the community to both workshops. A third meeting before both the Planning Commission and City Council is planned for July 13, 2021, to review the Draft Housing Element. A public review draft was prepared and made available to the community prior to the July 13, 2021, meeting and will continue to be available for at least 60 days. The Draft Housing Element is available on the City website.

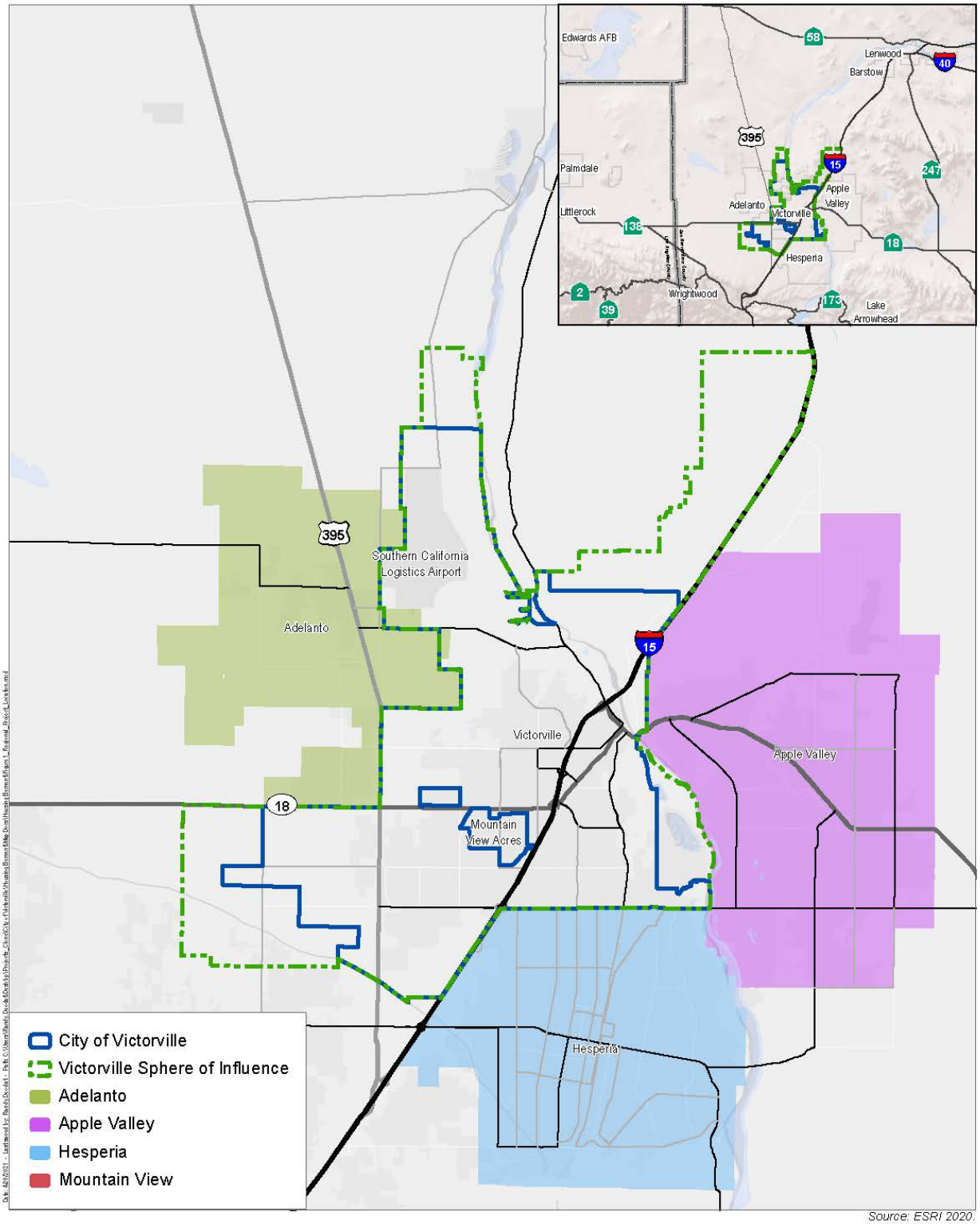
1.4.2 Organization

The Housing Element is organized into eight primary chapters:

- **Chapter 1, Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **Chapter 2, Community Profile:** Provides a summary of the City's demographic and housing characteristics, special needs groups, and housing needs, as well as an overview of the required Affirmatively Furthering Fair Housing analysis, detailed further in Appendix B.
- **Chapter 3, Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **Chapter 4, Housing Resources and Opportunities:** Provides an inventory of resources available to meet the City's existing and projected housing needs.
- **Chapter 5, Review of Previous Housing Element (2013–2021):** Analyzes the progress and effectiveness of programs from the City's prior Housing Element and reviews the appropriateness of the program for the current Housing Element.

- **Chapter 6, At-Risk Affordable Housing:** Identifies units in the City currently restricted with affordability covenants, focusing on covenants that expire in the next 10 years.
- **Chapter 7, Housing Plan:** Specifies the City's commitments to providing and preserving housing opportunities in the community.
- **Chapter 8, Adequate Sites Inventory Analysis and Methodology:** Assesses the City's capacity for new housing development and demonstrates that the City can accommodate its Regional Housing Needs Assessment allocation of 8,165 housing units, including 2,871 lower-income affordable units.

Figure 1-1. Victorville Vicinity Map



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2 COMMUNITY PROFILE

2.1 Population, Demographic, and Employment Trends

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Per Section 65583(a)(1), this section includes an analysis of population and employment trends and details the population characteristics and growth, demographics, and employment trends in the City of Victorville (City or Victorville). The City's population characteristics and trends are important factors in evaluating the housing needs of its residents and identifying strategies to meet those needs through plans, programs, and projects. Population growth, household characteristics, and employment trends influence the housing needs of the community.

2.1.1 Background

Victorville is a growing, vibrant community with affordable housing prices, is conveniently located between the Cities of Los Angeles and Las Vegas, is in proximity to major transportation routes (Interstate 15, U.S. Route 395, and State Route 18), is home to some of the area's largest employers, and has experienced robust industrial and retail expansion (City of Victorville, Economic Development Department). The former George Air Force Base is currently redeveloping as an industrial hub. Additionally, a high-speed rail line between the Town of Apple Valley and the City of Las Vegas is due to begin construction in 2021, which should bring economic benefits to the City, additional jobs, and a greater need for housing.

These attributes make Victorville an appealing place to live and contribute to the increasing growth rate. Understanding and planning its housing needs are critical to supporting the growing residents and workforce.

According to the Southern California Association of Government's (SCAG's) Final Connect SoCal Demographic and Growth Forecast, Technical Report, adopted September 3, 2020, the following represents the growth forecast for Victorville (Table 2-1).

Table 2-1. Growth Forecast for 2045

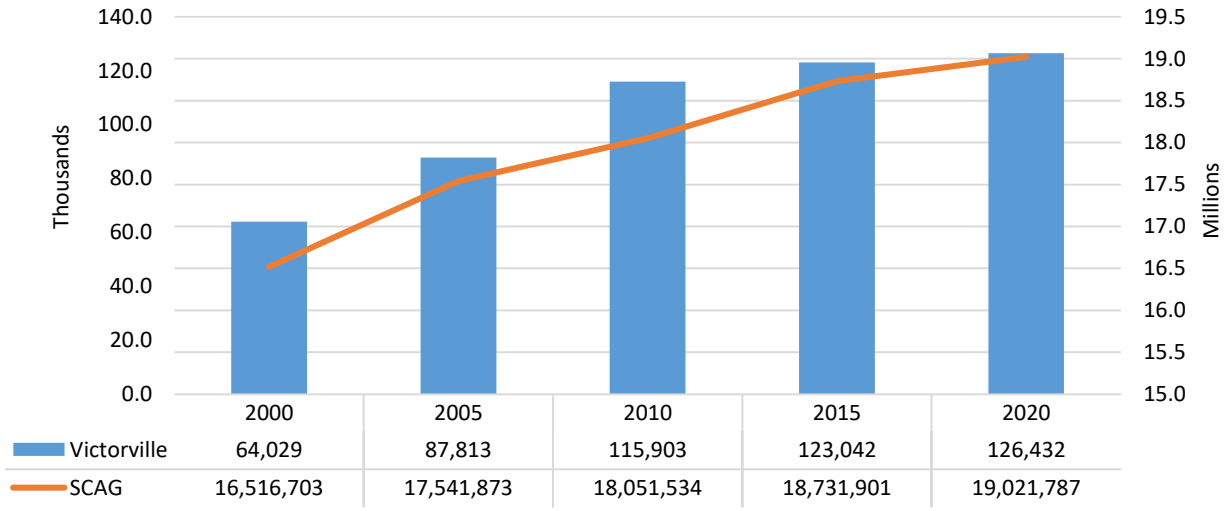
	2016	2045	% Change
Population	123,300	194,500	58%
Employment	33,900	61,800	82%
Households	41,200	61,200	49%

SCAG 2020 Final Connect SoCal Demographic & Growth Forecast

2.1.2 Population Trends

Victorville is a growing community with an increasing need for housing to accommodate its population. In 2020, the City's total population was 126,432, including 4,917 living in group quarters, according to the California Department of Finance. The population has increased by 9% over the last 10 years from a population of 115,903 but has increased by 97% over the last 20 years, growing from 64,029 in the year 2000. This population boom signifies a staggering 20-year growth rate and significant demand for housing (California Department of Finance E-5 Population and Housing Unit Estimates). Over this 20-year period, Victorville's population has grown 3.4% per year, trending higher than the 0.7% average annual growth rate of the SCAG region. Figure 2-1 charts this population increase over the last 20 years, comparing the City's growth to the growth throughout the greater SCAG region.

Figure 2-1. Population Trend, 2000–2020

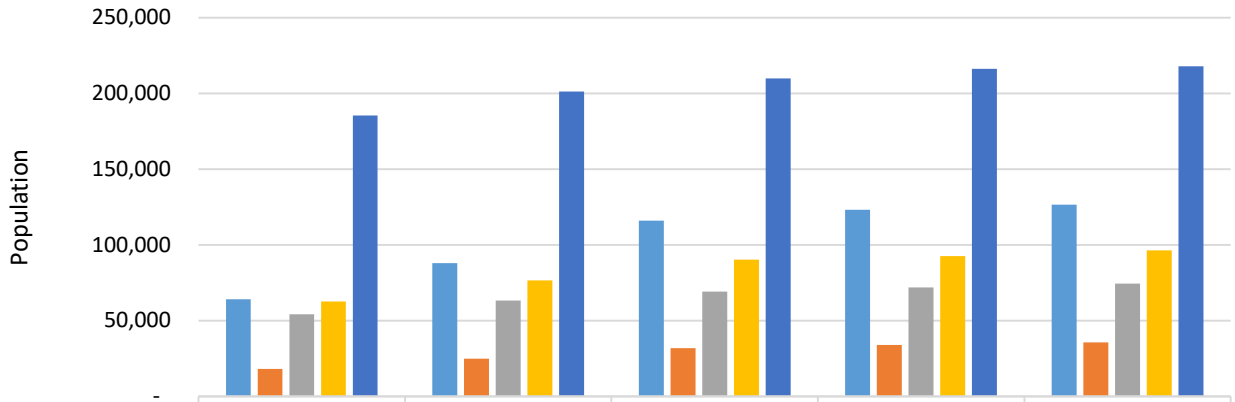


CA DOF E-5 Population and Housing Unit Estimates.

Figure 2-2 illustrates the population changes and growth rate between 2000 and 2020 for the City and its neighboring cities. Surrounding jurisdictions have experienced growth, though the City's growth is among the highest of neighboring cities. The City experienced an annual growth rate of 3.4%, as did the City of Adelanto. However, The City's annual growth rate of 3.4% outpaced its surrounding neighbors of the Town of Apple Valley's annual growth rate of 1.6%, the City of Hesperia's rate of 2.2%, and the City of San Bernardino's rate of 0.8%.

Between 2000 and 2020, the City's population increased by a staggering 97.5%, trending just above the City of Adelanto's 96.7% growth increase. However, this dramatically outpaced the Town of Apple Valley's increase of 37.2%, the City of Hesperia's 54% increase, and the City of San Bernardino's 17.6% increase.

Figure 2-2. Population Growth, the City of Victorville and Neighboring Cities



	2000	2005	2010	2015	2020
Victorville	64,029	87,813	115,903	123,042	126,432
Adelanto	18,130	24,855	31,765	33,803	35,663
Apple Valley	54,239	63,117	69,135	71,930	74,394
Hesperia	62,590	76,548	90,173	92,478	96,393
San Bernardino	185,382	201,295	209,924	216,235	217,946

CA DOF E-5 Population and Housing Unit Estimates

2.1.3 Population Demographics: Race, Ethnicity, and Diversity

Racial and ethnic diversity and different cultural background may influence housing characteristics, needs, and preferences, such as preferences for location or housing size to accommodate multi-generational families. Understanding the City's racial and ethnic demographics can help analyze housing current trends, needs, and projections.

Table 2-2 shows the racial and ethnic composition of City residents. The 2014–2018 American Community Survey (ACS) 5-Year Estimates reports that of the population that identifies as one race, 64% of City residents are White, 17% are Black, 4% are Asian, and 8% are some other race. Approximately 54% of City residents are Hispanic or Latino of any race. Since 2010, the White population has increased by approximately 15%, the Black population by 0.2%, and the Hispanic or Latino population by 6%. The Asian, American Indian or Alaskan native, and native Hawaiian or Pacific Islander communities have decreased in population size.

Table 2-2. Racial and Ethnic Composition

Race	2018 Estimate	2018 (%)	2010 Estimate	2010 (%)
Total population	121,861		108,088	
One race	114,391	94%	103,261	96%
White	77,443	64%	68,202	63%
Black or African American	20,703	17%	17,166	16%
American Indian and Alaska Native	1,138	1%	1,271	1%
Asian	4,662	4%	4,323	4%
Native Hawaiian and Other Pacific Islander	214	0%	148	0%
Some other race	10,231	8%	12,151	11%
Two or more races	7,470	6%	4,827	5%
Hispanic or Latino (of any race) [1]	65,971	54%	50,189	46%

American Community Survey 2006-2010 and 2014-2018 5-year estimates.

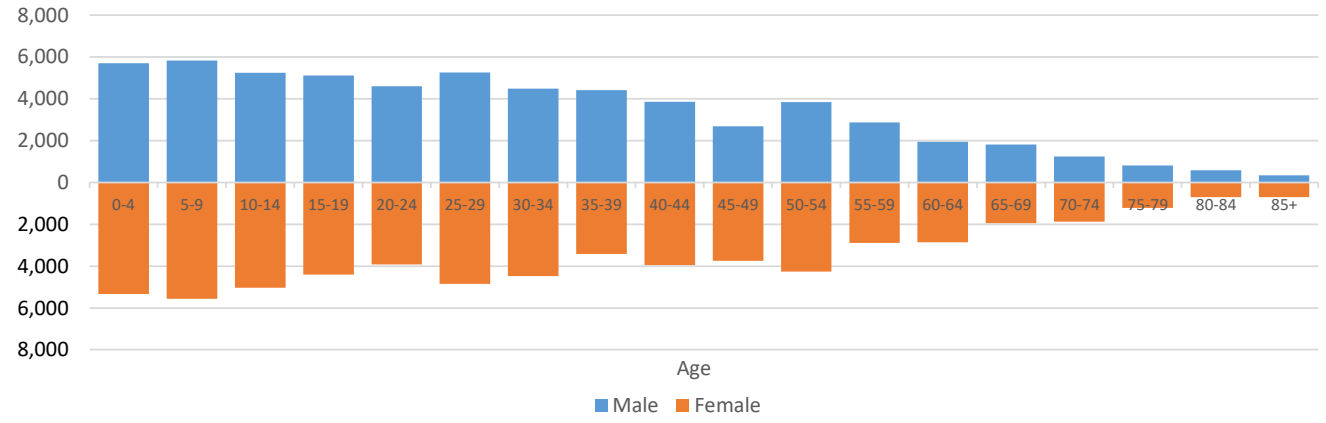
[1] *Hispanic or Latino is not exclusive of other races - This will result in a data overlap.*

2.1.4 Population by Age and Sex

Housing needs are influenced by the age structure and characteristics of its residents and are an important factor in evaluating housing needs and planning future development. Different age brackets often have different lifestyles, family sizes, incomes, employment trends, and other preferences that impact their housing choice and affordability. For example, younger adults often rent affordable apartments or purchase condominiums close to work, while the older population tends to buy larger homes to accommodate growing families. If a city has a significant senior population, they may require special housing types or services, such as assisted living facilities, housing rehabilitation programs, paratransit, Meals on Wheels, and home healthcare services, to enable seniors to remain in the community. Understanding these characteristics will provide insight and help the City evaluate its current and projected housing needs.

Figure 2-3 summarizes the current age and sex distribution of City residents (2014–2018 ACS 5-Year Estimates). The population of the City is 50% male and 50% female. It is also a young community. According to the 2014–2018 ACS 5-Year Estimates, the median age of City residents is 30 years old. Median age has consistently hovered around 30 for the last 20 years, decreasing from age 30.7 in 2000 to age 29.5 in 2010, before going back up to age 30 in 2020.

Figure 2-3. Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates.

As shown in the Table 2-3, 33% of the population in the City is 18 years old and under, whereas this age group makes up 23% of the population across the SCAG region. Approximately 56% of the population is of approximate working age (20 to 64 years old). The City's seniors (65 years of age and over) represent 9% of the population, which is lower than the 13% across the SCAG region.

While most age groups increased over the last 10 years, the age brackets that grew the most since 2010 include seniors age 65–74 years old (31% increase), adults age 55–65 years old (18% increase), and young adults age 25–34 years old (10% increase).

Table 2-3. Population by Age (City of Victorville)

Age Categories	Total	%
5 to 14 years	21,685	18%
15 to 17 years	6,856	6%
Under 18 years	39,566	33%
18 to 24 years	11,197	9%
15 to 44 years	52,782	43%
16 years and over	87,394	72%
18 years and over	82,295	68%
21 years and over	77,703	64%
60 years and over	16,074	13%
62 years and over	13,858	11%
65 years and over	11,262	9%
75 years and over	4,365	4%

American Community Survey 2014-2018 5-year estimates.

2.1.5 Employment Trends

2.1.5.1 Regional

Riverside–San Bernardino–Ontario Metropolitan Statistical Area

Current Employment/Unemployment Statistics (through 2020)

The economic effects of the COVID-19 pandemic are widely reported on a regional, State of California (State), and national basis. Due to the shutdown on businesses and the loss of jobs due to the economic slowdown, employment and unemployment changed significantly from March 2020 through 2021. Data from the U.S. Bureau of Labor Statistics provides a recent view of how the COVID-19 pandemic has affected employment and unemployment. The City is within the Riverside–San Bernardino–Ontario Statistical Area (as defined by the U.S. Bureau of Labor Statistics). The changes in employment and unemployment between 2013 (the year the 5th Cycle Housing Element was adopted) and 2020 are depicted on Figures 2-4 and 2-5.

Figure 2-4. Employment (Riverside–San Bernardino–Ontario Statistical Area [2013–2020])

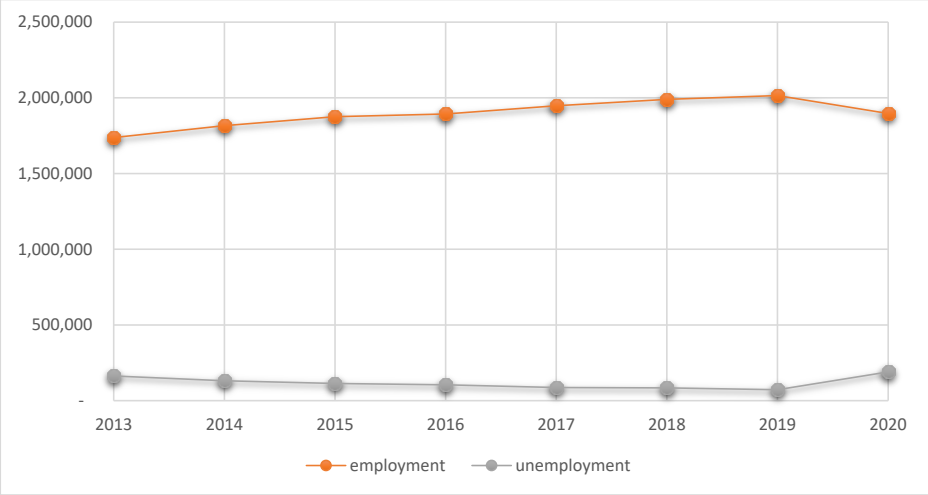
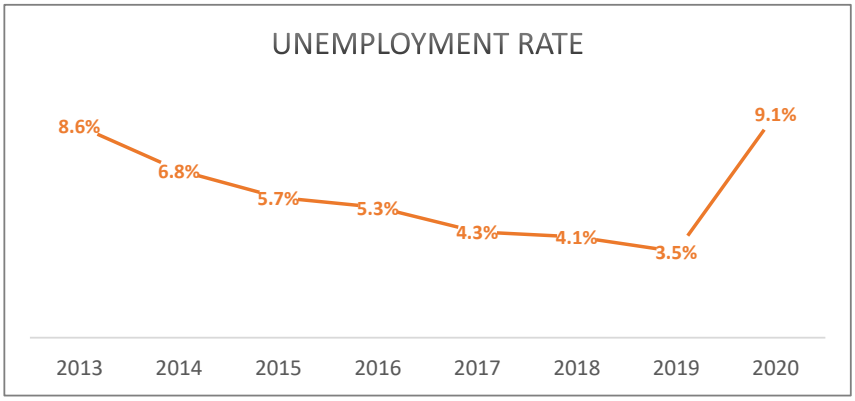


Figure 2-5. Unemployment Rate (Riverside–San Bernardino–Ontario Statistical Area [2013–2020])



Employment Projections

The U.S. Bureau of Labor Statistics also provides projections for the Riverside–San Bernardino–Ontario Statistical Area (Figure 2-6).

Figure 2-6. Employment Projections (2016–2026)

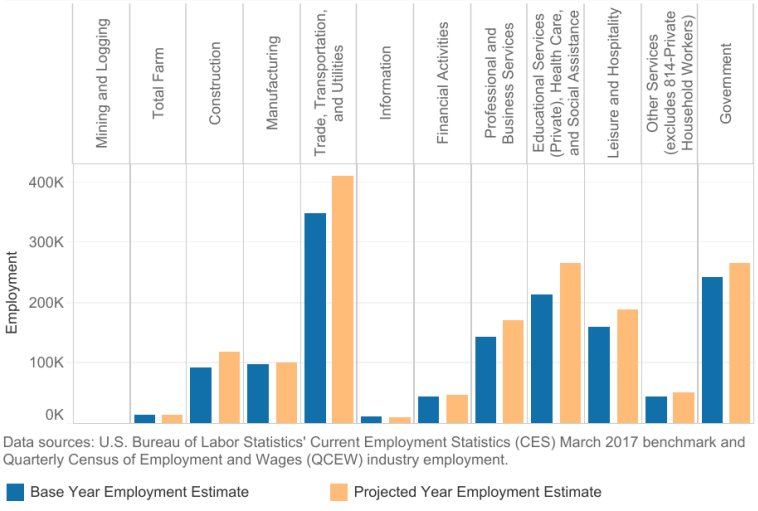
2016-2026 Local Employment Projections Highlights

Select Area Name
Riverside-San Bernardino-Ontario MSA (Riverside and San Bernardino Counties)

Riverside-San Bernardino-Ontario MSA (Riverside and San Bernardino Counties)



2016-2026 Industry Sector Employment Projections



Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2017 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Base Year Employment Estimate Projected Year Employment Estimate

Filter by Entry Level Education
All

2016-2026 Occupations with the Most Job Openings

Standard Occupational Classification	Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
39-9021	Personal Care Aides	116,640	$11.49	$23,895
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	103,390	$13.76	$28,613
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	94,690	$11.43	$23,771
41-2011	Cashiers	81,200	$11.44	$23,781
41-2031	Retail Salespersons	70,410	$12.11	$25,185
43-5081	Stock Clerks and Order Fillers	49,750	$12.16	$25,293
35-3031	Waiters and Waitresses	49,270	$11.76	$24,460
53-3032	Heavy and Tractor-Trailer Truck Drivers	37,300	$23.10	$48,044
43-9061	Office Clerks, General	32,500	$16.68	$34,700
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	28,770	$14.49	$30,138

Total job openings are the sum of numeric change, exits, and transfers projected between 2016 and 2026.
Wages are from the 2018 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as $0.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

2016-2026 Fastest Growing Occupations

Standard Occupational Classification	Occupational Title	Base Year Employment Estimate	Projected Year Employment Estimate	Percentage Change	Median Hourly Wage	Median Annual Wage
47-2231	Solar Photovoltaic Installers	500	1,190	138.0%	$18.80	$39,096
53-7063	Machine Feeders and Offbearers	1,760	2,590	47.2%	$15.05	$31,299
31-1011	Home Health Aides	1,890	2,700	42.9%	$15.71	$32,659
53-1021	First-Line Supervisors of Helpers, Laborers, and Material Movers, Hand	3,570	5,080	42.3%	$0.00	$0
47-3011	Helpers--Brickmasons, Blockmasons, Stonemasons, and Tile and Marble Setters	580	810	39.7%	$17.55	$36,490
39-9021	Personal Care Aides	56,270	78,570	39.6%	$11.49	$23,895
31-2022	Physical Therapist Aides	540	750	38.9%	$13.80	$28,719
29-1071	Physician Assistants	630	870	38.1%	$55.17	$114,758
47-2181	Roofers	1,970	2,700	37.1%	$23.58	$49,051
15-1132	Software Developers, Applications	2,590	3,550	37.1%	$47.37	$98,531

Fastest growing occupations are ranked by projected percentage change growth between 2016 and 2026.
Wages are from the 2018 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as $0.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.
Occupations with employment below 400 in 2016 are excluded.

2.1.5.2 City of Victorville

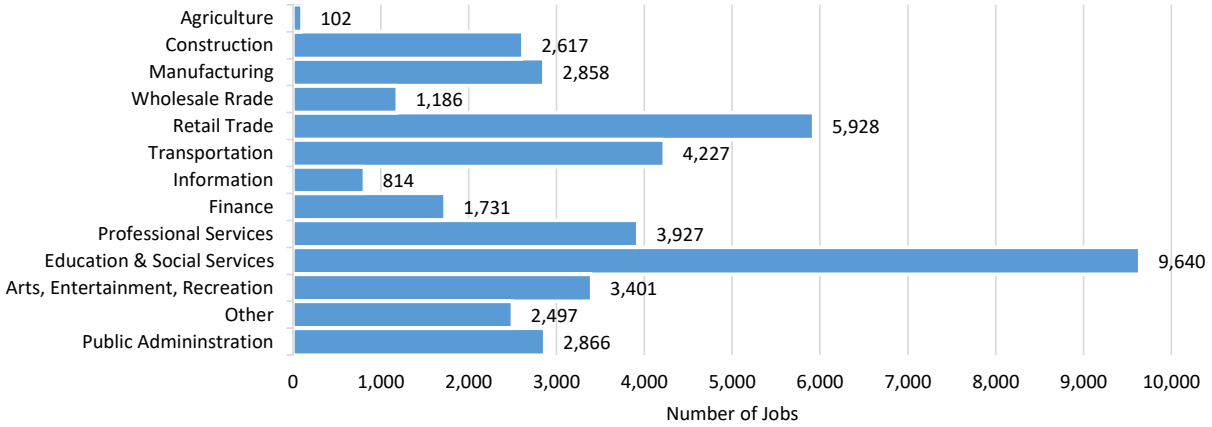
Employment data on the local level is lagging behind the regional data presented in the previous section. SCAG Pre-Certified Data for the City, dated August 2020 (SCAG Pre-Certified Data), uses U.S. Census data and other information as of 2018. According to the 2014–2018 ACS 5-Year Estimates, over 55% of residents 16 years of age and over are employed in the labor force. The following provides important information about employment in the City:

- The City has 41,794 workers living within its borders who work across 13 major industrial sectors as depicted on Figure 2-7.
    - Education and social services are the largest employment group with 9,640 employees (23% of total workers).
    - Retail trade is the second largest employment group with 5,928 employees (14% of total workers).
- The mean commute travel time to work is 35 minutes.
- The median household income is $50,691 (2014–2018 ACS 5-Year Estimates, Table S1901).

Employment by Industry

The City and the greater Victor Valley region have experienced significant economic growth. The Victor Valley Economic Development Authority cites pro-business climate, fast-track permitting process, affordable land, proximity to all western markets, a large skilled labor force, family-friendly community, and a fully functioning industrial airport with access to low utility costs as reasons manufacturing, warehousing, aerospace, logistics, industrial, retail, or commercial services or operations have made the Victor Valley region their home. Education and social services are the largest employment group with 9,640 employees (23% of total workers). Retail trade is the second largest employment group with 5,928 employees (14% of total workers) (Figure 2-7).

Figure 2-7. Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The City's employment has grown by 11% between 2013 (the year the 5th Cycle Housing Element was adopted) to 2019 (the most current data available from the California Employment Development Department). More specifically, California Employment Development Department data shows that employment has grown from 39,000 in 2013 to 43,600 in 2019, an increase of 4,600 in the 6-year period, indicating a recovery from the Great Recession in 2008–2009.

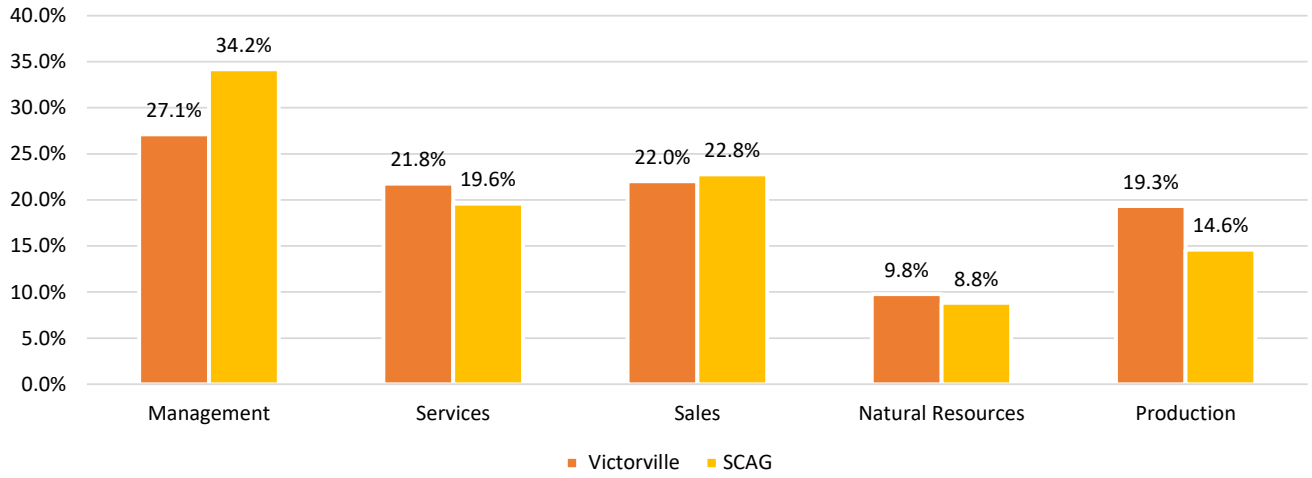
According to the April 4, 2016 High Desert Workforce Report (the most recent data readily available), the City's largest employers include the following:

- Southern California Logistics Airport – 1,890
- Victor Elementary School District – 1,215
- Victor Valley College – 827
- Desert Valley Hospital. / Medical Center – 630
- Victor Valley Global Medical Center – 526
- City of Victorville – 402
- Walmart – 400
- Victor Valley Union High School District - 382
- Costco – 311
- Cemex – 214

Employment by Occupation

In addition to understanding the industries that employ City residents, it is also helpful to identify the types of jobs that are most prevalent. Management is the largest group of job types with 27% of total employees. Sales and service positions are the second most common job type, with 22% of City residents employed in each category (Figure 2-8).

Figure 2-8. Employment by Occupation



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

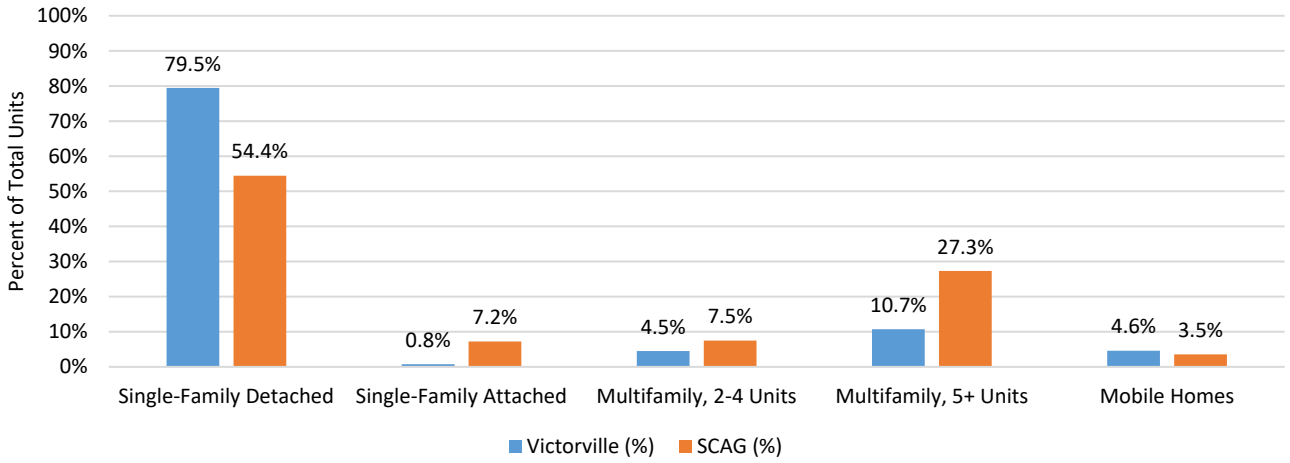
2.2 Household/Housing Characteristics

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Per Section 65583(a)(2), this section includes an analysis and documentation of household characteristics. This section details the level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition in the City.

2.2.1 Housing Types

According to the SCAG Pre-Certified Data, 38,297 housing units are in the City. Of this number, 80% of the housing units are single-family detached (30,432 units), which exceeds the percentage of single-family detached units in the SCAG region as a whole (54%) (Figure 2-9). The majority of other housing units in the City are multi-family (15%), mobile homes (almost 5%), and single-family attached (less than 1%).

Figure 2-9. Housing Type

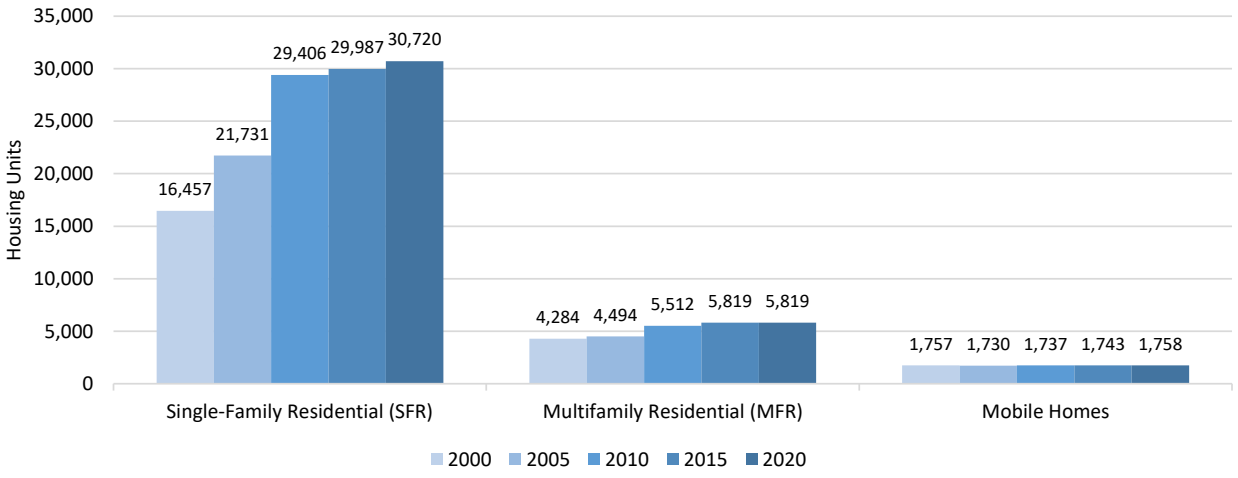


CA DOF E-5 Population and Housing Unit Estimates

2.2.2 Housing Type Trend

As depicted on Figure 2-10, single-family units have consistently represented the overwhelming majority of housing types over the last 20 years, while only approximately 1,500 multi-family units have been developed over the last 2 decades; the number of mobile homes has remained flat. According to City staff, historically, the development community has shown little interest in developing multi-family units in the City, particularly since the Great Recession. The declines in property values in the Victor Valley region were more pronounced than in other parts of the region, like the Counties of Los Angeles and Orange. Lenders that developers rely on to provide financing have been hesitant to provide loans for multi-family projects in inland areas in the last 10 years due to the risk related to future recessions, which has resulted in no multi-family units being developed between 2015 and 2020.

Figure 2-10. Housing Type Trend



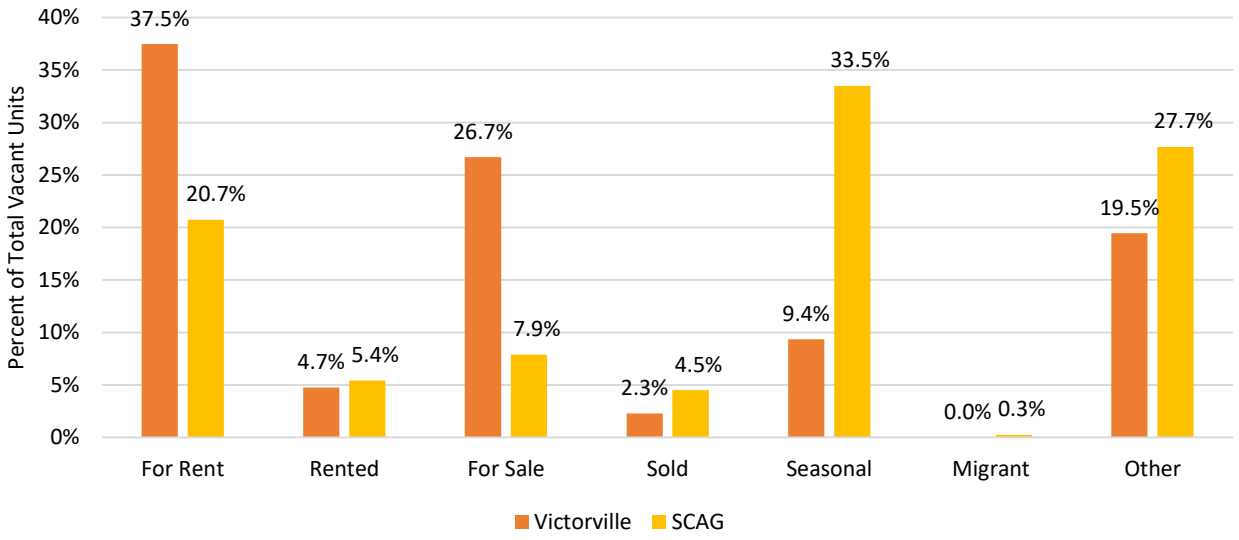
CA DOF E-5 Population and Housing Unit Estimates

2.2.3 Vacant Units by Type

According to the American Communities Survey 2014–2018 5-year estimate, 35,187 of the 38,297 housing units in the City are vacant, which results in a vacancy rate of 8%. The unit types that make up the 3,110 vacant units in the City are depicted on Figure 2-11.

Of the 3,110 vacant units, 42% (almost half) are rental units, with units for sale (or sold) making up 29%. Seasonal and other unit types represent the remaining 29% of vacant units in the City.

Figure 2-11. Vacant Units by Type

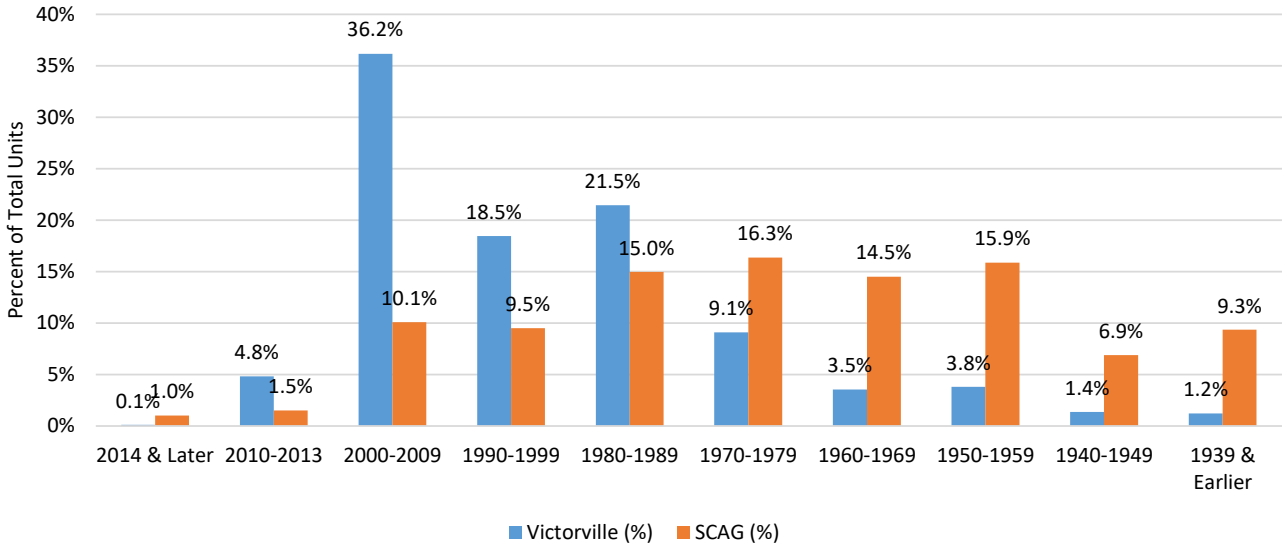


American Community Survey 2014-2018 5-year estimates.

2.2.4 Housing Units by Year Built

The City experienced the largest growth in housing units between 2000 and 2009, as the Southern California housing market was extremely strong before 2008. In contrast, the SCAG region as a whole experienced the largest growth in housing units between 1970 and 1979 (Figure 2-12).

Figure 2-12. Housing Units by Year Structure Built



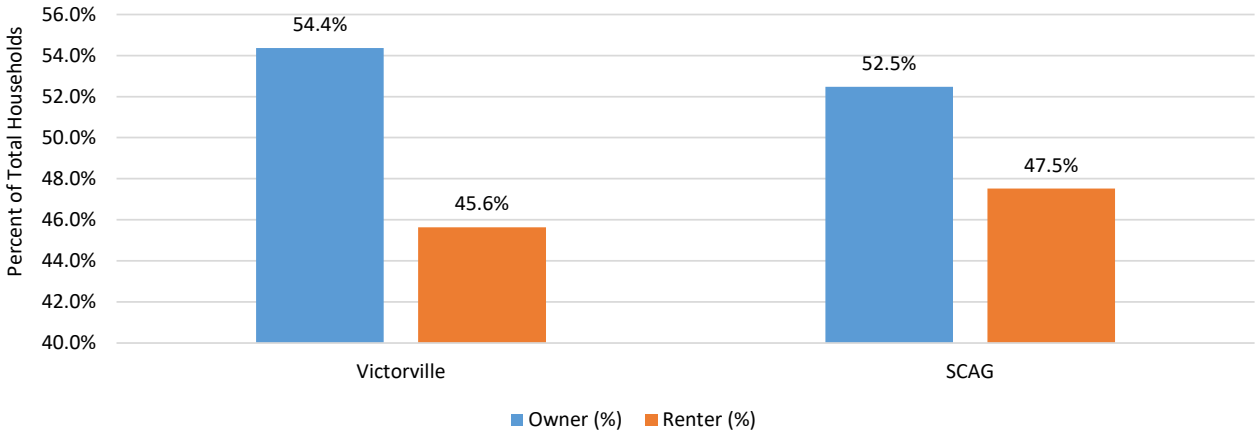
American Community Survey 2014-2018 5-year estimates.

The City's housing stock is generally newer compared to other cities in the SCAG region. Data on the age of the current housing stock illustrates historical development patterns and can indicate the overall condition of the housing stock as older homes require more maintenance and repair (and at greater costs) than units that are 30 years old or less.

2.2.5 Ownership/Rental Statistics

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Ownership units represent approximately 55% of all units, while rental units make up approximately 45% of the City's units. More specifically, the City's housing stock consists of 32,917 total units, 17,893 of which are owner occupied and 15,024 of which are renter occupied. The share of renters in the City is lower than the share in the SCAG region overall (Figure 2-13).

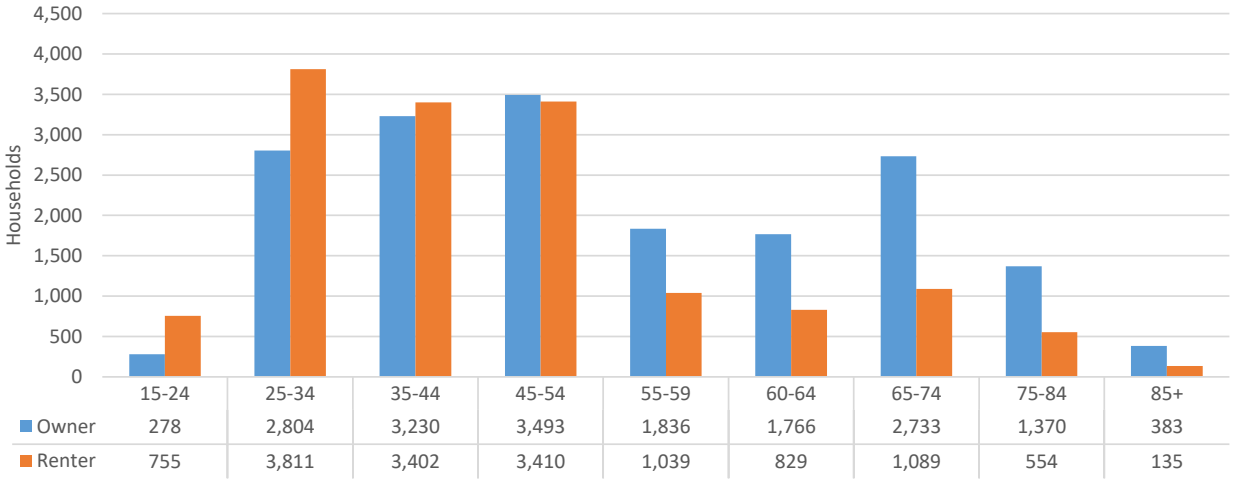
Figure 2-13. Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Data on the age of household occupants indicates that those 44 years old and younger are renting in the City, while those 45 years old and older tend to be homeowners. A correlation between age and home ownership exists, as depicted on Figure 2-14.

Figure 2-14. Housing Tenure by Age

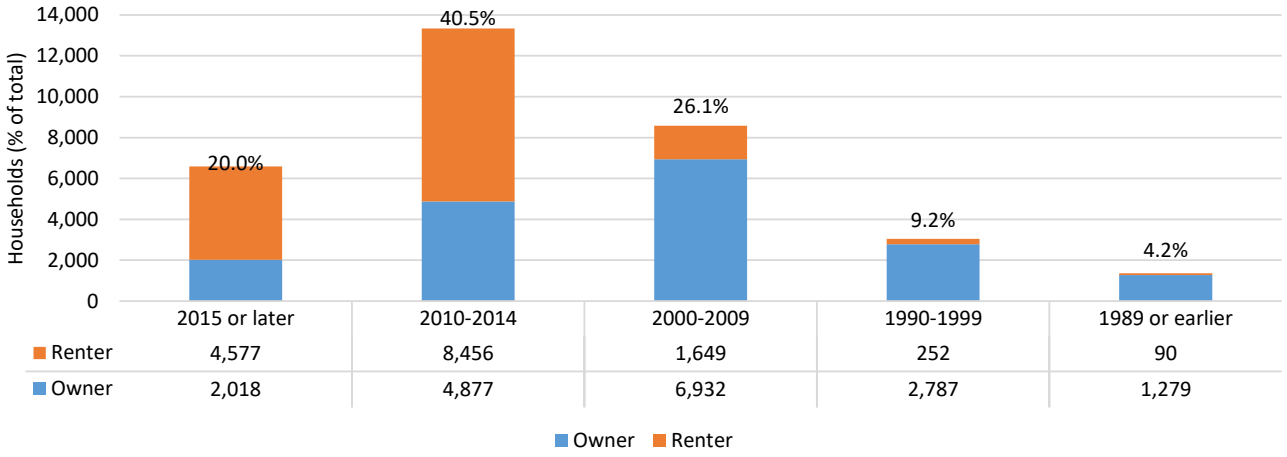


	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	278	2,804	3,230	3,493	1,836	1,766	2,733	1,370	383
Renter	755	3,811	3,402	3,410	1,039	829	1,089	554	135

American Community Survey 2014-2018 5-year estimates.

The majority (40%) of households began residing in their current residence between 2010 and 2014, with the next largest group (26%) between 2000 and 2009, which is very similar to the SCAG region as a whole, where the most common move-in period was between 2010 and 2014 (32%) followed by between 2000 and 2009 (26%) (Figure 2-15).

Figure 2-15. Housing Tenure by Year Moved to Current Residence

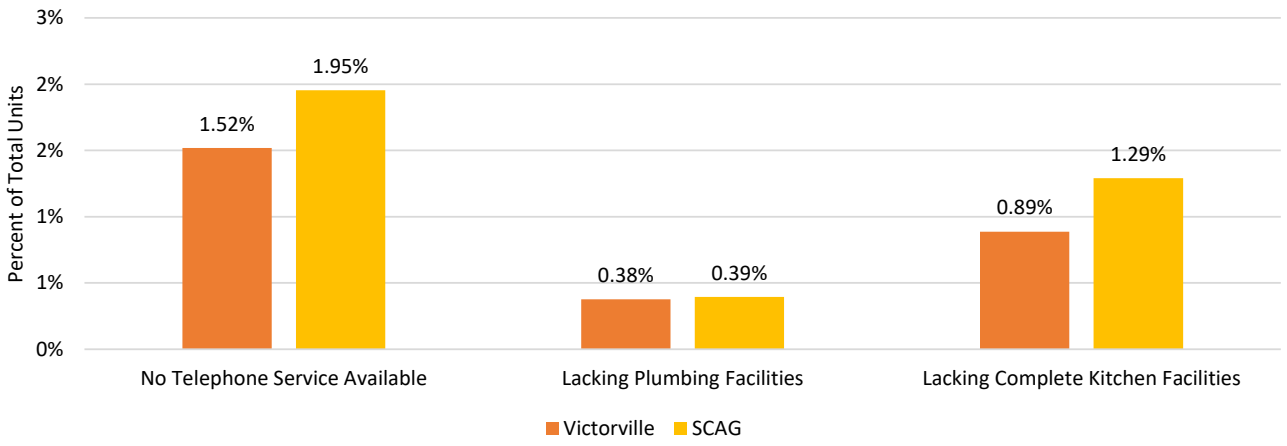


American Community Survey 2014-2018 5-year estimates.

2.2.6 Substandard Housing

The results of the 2014–2018 ACS 5-Year Estimates indicate that 500 units lack telephone service, 124 units lack plumbing facilities, and 292 units lack complete kitchen facilities (Figure 2-16).

Figure 2-16. Substandard Housing



American Community Survey 2014-2018 5-year estimates.

Another measure of substandard housing conditions involves the number of code enforcement cases. Table 2-4 summarizes the number of code enforcement cases opened in the City between July 1, 2019 and December 31, 2020.

Table 2-4. Residential Code Enforcement Cases, July 1, 2019 – December 31, 2020

CATEGORY	COUNT	% OF TOTAL RESIDENTIAL CASES
Substandard Housing	231	29%
Substandard Housing - Water/Sinks	10	1%
Substandard Housing - Mold	81	10%
Substandard Housing - Plumbing	132	17%
Substandard Housing - Heating	10	1%
Substandard Housing - Wiring	138	17%
Tenant Relocation Assistance - Healthy & Safety Endangered	6	1%
Unsafe Structures	3	0%
Structure Unfit for Human Occupancy	12	2%
Rental Property Inspection Requirements	176	22%
Total	**799**	

2.2.7 Housing Conditions

To analyze the housing conditions in Victorville, the City considered both code enforcement data and a field survey conducted in the Old Town Area of the City in July 2020. Both sources were considered together to estimate the number of substandard units in the City:

- According to the Old Town field survey, 198 parcels are characterized by deteriorated residential structures.
- City code enforcement data for cases opened July 1, 2019 through December 31, 2020 totaled 799.

Based on both sources, the City estimates a total of 997 are in need of rehabilitation or replacement. Specific information related to the Old Town field survey and building code violations is provided in the following sections.

2.2.7.1 Victorville CRIA Field Survey

The City is in the process of forming a Community Revitalization Investment Area (CRIA) in the Old Town Victorville Area. A field survey of properties in the Old Town Area was conducted in July 2020 to identify and evaluate the prevalence of deteriorated structures. The Old Town Victorville is comprised of approximately 400 acres and is located between Interstate 15 and the eastern boundary of the City. It includes the historic Old Town core, the area north of the railroad tracks, and the 7th Street corridor gateway leading into Old Town.

Structures were deemed “deteriorated” based on observable conditions pursuant to California Health and Safety Code (HSC) Section 17920.3, which outlines an array of conditions present on the inside or outside of a structure that qualify a building to be a “deteriorated structure.” However, due to the nature of the field survey, which involved visually evaluating the exterior of properties (not the interior), only those qualifying conditions visible from the outside each structure were considered. Deteriorated residential structures were identified on 198 parcels in the Old Town Area (shown in Table 2-5), which represents approximately 36% of all Old Town residential parcels.

Table 2-5. Deteriorated Structure Field Survey Results, Old Town Victorville Area

	Residential	Non-Residential	Total
Deteriorated	198	124	**322**
Non-Deteriorated	353	290	**643**
Total	**551**	**414**	**965**

Source: CRIA Old Town Area Field Survey, July 2020

Old Town in Relation to Victorville

Old Town is Victorville's oldest area. Over time, the City developed primarily in southern and western directions from the Old Town Area. Those areas adjacent to Old Town are also among the oldest in the City lack the housing size and layout desirable to modern renters and homeowners, which is leading to a decline in property conditions. Furthermore, the majority of the structures that have been identified as in need of rehabilitation or replacement were built in unincorporated areas that were later annexed into the City. More specifically, the following areas adjacent to Old Town are observed to be in need of rehabilitation or replacement:

- The deterioration of the structures north of Green Tree Boulevard to the Old Town Area, specifically between Hesperia Road to the east and the I-15 Freeway to the west, becomes more visible as residents travel north to Old Town. This is due to the fact that structures are generally older in age farther north in the City.
- A residential area abutting the I-15 Freeway to the east, north of Mojave Drive and south of Puesta Del Sol was subdivided prior to annexation and has some recent scattered single-family dwellings. However, the area also has older, deteriorated, small, multi-family complexes. Overall, the number of residential structures in need of rehabilitation or replacement is greatest in Old Town and in those areas adjacent to Old Town as compared to those residential areas farther from Old Town where newer residential units are located. Due to the amount of deterioration in Old Town, the City is pursuing the creation of a CRIA to help revitalize Old Town (Proposed Programs PP-F.5 and PP-I.8).

2.2.7.2 Code Enforcement Data

As illustrated in Table 2-4, City code enforcement data for cases opened July 1, 2019 through December 31, 2020 totaled 799.

2.2.7.3 Housing Units Built Before 1980

There are a total of 6,764 residential structures in the City built before 1980. Older structures require much more maintenance and some replacement and repair of structure components, such as roofs, paint, termite damage to wood, etc. Therefore, older structures are more likely to

be in need of rehabilitation or replacement than newer structures. Table 2-6 illustrates the age of the housing stock.

Table 2-6. Housing Units by Year Built

Year Structure Built	
Year Built	**Number**
2014 & Later	38
2010-2013	1,712
2000-2009	12,875
1990-1999	6,572
1980-1989	7,638
1970-1979	3,237
1960-1969	1,255
1950-1959	1,353
1940-1949	486
1939 & Earlier	433
Total	35,599

American Community Survey 2014-2018 5-year estimates.

2.2.7.4 Programs

Chapter 7: Housing Plan of the Housing Element contains programs and policies that target areas like Old Town to improve housing conditions, including the following:

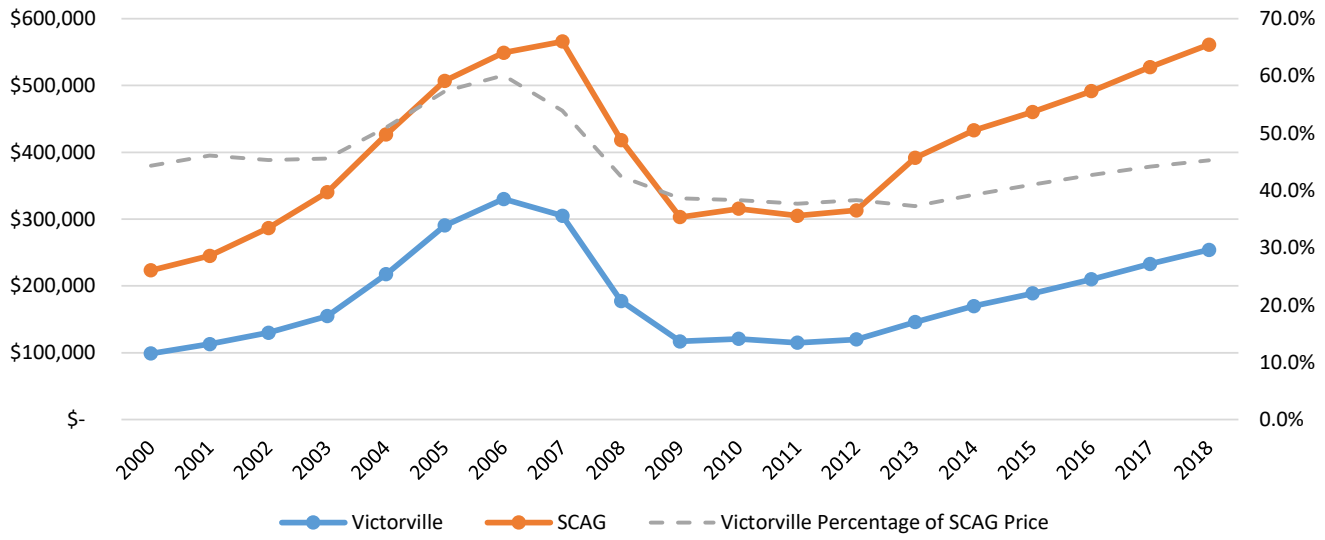
- **PP-F.5 -** Community Revitalization and Investment Authority. Establish a Community Revitalization and Investment Authority in the Old Town Area that would allow the City to use 25% of the property tax increment generated in that area to develop affordable housing and otherwise support the Old Town community's revitalization (also Program PP-I.8).
- **EP-G.1 -** Request for Proposals. The City has issued a Request for Proposals for development of residential properties it owns in the Old Town Area.
- **PP-L.3 -** Development Impact Fee Waiver for Old Town Victorville Area. Explore the potential waiver of development impact fees for all types of housing within Old Town.

2.2.8 Median Home Sales Price for Existing Homes

Median home prices were recorded at $254,000 in 2018 and have not recovered to the pre-Great Recession high of $330,000 in 2006 (23% less than highest median). However, in contrast, median home prices in the SCAG region as a whole have generally risen to pre-Great Recession highs, as depicted on Figure 2-17. Median home prices in the City are also significantly below those of the SCAG region. More specifically, prices in the City have ranged from a low of 37%

of the SCAG region median in 2013 and a high of 60% in 2006 (as shown as a gray dotted line on Figure 2-17).

Figure 2-17. Median Home Sales Price for Existing Homes



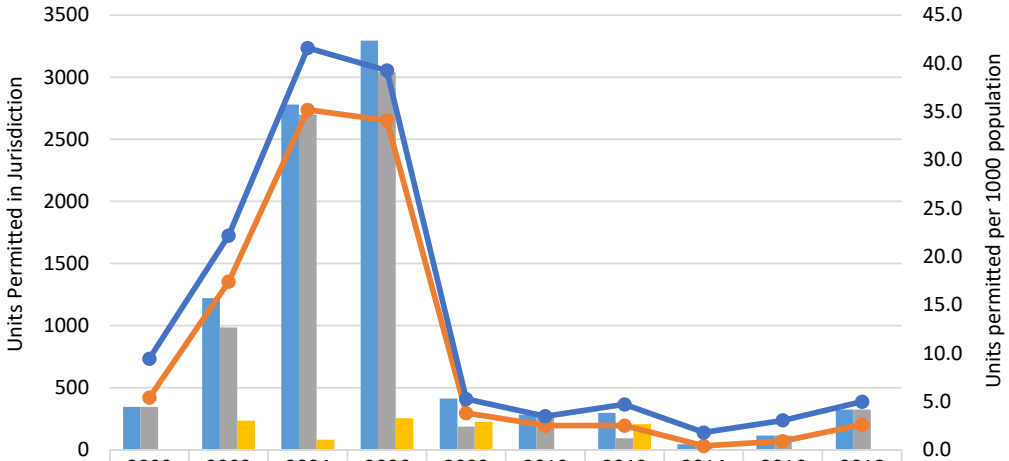
SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

2.2.9 Housing Units Permitted

According to the SCAG Pre-Certified Data, 9,110 building permits for housing units were issued in the City between 2000 and 2018. Of this total, 8,110 permits were for single-family units, and 1,000 permits were for multi-family units. Applying the number of permits issued to the population in the City and in the SCAG region as a whole (to determine the number of permits issued per 1,000 people in the population) is an indicator to show how the permit activity in the City compares to the SCAG region.

As shown on Figure 2-18, the City's permit activity had been higher than the SCAG region between 2000 and 2012. In fact, the activity was 4–6 times higher than the SCAG region between 2002 and 2006. However, after 2012, activity slowed down and now trails behind the SCAG region. It is important to note that cities in the Victor Valley region experience great property value reductions, higher numbers of foreclosures, and great numbers of assessment appeals following the Great Recession. This impact had presented challenges as the development community and commercial lenders that developers rely on have focused development activity closer to urban, coastal centers. Additionally, residential development as a whole in much of the SCAG region has slowed down, as shown on Figure 2-18. Before 2008, permit activity in the SCAG region was double what occurred in the following 10 years.

Figure 2-18. Housing Units Permitted



	2000	2002	2004	2006	2008	2010	2012	2014	2016	2018
All Units	345	1220	2781	3294	413	284	298	46	115	323
Single-Family Units	345	986	2699	3039	188	284	93	46	115	323
Multifamily Units	0	234	82	254	225	0	205	0	0	0
SCAG, Units per 1000 Pop.	4.0	4.8	6.4	5.2	1.5	1.0	2.2	1.4	2.1	2.4
Victorville, all units per 1000 Pop.	5.4	17.4	35.2	34.1	3.8	2.5	2.5	0.4	0.9	2.6

Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

2.2.10 Overpayment and Overcrowding

California Government Code, Section 65583(a)(2), requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. The sections below provide this important information.

2.2.11 Household Income

Household income is an important data point as it demonstrates an individual or household's ability to pay for housing.

The California State Department of Housing and Community Development (HCD) identifies the following income categories based on the area median income (AMI) of each county:

- **Extremely Low Income:** Households with income up to 30% of the AMI
- **Very Low Income:** Households with income between 31 and 50% of the AMI
- **Low Income:** Households with income between 51% and 80% of the AMI
- **Moderate Income:** Households with income between 81% and 120% of the AMI
- **Above Moderate Income:** Households with income over 120% of the AMI

The U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy data separates households slightly differently, with a category for households with income between 81% and 100% of the AMI ("Below Median") and a category for households with income above 100% of the AMI ("Above Median").

Between 2013 and 2017 (the most recent data available), 49% of Victorville households had lower incomes (Table 2-7) and 40% of households had incomes above the median income. The percentage of lower income households in Victorville is higher than in the County of San Bernardino (41%).

Table 2-7. Households by Income Category

Income Category (% of County AMI)	Victorville		San Bernardino County	
	Households	Percent	Households	Percent
Extremely Low (30% AMI or less)	5,365	16%	80,790	13%
Very Low (31 to 50% AMI)	4,840	15%	73,660	12%
Low (51 to 80% AMI)	5,890	18%	102,005	16%
Below Median (81% to 100% AMI)	3,350	10%	62,225	10%
Above Median (Over 100% AMI)	13,185	40%	304,960	49%
Total	32,630	100%	623,640	100%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

2.2.11.1 Cost Burden by Income

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with an amount of over 30% considered "cost burdened" and 50% considered "severely cost burdened." However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true cost burden.

The SCAG Pre-Certified Data contains information from the U.S. Department of Housing and Urban Development on the number of households in the City that pay 30% or more of their gross income on housing costs (Table 2-8). This data indicates that approximately 45% of households in the City are cost burdened, or spend 30% or more of their gross income on housing costs. As shown on Table 2-8, 14,175 of the 32,630 households spend 30% or more of their gross income on housing costs. Approximately 22% of households (7,030) spend over 50% of their gross income on housing costs and are considered "severely cost burdened."

Table 2-8. Cost Burden by Income

	Households by Share of Income Spent on Housing Cost			
Income	**< 30%**	**30-50%**	**> 50%**	**Total**
Extremely Low (30% AMI or less)	1,015	385	3,965	5,365
Very Low (31 to 50% AMI)	665	1,870	2,305	4,840
Low (51 to 80% AMI)	2,045	3,135	710	5,890
Below Median (81% to 100% AMI)	2,155	1,165	30	3,350
Above Median (Over 100% AMI)	12,575	590	20	13,185
Total	18,455	7,145	7,030	32,630

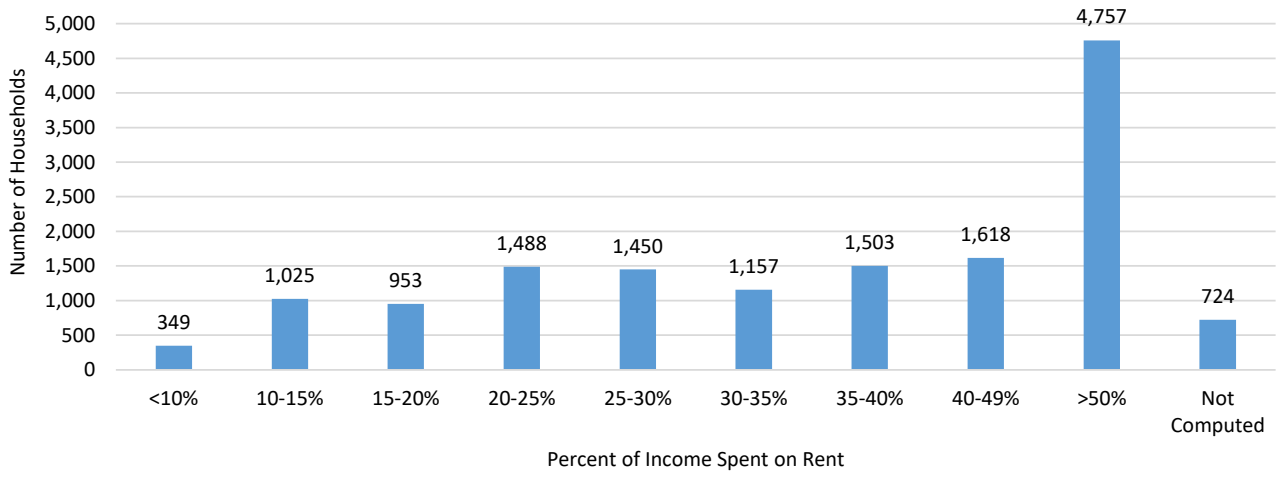
Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

2.2.11.2 Spending on Rent

The City has a higher percentage of rent-burdened households than the SCAG region has as a whole. According to the SCAG Pre-Certified Data, 60% of the City's 15,024 renter households spend 30% or more of gross income on housing costs compared to 55% in the SCAG region. Additionally, 4,757 renter households in the City (32%) spend 50% or more of gross income on housing costs compared to 29% in the SCAG region.

This data indicates a need for more affordable housing units in the City (Figure 2-19).

Figure 2-19. Spending on Rent



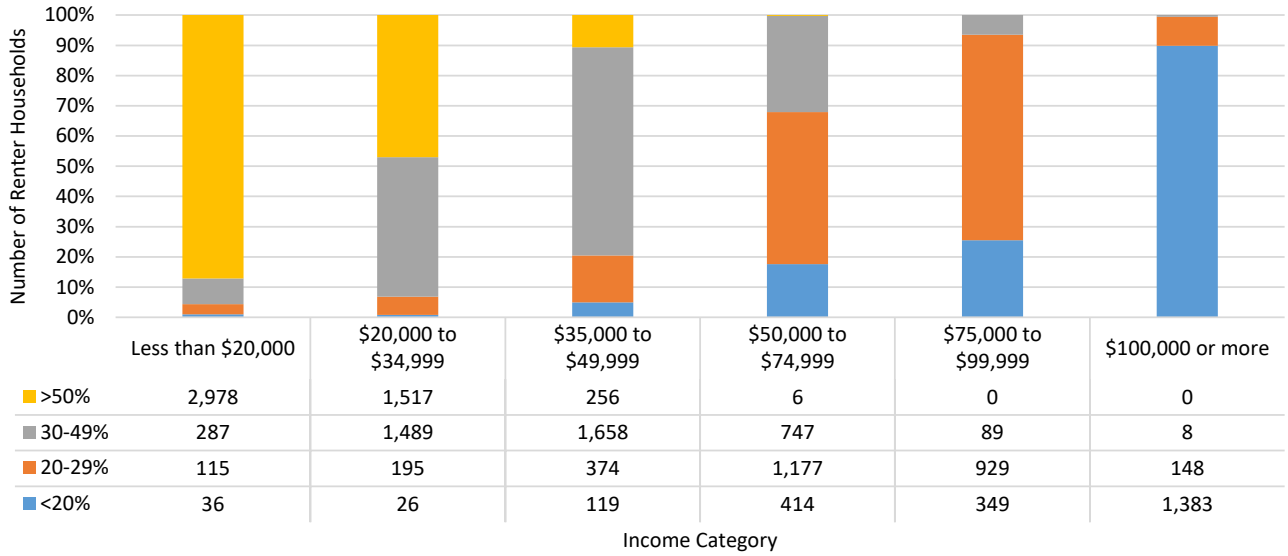
American Community Survey 2014-2018 5-year estimates.

Spending on Rent by Income

Another method to analyze the extent of rent-burdened households in the City is to examine rent expenditure by income bracket. The 2014–2018 ACS 5-Year Estimates data on renter households (i.e., the 14,300 renter households in the City where income data is available) shows

the general trend of low-income households spending a higher share of income on housing (e.g., over 50%), while high-income households are more likely to spend under 20% of income on housing costs (Figure 2-20).

Figure 2-20. Spending on Rent by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	2,978	1,517	256	6	0	0
30-49%	287	1,489	1,658	747	89	8
20-29%	115	195	374	1,177	929	148
<20%	36	26	119	414	349	1,383

American Community Survey 2014-2018 5-year estimates.

2.2.11.3 Household Income by (Cash) Rent

The data on City renter households' cash rent paid by household income indicates a general trend of lower-income households spending less, on rent while higher-income households spend more on rent. Rent categories range from less than $500 per month (4% of City renters) to over $2,000 per month (2% of City renters). The most common rent category in the City is $1,000–$1,500 per month (43% of City renters) (Figure 2-21).

Figure 2-21. Household Income by (Cash) Rent



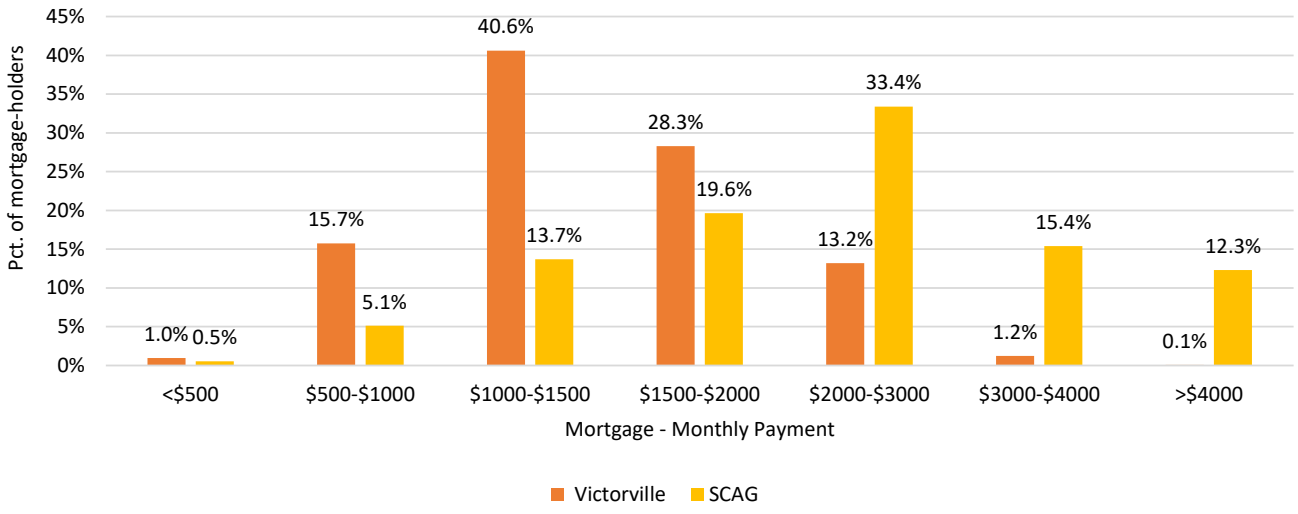
	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	0	47	13	29	58	169
$1500-2000/mo.	449	446	719	699	868	529
$1000-1500/mo.	1270	1428	1173	1231	431	744
$500-1000/mo.	1525	1280	432	355	10	97
<$500/mo.	513	26	70	30	0	0

American Community Survey 2014-2018 5-year estimates.

2.2.11.4 Monthly Costs for Mortgage Holders

The percentage of owner-occupied units in the City is slightly higher than the percentage in the SCAG region as a whole. Approximately 55% of housing units in the City are owner occupied compared to 52% in the SCAG region. Additionally, mortgage payments are up to 50% less in the City than in the SCAG region as a whole. The most common mortgage payment in the City ranges from $1,000 to $1,500 per month compared to $2,000 to $3,000 per month in the SCAG region (Figure 2-22).

Figure 2-22. Monthly Owner Costs for Mortgage Holders



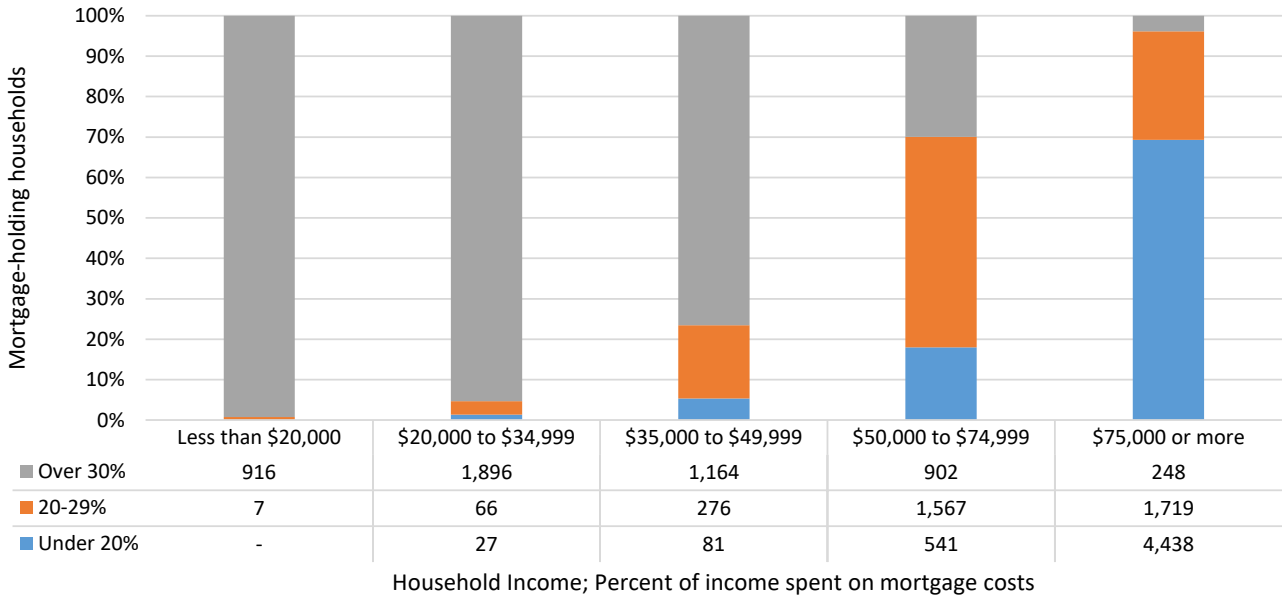
American Community Survey 2014-2018 5-year estimates.

2.2.11.5 Costs for Mortgage Holders by Income

The data on mortgage-holding households in the City (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing.

The most prevalent income category for City mortgage-holding households is $75,000 or more (6,405 households), and the most prevalent share of income spent on mortgage costs is over 30% (5,126 households) (Figure 2-23).

Figure 2-23. Costs for Mortgage Holders by Income



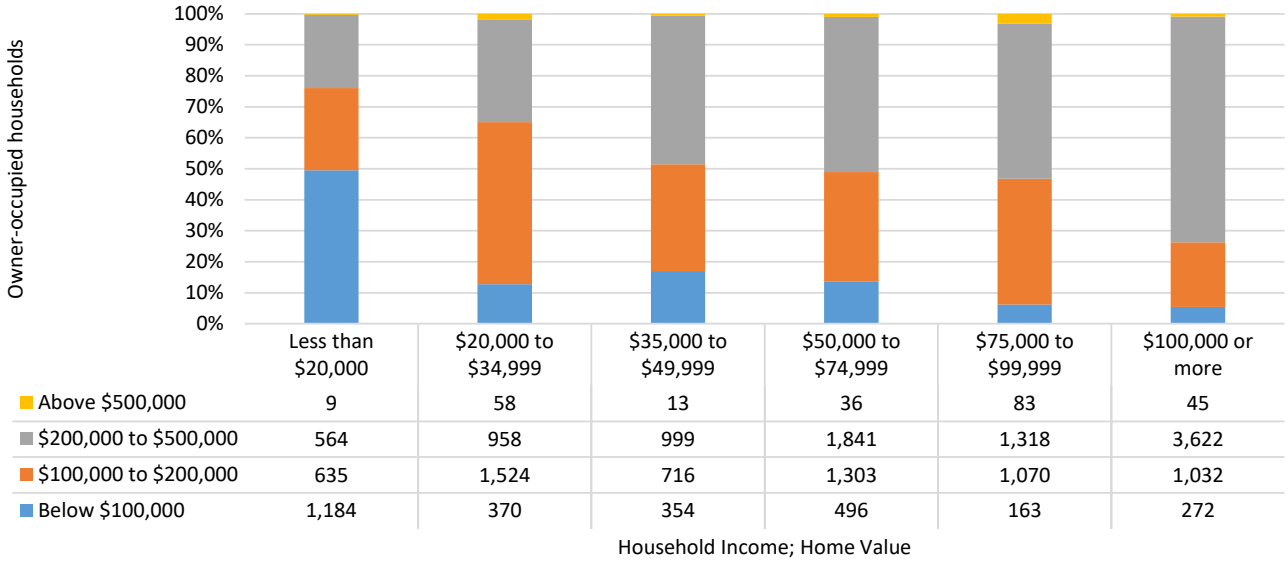
	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	916	1,896	1,164	902	248
20-29%	7	66	276	1,567	1,719
Under 20%	-	27	81	541	4,438

American Community Survey 2014-2018 5-year estimates.

2.2.11.6 Household Income by Home Value (for Owned Units)

The relationship between housing and income can be analyzed by comparing incomes and home values in the City. The most common income category for homeowner households is $100,000 or more (4,971 households), and the most common home value category is $200,000 to $500,000 (9,302 households) (Figure 2-24).

Figure 2-24. Household Income by Home Value (for Owned Units)



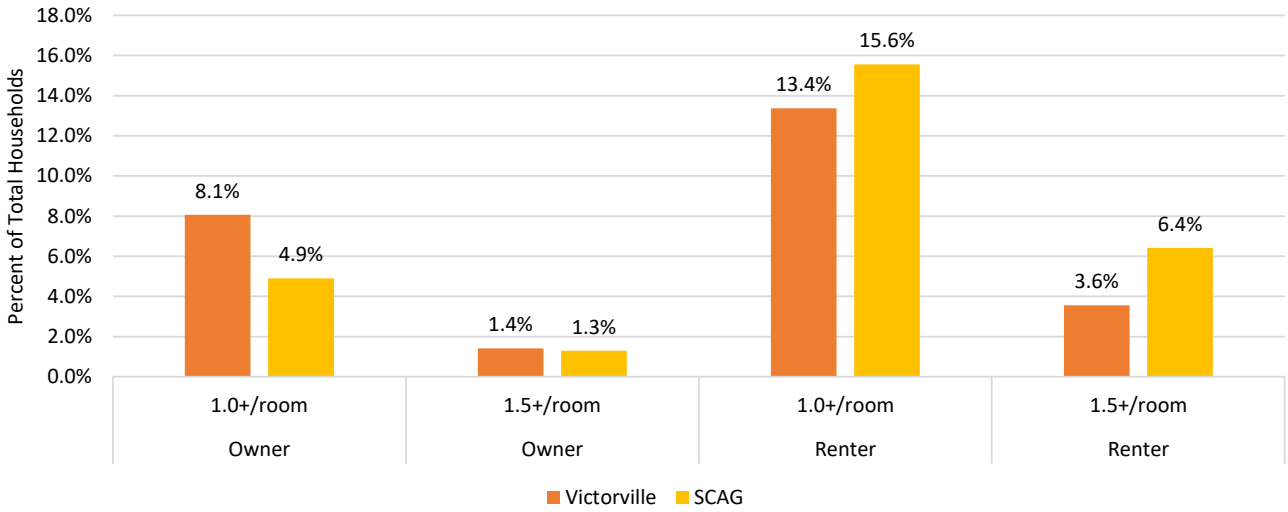
	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
Above $500,000	9	58	13	36	83	45
$200,000 to $500,000	564	958	999	1,841	1,318	3,622
$100,000 to $200,000	635	1,524	716	1,303	1,070	1,032
Below $100,000	1,184	370	354	496	163	272

American Community Survey 2014-2018 5-year estimates.

2.2.11.7 Crowding by Extent and Tenure

According to the SCAG Pre-Certified Data, 9% of the total housing units in the City meet the ACS definition of "overcrowding." More specifically, the ACS reports that 1,444 homeowner and 2,009 renter households had more than one (1) occupant per room. Of these households, 253 homeowner households and 535 renter households had more than 1.5 occupants per room, which meets the ACS definition of "severe overcrowding" (Figure 2-25).

Figure 2-25. Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

2.3 Extremely Low Income Housing Needs

Extremely low-income is defined as households with income less than 30% of area median income. According to the HCD "State Income Limits for 2021" letter dated April 26, 2021, the 2021 area median income in San Bernardino County is $77,500. For extremely low- income households, this results in an income of $26,500 or less for a four-person household or $16,600 or less for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker with an annual income of approximately $27,400 or less could be part of an extremely low-income household, dependent on their household size. Figure 2-6 provides examples of occupations with wages that could qualify as extremely low-income households, including personal care aides, laborers, food preparation and serving workers, cashiers, and office clerks.

2.3.1 Existing Needs

According to the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy for the 2012–2016 period, approximately 5,365 extremely low-income households resided in the City, representing 16% of the total households as shown in Table 2-9.

As shown in Figure 2-9, most (3,850) extremely low-income households are renters and experience a high incidence of housing problems. For example, 83% of extremely low-income households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 81% were in overpayment situations. Even further, 74% of extremely low-income households paid more than 50% of their income toward housing costs, compared to 22% for all households.

Table 2-9. Existing Needs for Extremely Low-Income Households

	Owner	Renter	Total
Total Number of ELI Households	1,515	3,850	5,365
Percent with Any Housing Problems	86%	81%	83%
Percent with Cost Burden (30% of income)	82%	81%	81%
Percent with Severe Cost Burden (50% of income)	69%	76%	74%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

2.3.2 Projected Needs

To calculate the projected housing needs, the City assumed 50% of its very low-income regional housing need are extremely low-income households. As a result, from the very low- income need

of 1,735 units, the City has a projected need of 866 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs.

To address the range of needs, the City will seek out State and Federal funding to continue to provide assistance and make provisions for development of transitional housing, shelters, single-room occupancy (SRO) housing, and other forms of housing for residents experiencing homelessness. Furthermore, the City will seek to encourage the development of at least one SRO development within the Planning Period (See Proposed Program PP-I.3 in Section 7 of this Housing Element).

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

To address the housing needs of extremely low-income households, the City has identified several policies are proposed to help expand affordable housing opportunities for the low income. These include the following the following objectives and existing and proposed policies and programs from the Chapter 7 Housing Plan:

- **PP-A.3 -** Increase Zoning in Areas Zoned for Multi-Family
- **PP-B.1 -** Assist with Development of Low-Income Housing
- **PP-B.2 -** Expedite Development
- **PP-D.4 -** Assist Residents with Extremely Low, Very Low, and Low Incomes
- **PP-F.4 -** Recurring Notice of Funding Availability
- **PP-F.5 -** Community Revitalization and Investment Authority
- **Objective H -** Promote various types of affordable housing
- **Objective I -** Increase housing opportunities and access to support services for people experiencing homelessness
- **Objective J -** Increase tenant protections
- **Objective L -** Provide programs to increase affordable homeownership opportunities

- **HE-Q.3 -** Promote housing opportunities for all people regardless of protected characteristics, such as race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, and ancestry, that can limit housing choice.

As part of this effort, the City will follow their housing plan and collaborate with housing providers and stakeholders to meet the City's affordable housing needs

2.3.2.1 Needs Assessment

According to the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy for the 2012–2016 period, 5,745 households (approximately 18% of the total households) in the City were senior households (Figure 2-26). Below includes a breakdown of this total:

2.4 Special Housing Needs

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Per Section 65583(a)(7), this section includes an analysis of any special housing needs. This section details the needs of seniors, people with disabilities (including developmental disabilities), large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter in the City. Studying these groups is an important component of identifying special housing needs and meeting these needs through plans, programs, and projects.

These specific segments of the population may have more difficulty finding decent, affordable housing due to special needs. Special circumstances may be related to one's employment and income, family characteristics, and disability and household characteristics, among other factors. Furthermore, many of these groups overlap. For instance, many seniors live with a disability, and many single mothers are homeless. Generally, these groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

2.4.1 Town of Apple Valley and City of Victorville Consolidated Action Plan

The Town of Apple Valley and the City of Victorville prepared a 2017–2021 Consolidated Plan and 2017–2018 Action Plan (Consortium Consolidated Action Plan) to comply with the U.S. Department of Housing and Urban Development's federal block grant funding requirements. The Consolidated Action Plan identifies overall housing and community development needs for the Town of Apple Valley and the City of Victorville Consortium (Consortium).

In addition to the research data used in this section, the Consortium Consolidated Action Plan will be used to determine needs and goals.

2.4.2 Seniors

Federal housing data defines a household type as "elderly family" if it consists of two people either or both age 62 or over. The special needs of many senior households result from their fixed incomes, higher rate of physical disabilities, and common need for assistance from others. Senior households have special housing needs primarily due to three major concerns: physical disabilities or limitations, income, and healthcare costs.

2.4.2.1 Needs Assessment

According to the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy for the 2012–2016 period, 5,745 households (approximately 18% of the total households) in the City were senior households (Figure 2-26). Below includes a breakdown of this total:

- 4,250 (or approximately 74%) were homeowner households
- 1,495 (or approximately 26%) were renter households
- 965 (or approximately 17%) earn less than 30% of the area median family income (compared to approximately 24% in the SCAG region)
- 2,290 (or approximately 40%) earn less than 50% of the area median family income (compared to approximately 31% in the SCAG Region)

Figure 2-26. Senior Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	550	415	965	16.8%
	30-50% HAMFI	895	430	1,325	23.1%
	50-80% HAMFI	875	245	1,120	19.5%
	80-100% HAMFI	560	75	635	11.1%
	> 100% HAMFI	1,370	330	1,700	29.6%
	TOTAL	4,250	1,495	5,745	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

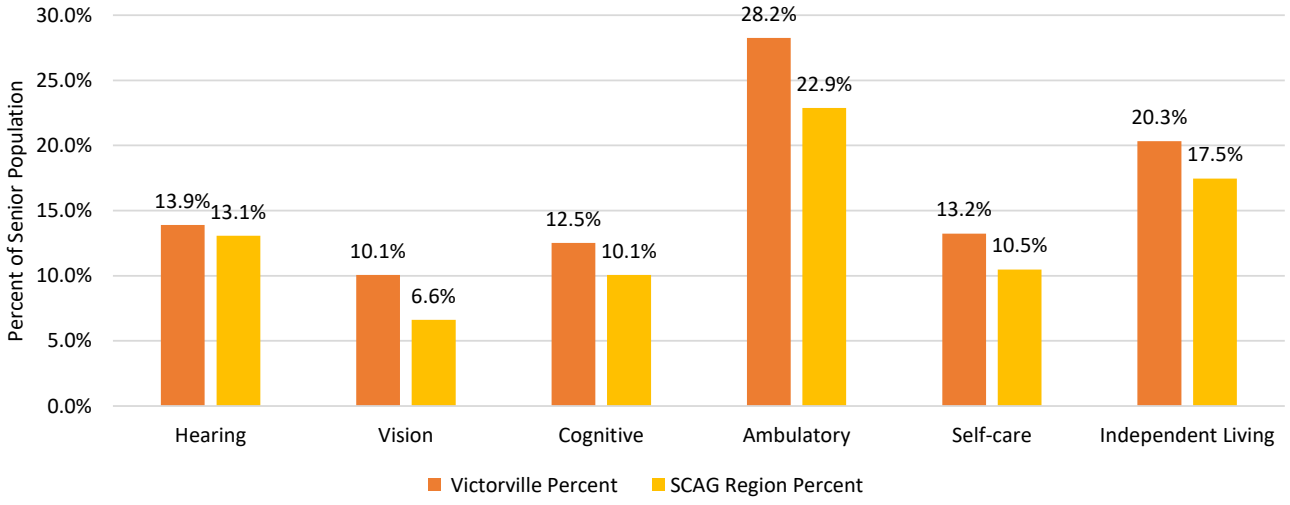
As a special needs group, seniors are unique. As shown on Figure 2-26, the majority of the City's senior households are homeowners and represent 74% of all senior households. According to the 2014–2018 ACS 5-Year Estimates, this rate of ownership is high for a special needs group, which makes up approximately 15% of the total households in the City. Of these senior homeowners, 1,445 (or 34%) fall below the 50% area median income, making senior homeowners within the very-low-income category the most prevalent senior group in the City.

Poverty thresholds, as defined by the ACS, vary by household type. For instance, in 2018, a single-person, senior household with an annual income below $12,043 per year was considered in poverty. Alternatively, a two-person, senior household was considered to be in poverty with an annual income of $15,178, assuming they lived with no children under the age of 18. With these figures, the 2014–2018 ACS 5-Year Estimates reported the following:

- 1,325 (or 5%) of City residents with incomes below the poverty level were 65 years of age and over
- 3,927 households in the City have a household member 65 years of age and over, and approximately 12% of these families live below poverty level

Senior households are likely to be on fixed, low incomes and are at a greater risk of housing overpayment. Additionally, seniors have additional physical and social needs. As shown on Figure 2-27, 28% of seniors in the City (compared to 23% in the SCAG region) suffer from an ambulatory disability. Ambulatory disabilities are those that result in serious difficulty walking or climbing stairs. This notability of ambulatory disabilities in the City's senior residents calls for housing that is more accessible to transportation and in-house assistance and for housing options with more accessible accommodations.

Figure 2-27. Disability by Type – Seniors (65 Years of Age and Over)



American Community Survey 2014-2018 5-year estimates.

Regarding housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. They often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Because of their limited mobility, seniors also often need to live close to or have transportation assistance to shopping and medical facilities.

2.4.2.2 Resources and Services

The City currently has a number of existing housing programs available exclusively or primarily to seniors. These services are outlined on Table 2-10.

Table 2-10. Resources for Seniors

Program	Description
CDBG Senior/Disabled Home Repair (SHRP) Grants	The sponsor of this program is the Economic Development Department of the City of Victorville. This program provides a one time grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. Grant amounts are up to $10,000.
Repair Service Program for Senior Homeowners	This program is sponsored through Community Action Partnership. One time grant of labor and material for eligible homeowners for minor repairs and weatherization and insulation.
Land Assemblage and Write-Down	The Victorville Housing Trust can make funding available to write down the cost of land for the development of senior citizen and/or affordable housing projects by a private (usually not-for-profit) developer.
State Licensed Care Facilities	There are currently 16 licensed facilities within the City providing residential care for the elderly. These range from large scale facilities such as Knoll's West or Sterling Commons/Inn to individually run facilities housing six or fewer persons. Combined, these facilities can care for up to 375 people.
Victor Valley Community Services Council	The Services Council provides senior and disabled services as well as senior urgent repairs.
Planned Unit Developments	The City allows developments with reduced standards for Senior Housing: Designed for senior citizen living, the standards generally allow for smaller minimum lot sizes, reduced lot size and yards and age restrictions allow the development to be more affordable and attractive to seniors on fixed incomes.

Furthermore, the Consortium Consolidated Action Plan includes the following goals to address the availability of human services for seniors:

- Promote the development and financing of senior housing
- Develop public facility amenities that facility community involvement and recreation
- Disseminate fair housing information through literature, media, referrals, and workshops
- Encourage programs designed to unite youth, seniors, veterans, and people with disabilities in mentoring and caregiving

The Consortium Consolidated Action Plan also contains strategies to remove or ameliorate the barriers to affordable housing, including the following:

- Maintain the Down Payment Assistance and Homeownership Loan Programs as a tool to increase affordable homeownership opportunities for people with low and moderate incomes. By Fiscal Year 2021–2022, the Consortium shall preserve and expand its affordable housing in low-income neighborhoods by assist at least 50 low- and moderate-income households.
- Expedite development of housing projects for seniors and those with low and moderate incomes. All fees shall be waived for shelters and transitional housing projects.
- Continue to promote the removal of architectural barriers to provide barrier-free housing for people with disabilities and enforce the accessibility requirements of federal fair housing law that apply.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and not to be concentrated in any single area of the Town of Apple Valley or City of Victorville. Anticipated Impact: Integration of all income.
- To preserve and expand opportunities and special needs services to integrate all people of a protected class in the community.

The Consortium has also proposed the action of continuing to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior multi-family housing developments offering various degrees of care and assistance; mixed-use residential, office, and commercial developments. Through these programs, the City promotes safe and adequate housing for its senior residents and encourages the development of new affordable senior housing.

2.4.3 Large Families

Large households are identified in State housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large households are defined as those with five or more members. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low incomes of larger families, results in many large families living in overcrowded conditions.

2.4.3.1 Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 32,917 households are in the City (see Figure 2-28). Below is a breakdown of this total:

- 15,024 were renters, and 17,893 were homeowners.
- 8,117 (or approximately 25%) were households with five or more members.
- 4,147 of the total 15,024 (or approximately 28%) renter households were large family households.
- 3,970 of the total 17,893 (or approximately 22%) homeowner households were large family households.

In comparison to the SCAG region, the City has the following household breakdown:

- A lower share of single-person households than the SCAG region overall (17% v. 24%)
- A higher share of seven-or-more-person households than the SCAG region overall (6% v. 3%)

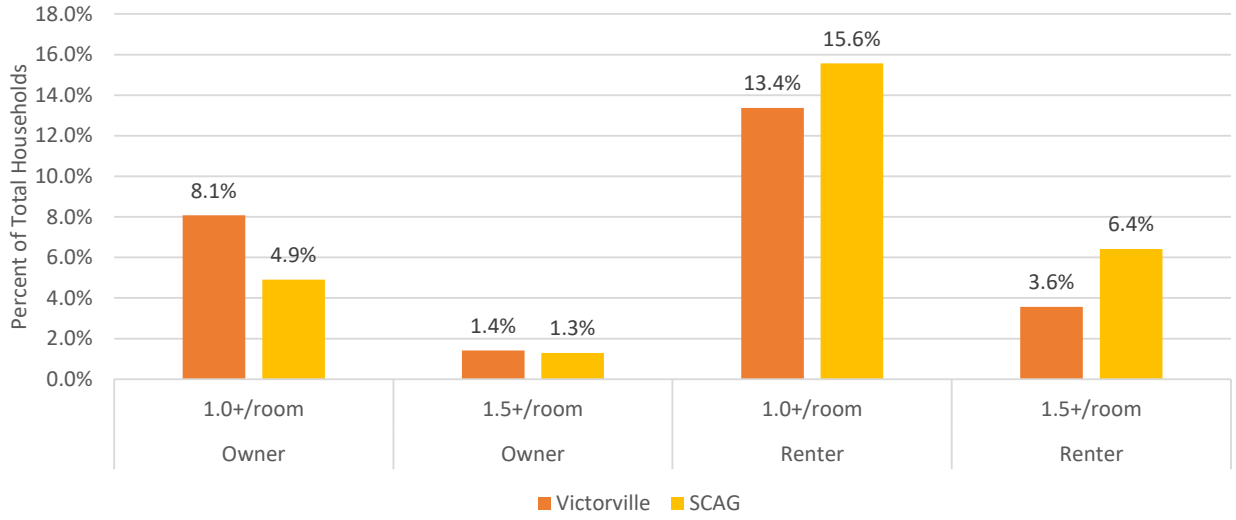
Figure 2-28. Households by Household Size



American Community Survey 2014-2018 5-year estimates.

According to the ACS, "overcrowding" is defined as having more than one person per room with more than 1.5 persons per room being defined as "severe overcrowding." As shown on Figure 2-29, the incidence of overcrowding in the City is lower than that the SCAG region as a whole, suggesting that the City has an adequate supply of larger homes to accommodate its households. However, nearly 60% of the total 4,241 overcrowded households are renter households, pointing to a need for larger rental units. More specifically, 2,544 of the total 15,024 (or approximately 17%) renter households are overcrowded, and 535 (approximately 4%) of renter households are severely overcrowded. On the other hand, 1,697 of the total 17,893 (or approximately 10%) homeowner households are overcrowded, and 253 (or approximately 1%) are severely overcrowded.

Figure 2-29. Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

2.4.3.2 Resources and Services

Currently, the City has a number of existing housing programs to assist housing affordability for large families, specifically large renter households. These services include the following (Table 2-11).

Table 2-11. Resources for Large Families

Program	Description
Mortgage Assistance Program	This program provides assistance for homebuyers in the form of closing costs and/or down payments. Through this program, low to moderate income families can obtain the needed assistance in financing the purchase of a home. Focus of this program is on first-time homebuyers, transitioning from renter to owner status.
Section 8 Vouchers	This program provides assistance for renters in the City to have access to affordable housing. A majority of our Section 8 rental vouchers are provided to larger households.

In addition to these programs, the City also has a number of unit developments for large families. The projects include the following:

- **Northgate Village –** Makes available 138 affordable housing units in one-, two-, and three-bedroom units for households with incomes between 40% to up to 80% of area median income.

- **Impressions at Valley Center –** Makes available 99 affordable housing units at 15500 Midtown Drive affordable to households with incomes between 45% and 60% of the area median income.

Furthermore, the Consortium Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for large families:

- Encourage decent and affordable housing for residents of the Town of Apple Valley and the City of Victorville
- Encourage collaboration between public agencies, developers, investors, and other stakeholders to develop a wide range of housing development
- Support down payment assistance
- Consider establishing rent control for affordability
- Reduce overcrowding in occupied properties

The Consortium Consolidated Action Plan also contains the following strategies to remove or improve the barriers to affordable housing:

- Maintain the Down Payment Assistance and Homeownership Loan Programs as a tool to increase affordable homeownership opportunities for people with low and moderate incomes. By Fiscal Year 2021–2022, the Consortium shall preserve and expand its affordable housing in low-income neighborhoods by assisting at least 50 low- and moderate-income households.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and to not be concentrated in any single area of the Town of Apple Valley or City of Victorville. Anticipated Impact: Integration of all income.
- To preserve and expand opportunities and special needs services to integrate all people of a protected class in the community.
- Expand their efforts in providing financial literacy services and advocate for an increase of supply of affordable ownership housing by hosting a minimum of two financial literacy and access of financing for homeownership workshops.
- Increase their participation in financial literacy and new-home buyer workshops.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and to not be concentrated in any single area of the Town of Apple Valley or City of Victorville to more fully integrate all income levels.

The Consortium has also proposed the action of continuing to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; and mixed-use residential, office, and commercial developments. Through these programs, the City promotes safe and adequate housing for its residents and encourages the development of new affordable housing.

2.4.4 People with Disabilities

The Americans with Disabilities Act defines a person with a disability as having a physical or mental impairment that substantially limits one or more major life activities. People with disabilities have special needs and many earn little income, have high healthcare costs, are dependent on supportive services, and/or require special building accommodations, such as access ramps or elevators.

People with disabilities face unique problems in obtaining adequate housing. This specific segment of the population, which includes individuals with mental, physical, and developmental disabilities, needs affordable, conveniently located housing that is specially adapted for their specific needs. Living arrangements for people with disabilities depend on the severity of the disability and can include arrangements like (1) living at home in an independent environment with the help of other family members, (2) special housing design features for the physically disabled, (3) income support for those unable to work, and (4) in-home supportive services for persons with medical conditions, among others.

2.4.4.1 People with Physical and Mental Disabilities

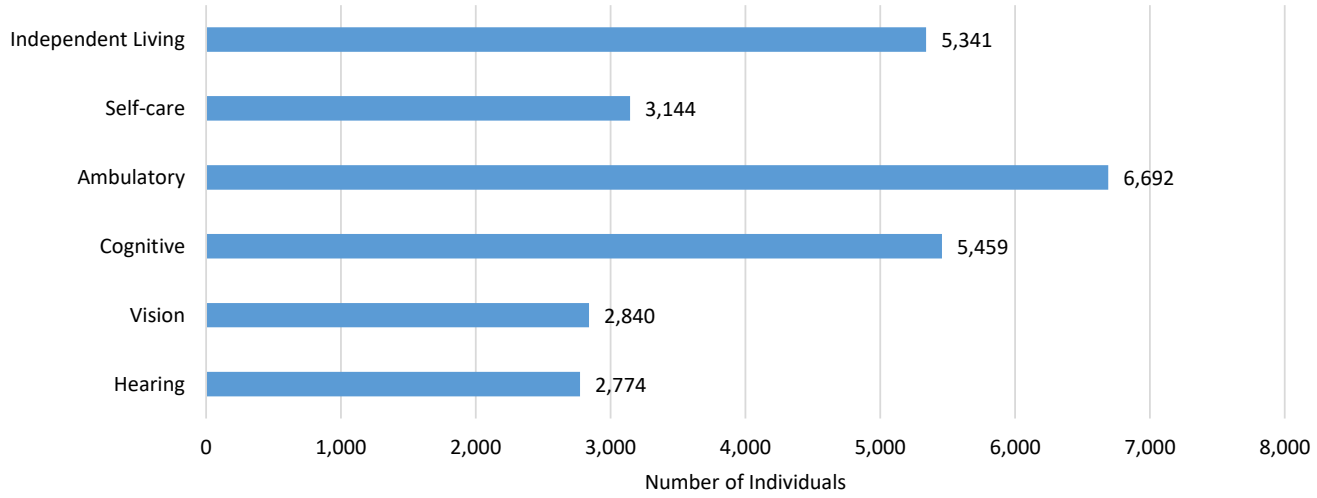
Physical and mental disabilities can hinder access to housing units of conventional design and limit the ability of individuals with disabilities to earn an adequate income. The proportion of individuals with physical disabilities is increasing nationwide due to overall increased longevity and lower fatality rates. Individuals with mental disabilities include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer's disease, AIDS-related infections, and conditions related to brain trauma. Disabilities tabulated by the U.S. Census include sensory, physical, and mental limitations.

Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 13,135 City residents (approximately 11% of the City's population) were identified as having a disability. Disabilities included each of the categories tabulated by the U.S. Census, with the majority having a physical disability.

Figure 2-30 presents the number of residents in the City with a disability as reported by the 2014–2018 ACS 5-Year Estimates. Some residents have more than one disability.

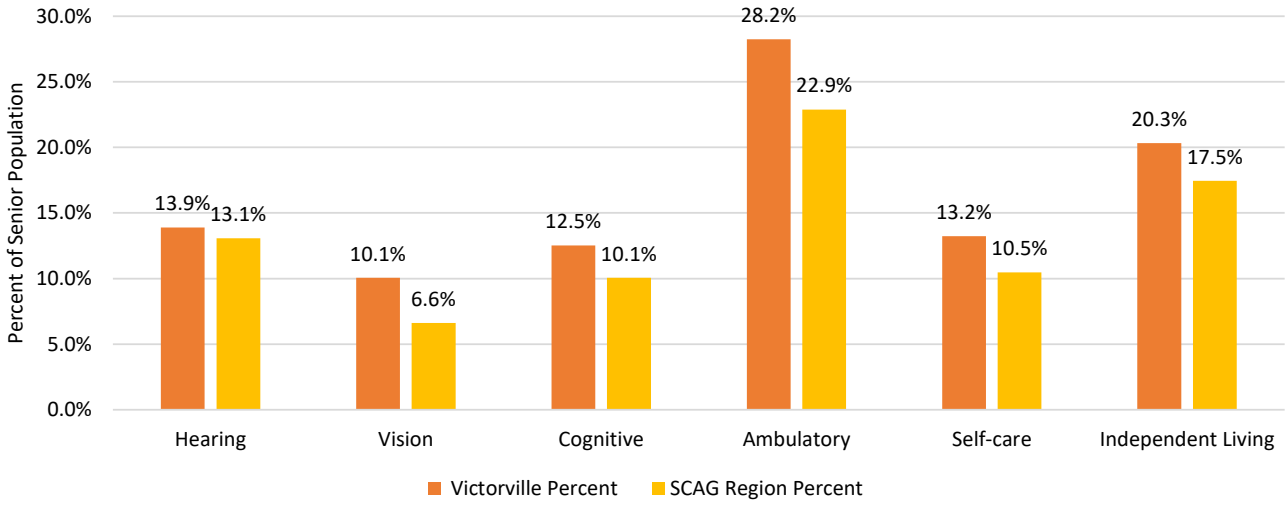
Figure 2-30. Disability by Type



American Community Survey 2014-2018 5-year estimates.

Per the 2014–2018 ACS 5-Year Estimates, there are 11,262 seniors in the City. Of that total number, 28% live with an ambulatory disability (see Figure 2-31), making it the most commonly occurring disability amongst seniors 65 and older. Furthermore, relative to the SCAG area, the City houses a higher percentage of seniors with disabilities, pointing to a special need for senior housing in the City.

Figure 2-31. Disability by Type – Seniors (65 Years of Age and Over)



American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities is an important component in evaluating specialized housing needs. In the City, only 24% of the population with a disability are employed compared to approximately 65% of the total population. While the unemployment rate for individuals with a disability is lower than the rate for those with no disability (6% and

10%, respectively), it is important to consider that 70% of individuals with disabilities are not in the labor force (see Figure 2-32). Overall, individuals living with a disability are seldom employed and, thus, require more assistance with finding affordable housing options.

Figure 2-32. Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,617	24%	38,822	64%
Unemployed	417	6%	5,896	10%
Not in Labor Force	4,778	70%	15,481	26%
TOTAL	6,812		60,199	

American Community Survey 2014-2018 5-year estimates.

2.4.4.2 People with Developmental Disabilities

Pursuant to California Welfare and Institutions Code, Section 4512(a), "developmental disabilities" are those disabilities that begin before adulthood and include intellectual disabilities, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to intellectual disabilities or require treatment similar to that of those with intellectual disabilities. However, this definition does not include disability conditions that are solely physical in nature.

Using this definition as a benchmark for the purpose of this analysis, data provided by the U.S. Census Bureau's ACS for the population of the City with cognitive difficulty was used to quantify the total number of people with developmental disabilities. The definition of a cognitive difficulty provided by the ACS includes those resulting "because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions." Therefore, the ACS estimates were used as the definitions provided by the ACS incorporate those noted by the California Welfare and Institutions Code.

Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 26,250 City residents (approximately 22% of the City's population) were identified as having a disability. Below is a breakdown of this total:

- Approximately 5,459 (or approximately 21%) of residents with a disability have disabling cognitive difficulty; and
- Of those 5,459 residents with a disabling cognitive difficulty, approximately 1,411 residents are 65 years of age and over (or approximately 26% of residents with a disabling cognitive difficulty) (see Figure 2-31)

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. This information includes a breakdown of the housing types individuals with developmental disabilities reside in and by age (minors v. adults). This

data is collected at the ZIP code level and may not perfectly match the 2014–2018 ACS 5-Year Estimates data used in this section. However, the data provides more context of the housing conditions of individuals with disabilities (see Figure 2-33). As shown below, individuals with a developmental disability typically reside with a parent, family member, or guardian. However, many individuals reside in independent or supported living and foster homes.

Figure 2-33. Developmental Disabilities

		Victorville
By Residence:	Home of Parent/Family/Guardian	1,327
	Independent/Supported Living	89
	Community Care Facility	89
	Intermediate Care Facility	5
	Foster/Family Home	99
	Other	15
By Age:	0 - 17 Years	1,624
	18+ Years	826
TOTAL		4,074

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Developmental disabilities can result in individuals with self-care difficulties and/or independent living difficulties, preventing usability of housing units of typical design and function without personal care. Due to these individuals' ability to remember, concentrate, and make decisions, their housing opportunities are further hindered because of economic constraints. Together, these factors drive the need for facilities designed to accommodate individuals with developmental disabilities.

Resources and Services

The Fair Housing Accessibility Standards and Title 24 of the California Administrative Code set forth access and adaptability requirements for individuals with physical disabilities. These regulations apply to public buildings, such as motels, employee housing, and factory-built housing, and privately funded, newly constructed apartment houses containing five or more housing units. The regulations also require that ramp ways, larger door widths, and restroom modifications be designed to enable free access. However, such standards are not mandatory of new single-family residential construction. The City provides grants and loans to individuals with disabilities who have low and moderate incomes for accessibility modifications to single-family homes and assistance to renters with disabilities. Additionally, the Inland Regional Center, which is the regional center contracted by the California Department of Developmental Service provides

programs and services that further aid meeting the needs of those with physical, mental, and developmental disabilities. Programs for people with disabilities include the following (Table 2-12).

Table 2-12. Resources for Individuals with a Disability

	Program	Description
Physical & Mental Disabilities	Housing and Employment Program	The San Bernardino County Department of Behavioral Health provides this employment program for individuals with a mental disability. Services include linkage between federal and state funded programs, affordable housing, job training and placement, healthcare, professional counseling, and education.
	Senior/Disabled Home Repair Program	The sponsor of this program is the Economic Development Department of the City of Victorville. This program provides a one time grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. Grant amounts are up to $10,000.
	Shelter Plus Care Program	The sponsor for this program is the Department of Housing and Urban Development. It provides rental assistance that is either tenant-based, project based, or sponsor-based to maximize independence for disabled homeless persons.
	State Licensed Care Facilities	There are approximately 15 adult home facilities providing care to disabled individuals. These facilities are licensed to care for up to 77 people.
Developmental Disabilities	Senior/Disabled Home Repair Program	The sponsor of this program is the Economic Development Department of the City of Victorville. This program provides a one time grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. Grant amounts are up to $10,000.
	State Licensed Care Facilities	There are approximately 11 adult home facilities providing care specifically to developmentally disabled individuals, with a capacity of 53 individuals. There are approximately 10 adult residential facilities providing care to disabled adult individuals, which may include those with developmental disabilities, with a capacity of 49 individuals. There are 2 adult residential care facilities providing care specifically to the mentally disabled, which may include those with developmental disabilities, with a capacity of 12 individuals. There are 2 small family home facilities providing care to children, which may include those with developmental disabilities, with a capacity of 10 children.
	In-Home Support Services	This program is administered by the County of San Bernardino and assists low-income and disabled adults and children with extraordinary needs for care to remain in their own homes by providing personal care services and/or domestic services.
	Respite Care	Is a service provided by the Inland Regional Center ("IRC") that is designed to assist families with developmentally disabled children in staying together. The service is designed to give family members a break or relief from the ongoing demands and responsibilities of caring for a child with developmental disabilities. There are approximately 10 preferred providers that serve the IRC area who will hire someone the family is familiar with to provide the respite care. Also, the IRC provides agency respite care where a provider is assigned to the family if they do not have a preferred provider.

Furthermore, the Consortium Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for individuals with disabilities:

- Promote the development and financing of housing for people with disabilities
- Develop public facility amenities for community involvement and recreation
- Disseminate fair housing information through literature, media, referrals, and workshops
- Encourage programs designed to unite youth, seniors, veterans, and people with disabilities in mentoring and caregiving

The Consortium Consolidated Action Plan also contains the following strategies to remove or ameliorate the barriers to affordable housing:

- Continue to promote the removal of architectural barriers to provide barrier-free housing for people with disabilities and enforce the accessibility requirements of federal fair housing law that apply.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and to not be concentrated in any single area of the Town of Apple Valley or City of Victorville. Anticipated Impact: Integration of all income.
- To preserve and expand opportunities and special needs services to integrate all people of a protected class in the community.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and to not be concentrated in any single area of the Town of Apple Valley or the City of Victorville to more fully integrate all income levels.

The Consortium has also proposed the action of continuing to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior, multi-family housing developments offering various degrees of care and assistance; and mixed-use residential, office, and commercial developments. Through these programs, the City promotes safe and adequate housing for its residents and encourages the development of new affordable housing.

2.4.4.3 Female-Headed Household

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. Female-headed households with children tend to have lower incomes, thus limiting housing availability for this group.

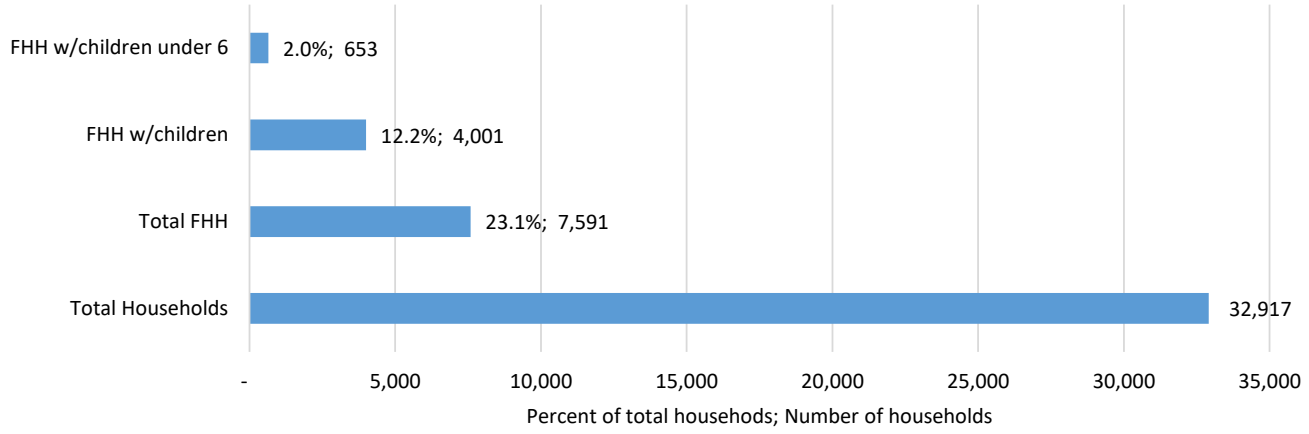
Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 7,591 female-headed households exist in the City. This number represents approximately 23% (compared to 14% in the SCAG region) of 32,917 households in the City (see Figure 2-34). Below is a breakdown of this total:

- 4,001 (or approximately 12%) of total households had children 18 years of age or younger (compared to 7% in the SCAG region)
- 653 (or approximately 2%) of total households had children under 6 years of age (compared to 1% in the SCAG region)

Overall, the City has higher ratios of female-headed households than the ratios the SCAG region, pointing to a need for more services for female-headed households.

Figure 2-34. Female-Headed Households

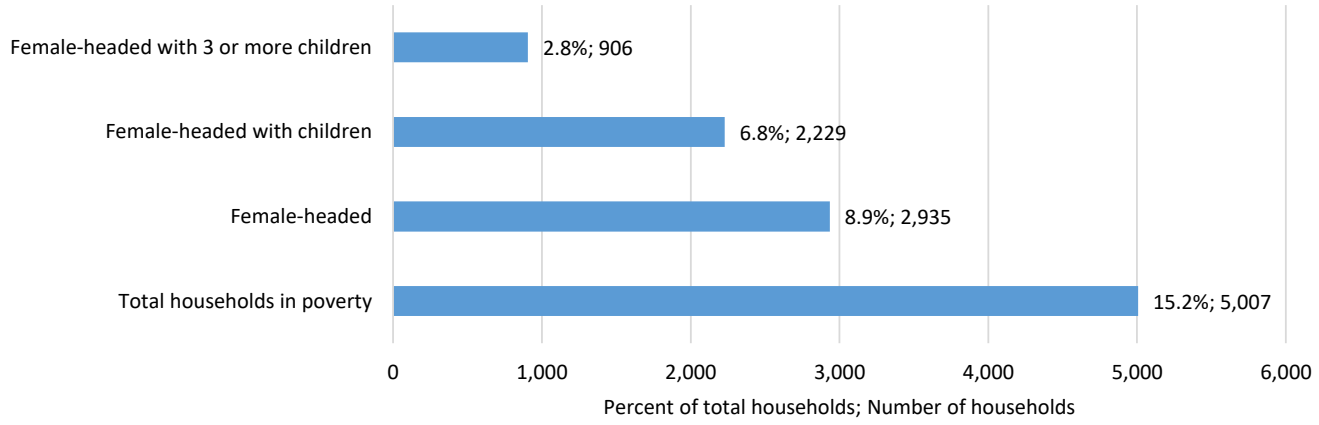


American Community Survey 2014-2018 5-year estimates.

Furthermore, 15% of the City's households experience poverty compared to the 8% in the SCAG region. Of this total, female-headed households represent 59% of the households living below the poverty level, and all or most of these households have children 18 years of age or younger (see Figure 2-35). Of the total 5,007 households experience poverty:

- 2,935 (or approximately 59%) of the total households experience poverty are female-headed households
- 2,229 (or approximately 45%) of the total households experience poverty are female-headed households with at least one child 18 years of age or younger
- 906 (or approximately 18%) of the total households experience poverty are female-headed households with three or more children 18 years of age or younger

Figure 2-35. Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

A particular issue that affects all family households, but especially those headed by females, is finding quality, affordable childcare. Many households find this to be a severe constraint, and in the case of a single-parent household, the parent may be unable to work if they cannot find affordable childcare. As a result, the parent cannot provide necessities, such as food and housing, for their children.

Although female-headed households in the City represent a smaller special needs group than seniors and people with disabilities, the Housing Element provides for the needs of this group through policies that promote maintenance and construction of affordable housing specifically in areas close to commercial districts and transportation corridors.

Resources and Services

The City currently has a number of existing housing programs to assist with housing affordability for female-led households. These services include the following (Table 2-13).

Table 2-13. Resources for Female-Headed Households

PROGRAM	DESCRIPTION
Mortgage Assistance Program	The City uses CalHOME program income to facilitate participants in the Mortgage Assistance Program. While the program is not limited to female-headed households, it offers such households an opportunity for stable housing that is affordable at lower income levels.

Furthermore, the Consortium Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for female-headed households:

- Continue to expand its housing programs to meet the growing need for affordable housing
- Continue to use Community Development Block Grant funding to support public service agencies that address the special needs of the underserved, including female-headed families
- Proactively seek additional resources to meet the underserved needs

In addition to these programs, the City also has a number of unit developments for large families. The projects include the following:

- **Northgate Village –** Makes available 138 affordable housing units in one-, two-, and three-bedroom units for households with incomes between 40% to up to 80% of area median income.
- **Impressions at Valley Center –** Makes available 99 affordable housing units at 15500 Midtown Drive affordable to 45% of the area median and to 60% of the area median households.

The Consortium Consolidated Action Plan also contains the following strategies to remove or improve the barriers to affordable housing:

- Maintain the Down Payment Assistance and Homeownership Loan Programs as a tool to increase affordable homeownership opportunities for people with low and moderate incomes. By Fiscal Year 2021–2022, the Consortium shall preserve and expand its affordable housing in low-income neighborhoods by assisting at least 50 low- and moderate-income households.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and to not be concentrated in any single area of the Town of Apple Valley or City of Victorville. Anticipated Impact: Integration of all income.
- To preserve and expand opportunities and special needs services to integrate all people of a protected class in the community.
- Expand efforts to provide financial literacy services and advocate for an increase of supply of affordable ownership housing by hosting a minimum of two financial literacy and access of financing for homeownership workshops.
- Increase participation in financial literacy and new-home-buyer workshops.
- As projects are reviewed by staff, promote the distribution of low- and moderate-income housing to blend with the existing residential neighborhoods and to not be concentrated

in any single area of the Town of Apple Valley or City of Victorville to more fully integrate all income levels.

The Consortium has also proposed the action of continuing to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; and mixed-use residential, office, and commercial developments. Through these programs, the City promotes safe and adequate housing for its residents and encourages the development of new affordable housing.

2.4.4.4 Farmworkers

The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. Farmworker population estimates in the City are based on individuals who categorize their employment as "Agriculture, Forestry, Fishing and Hunting, and Mining" in the U.S. Census. This category also includes people who work in non-agricultural fields such as boating, veterinarian services, and landscape and horticulture.

Needs Assessment

According to the 2014–2018 ACS 5-year estimates, 74 farmworkers by occupation (49 of whom are full-time, year-round) and 67 individuals with employment in the agricultural industry (59 of whom are full-time, year-round) are in the City. These individuals make up less than 1% of the SCAG region population (see Figure 2-36).

Figure 2-36. Farmworkers

Farmworkers by Occupation:

Victorville	Percent of Total Victorville Workers:	SCAG Total	
74	0.18%	57,741	Total jobs: Farming, fishing, and forestry occupations
49	0.12%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Victorville	Percent of Total Victorville Workers:	SCAG Total	
67	0.16%	73,778	Total in agriculture, forestry, fishing, and hunting
59	0.14%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

No designated agricultural uses are in or adjacent to the City. People employed in this category are most likely associated with mining or landscape jobs. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

Resources and Services

While farmworkers are not a special housing needs group in the City, the City currently provides certain permissions in its zoning code that can benefit farmworkers. These permissions include the following (Table 2-14).

Table 2-14. Resources for Farmworkers

Program	Description
Zoning Code Permissions	Allows employee housing, including housing for farmworkers. "any facility, place, or building maintained and operated to provide residential care for six or fewer people" and located "in a single-family zoning district shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone if required by state law." The zoning code permits mobile homes for use as employee housing on the same parcel in the A-E, Exclusive Agriculture District. Additionally, in the A, Agriculture Residential District, up to 3 single-family homes can be placed on parcels 3 acres or larger. Any employee housing consisting of up to 36 beds or 12 units or spaces is deemed an agricultural use permitted without requiring clearance not required of any other agricultural activity. Zoning is available for housing for farmworkers through the variety of other housing types encouraged in the Zoning Code, including multi-family, single-room occupancy units, manufactured housing, and accessory dwelling units.

2.4.4.5 Homelessness, Transitional, and Emergency Shelters

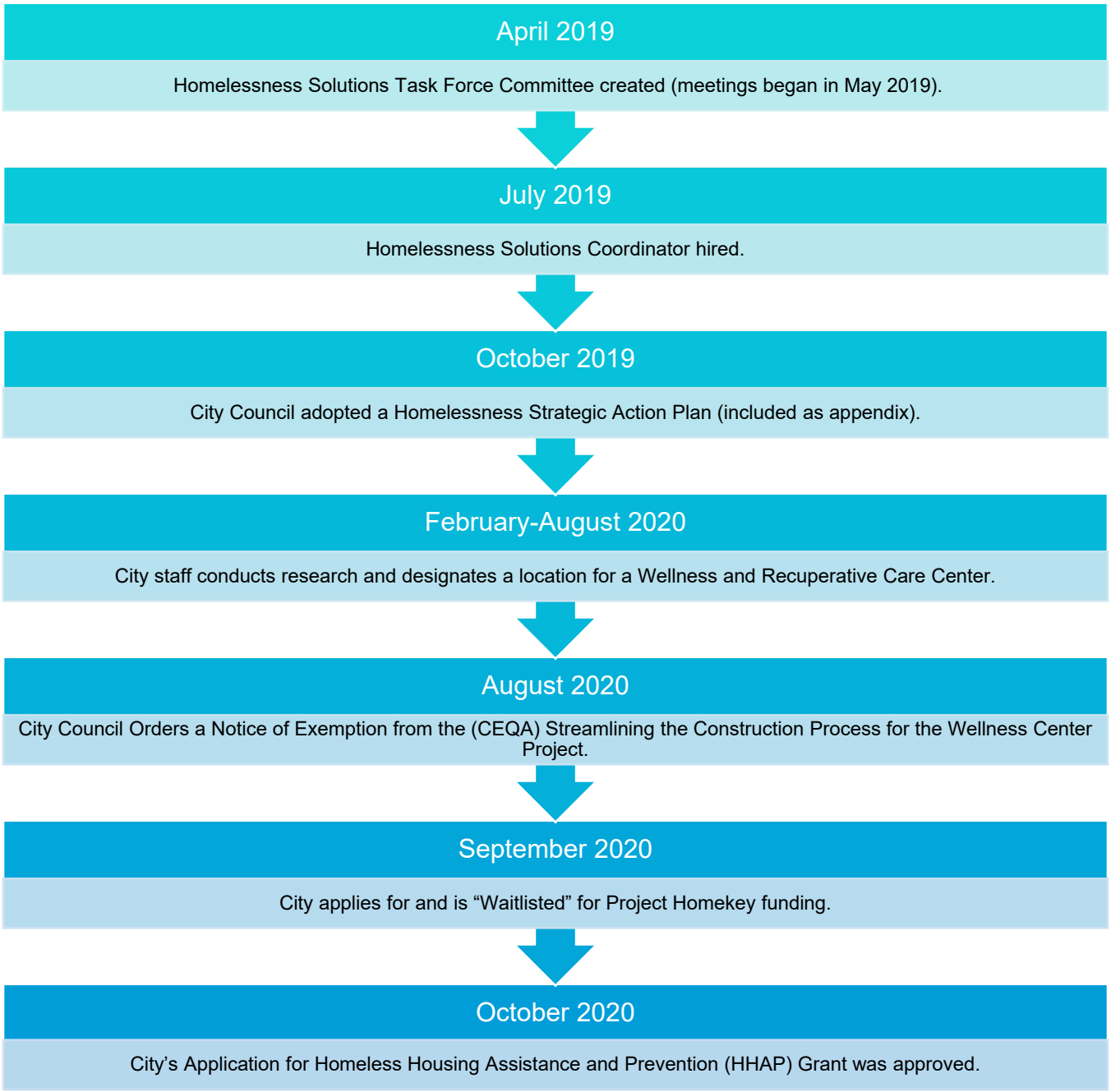
Throughout the County, homelessness has become a substantial issue. Previous factors contributing to the rise in people who are experiencing homelessness included the general lack of housing affordable to people with very low income, increases in the number of people whose incomes fall below the poverty level, reductions in public subsidies to people living at or below the poverty level, the de-institutionalization of people with mental illness, and the increase in substance abuse and addiction issues in the region. The current increase in homelessness has been related to the increase in the number of layoffs and loss of employment, which results in the inability to afford housing. Additionally, homelessness can result from the need to get out of an abusive relationship or because of an unexpected event, such as a fire, flooding, or earthquake destroying the housing.

Over the last 2 years, the City has taken a proactive approach in identifying the needs of the community members experiencing homelessness. More specifically, the City has formed a

Homelessness Solutions Task Force, is planning for the development of a 150-bed Wellness and Recuperative Center, and has applied for State grant funding.

The timeline of these actions is shown on Figure 2-37.

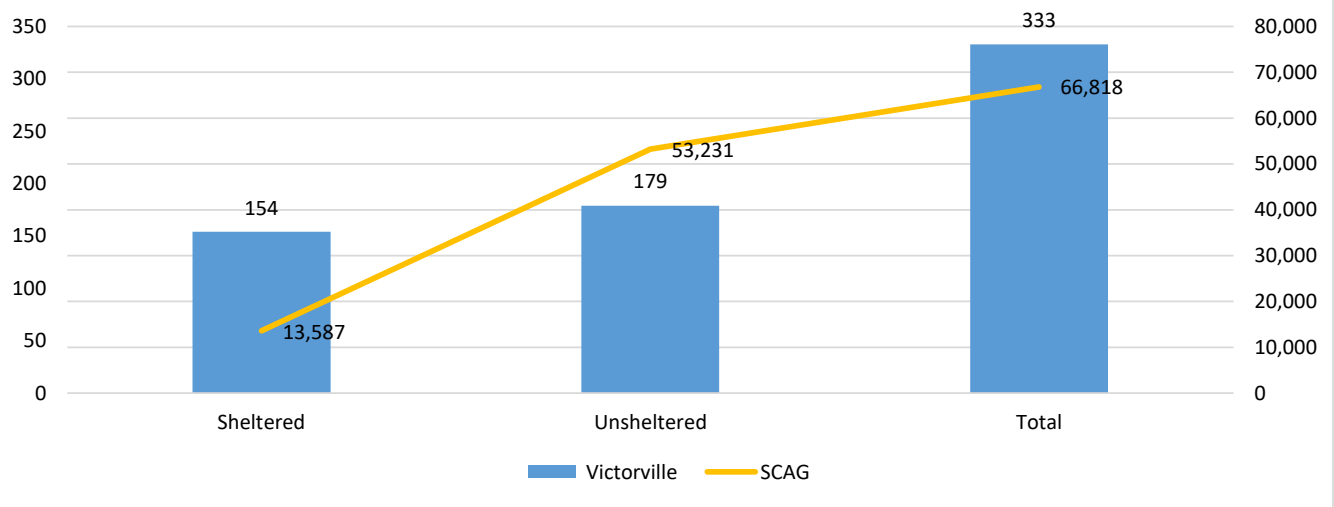
Figure 2-37. Homelessness Solutions Task Force Action Timeline



Needs Assessment

According to the SCAG Pre-Certified Data, 333 individuals experiencing homelessness in the City, with 154 (approximately 46%) people who are sheltered and 179 (or approximately 54%) who are unsheltered (Figure 2-38).

Figure 2-38. City and County Homelessness Point-in-Time



Southern California Association of Governments (SCAG) 2019 City and County Homelessness Point-in-Time Counts

Resources and Services

The City works with various organizations and jurisdictions to help mitigate homelessness in the region. These collaborations include the following:

- **Homelessness Solutions Taskforce –** A group of representatives from community stakeholder groups, local agencies, and the City meet monthly to develop a strategic action plan and to make recommendations for the appropriate courses of action specific to the community to address homelessness.
- **High Desert Homeless Services, Inc. –** High Desert Homeless Services, Inc., is a local, private, non-profit 501(c)(3) organization in the City that has been assisting people experiencing homelessness since June 1988. Its mission is to assist residents of the Victor Valley and High Desert area of the County of San Bernardino who have been displaced from long-term housing due to natural disaster or loss of income, and to assist non-residents by providing short-term emergency shelter.
- **Victor Valley Rescue Mission –** Victor Valley Rescue Mission provides shelter to the mail homeless population that is willing to enroll in their program. They also administer an outreach program for those in need.

- **State of California –** The City worked with the State to provide homeless services at the San Bernardino County Fairgrounds in the center of the City. These services provide people experiencing homelessness with shelter during days with extreme weather conditions.
- **County of San Bernardino**
    - **County's Continuum of Care (COC) –** The City commits staff to the planning and implementation process of the COC, which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing, and permanent housing. City staff provide the COC Steering Committee critical information regarding the types of resources and programs provided to assist people experiencing homelessness.
    - **County of San Bernardino Department of Behavioral Health –** The City will continue to work with and refer residents to the County of San Bernardino's programs to assist residents experiencing homelessness with mental health needs, such as the mental illness homeless program (30 days of basic needs, case management, employment, and outreach services to adults with mental illness who are experiencing homelessness), the housing program operated in conjunction with the Housing Authority (provides mental health services and long-term, permanent housing for residents with mental illness and/or substance abuse disorders who are experiencing homelessness), and the employment program (provides employment skill evaluations, pre-employment services, job coaching, and collateral services to residents with mental health needs).
    - **Homeless Outreach and Proactive Enforcement (H.O.P.E.) –** The program is a proactive approach intended to ultimately reduce calls for service and other resources currently required to assist with the population experiencing homelessness. A community policing philosophy will be used to link the population experiencing homelessness with resources and service providers throughout the County. The objective is to stop the revolving door of arrest, incarceration, and then release regarding crimes related to people experiencing homelessness.

It is anticipated that the U.S. Department of Housing and Urban Development and the State will provide additional grant funding opportunities over the next 8 years for housing and shelter solutions for those experiencing homelessness because it is one of the State's highest priorities. To date, the City has applied for the Project Homekey, Homeless Housing Assistance and Prevention, and Permanent Local Housing Allocation grants.

There are a number of facilities in the City and the Victor Valley region that provide emergency and short-term shelter; financial, employment, and family counseling; and other services. These facilities are presented in Table 2-15.

Table 2-15. Homelessness Resources

Facility	Location	Description
High Desert Homeless Services, Inc.	14049 Amargosa Road, Victorville 92392	Provides residential services (55 max at one time)up to 90 days, with possible extension
Samaritan's Helping Hand	15527 Eighth Street, Victorville 92392	Provides motel vouchers, food, clothing, emergency services
Victor Valley Domestic Violence	14114 Hesperia Road, Victorville 92395	Provides emergency shelter and related services to victims of domestic violence
Moses House	15180 Anacapa Road, Victorville 92392	Provides emergency shelter and related services to single mothers
Keys Nonprofit	680 S. Waterman Ave, San Bernardino 92408	Housing Placement
US Vets (Inland Empire-High Desert)	15305 6th Street, March Air Reserve Base	Housing Placement
VA Loma Linda	11201 Benton Street, Loma Linda 92357	Housing Placement
Victor Valley Family Resource Center	16000 Yucca Street, Hesperia 923945	Housing Placement
Cal Works Homeless Assistance Program	15010 Palmdale Road, Victorville 92392	Housing Placement
Family Assistance Program	15075 Seventh Street, Victorville 92395	Housing Placement/Rental Utility Assistance/ Domestic Violence & Transitional Youth Services
Foothill Aids Project	16501 Walnut St, Hesperia 92345	Housing Placement
Inland Housing Solution	PO Box 239, Loma Linda 92354	Housing Placement
At Home (County of San Bernardino)	784 E. Hospitality Lane, San Bernardino 92415	Housing Placement
St. John of God	13333 Palmdale Rd., Victorville 92392	Drug and alcohol rehab, 50 beds
The Lord's Table	15512 6th St., Victorville 92392	Soup kitchen, meals served daily
Ambassador's for Christ	16980 Nisqually Rd., Victorville 92395	Food Services
Victor Valley Domestic Violence	14114 Hesperia Road, Victorville 92395	Provides emergency shelter and related services to victims of domestic violence
Inland County Legal Services	13911 Park Ave. Ste 210, Victorville 92392	Community Services Support
Rock'n Our Disabilities	13558 Palm St., Hesperia 92345	Community Services Support
Searchlight Society (Homeless Outreach)	Victorville 92392	Community Services Support
United Way	15367 Tamarack Dr., Ste A, Victorville 92392	Community Services Support
Community Action Partnership	696 S. Tippacanoe Ave., San Bernardino 92408	Community Services Support/Rental Utility Assistance
Oasis House	688 N. Arrowhead Ave,#203, San Bernardino 92401	Transitional Age Youth Services
Cedar House	18612 Santa Ana Ave., Bloomington 92316	Transitional Age Youth Services
St. Mary's Regional Medical Center	18300 Hwy 18, PO Box 7025 , Apple Valley 92307	Healthy Communities
Holy Family Catholic Church	9974 “I” Avenue , Hesperia 92345	Emergency food for people in the parish
First Baptist Church of Apple Valley	22434 Nisqually Rd., Apple Valley 92308	Food Pantry
First Assembly of God	15260 Nisqually Rd., Victorville 92395	Food Services
High Desert Second Chance	1666 Smoketree St., Hesperia 92345	Food Services
Holy Innocents Catholic Church	13230 El Evado Rd., Victorville 92392	Food Services
Restoration Center	16663 A St., Victorville 92395	Food Services
Salvation Army	14585 LaPaz Dr., Victorville 92392	Food Services
Victor Valley Community Services Council	16692 Mojave Dr., Victorville 92395	Community Services Support/Rental Utility Assistance/Food Services
Victor Valley Rescue Mission	15572 7th St., Victorville 92395	Life Recovery Classes/Food Services/Showers
Women of Noble Character	14890 Loves Ln., Victorville 92392	Food Services and Showers
Church of the Valley	20700 Standing Rock Ave, Apple Valley 92307	Showers
Jubilee Church	9608 "I" Ave., Ste G & H, Hesperia 92345	Showers
Redeemer Church	22434 Nisqually Rd., Apple Valley 92308	Showers
Veterans Crisis Line	12138 Industrial Blvd., Ste 120, Victorville 92392	Life Recovery Classes

Furthermore, the Consortium Consolidated Action Plan includes the following actions to address the availability of quality housing, including housing for those experiencing homelessness:

- Provide funding and a network of resources for homeless abatement
- Provide emergency shelter, support services, transitional housing, and permanent housing

- Commit staff to the Consortium COC planning and implementation process
- Provide the Consortium COC Steering Committee with critical information regarding the types of resources and programs the City currently funds that assist those experiencing homelessness

In addition to these programs, the City also has a planned development for its residents experiencing homelessness. The planned project includes the following:

- **Wellness and Recuperative Care Center –** This center would be the first facility in the County of San Bernardino to offer a minimum of 150 beds, 100 of which will be offered to individuals and families, and 50 will be offered to those needing continued medical treatment and recovery after hospitalization. This center will be the product of the City's Homelessness Solutions Task Force and be located at 16902 First Street in the City.

  This center would also provide a space for nonprofits and government agencies to bring mental health, employment, and housing resources; pet kennels; storage lockers; and a place for individuals to stay during the day to residents.

2.5 Affirmatively Furthering Fair Housing

In summary, the City's Sites Inventory (with support from the City's rezone strategy) will affirmatively further fair housing through the following:

- The distribution of candidate rezone sites across resource areas (including the higher share of lower-income units located in the City's TCAC/HCD moderate resource areas and in areas with better access to jobs, transit, schools, public services, and other amenities).
- The planned revitalization of low resource areas.

The City's analysis of Affirmatively Furthering Fair Housing is detailed in Appendix B, Affirmatively Furthering Fair Housing.

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3 HOUSING CONSTRAINTS

The City, State, and federal governments constrain development through regulatory requirements, such as the California Building Code, the California Environmental Quality Act, zoning, land use plans, and internal processes, which affect project permitting complexity, timelines, and costs. Public agencies apply these constraints in the interest of protecting the public health, safety, and welfare. Additional constraints take the form of market factors, such as the cost of land, cost of construction, ability to obtain financing, and development feasibility of rental projects.

The City works to reasonably reduce governmental constraints to development and to influence nongovernmental constraints where and when possible. This chapter includes a summary of constraints and discusses past and planned initiatives to reduce them where possible.

3.1 Nongovernmental Constraints

Nongovernmental constraints are market, environmental, and economic forces that act as impediments to building housing. The City has less control over these factors but can take actions to mitigate undue burdens to housing production.

3.1.1 Land Costs

The City's large supply of available, relatively inexpensive land is a major factor for the rapid growth of housing that has occurred during the past two decades. According to the October 2020 Federal Housing Finance Agency Study, the land share (or portion of the total property value that corresponds to land) of property value in the City was 20% in 2019 compared to 42% in the County of San Bernardino as a whole. Furthermore, land prices in Victorville are significantly lower than the land prices in nearby counties. The October 2020 Federal Housing Finance Agency Study concluded that land prices in the County of San Bernardino were $528,000 per acre in 2019 compared to $202,000 per acre in Victorville. Relative to many other California cities, land cost is not a constraint to development in the City; however, it is important to note that the land share of property value in Victorville has increased by 5% between 2012 and 2019.

3.1.2 Construction Costs

Residential construction costs have increased significantly since the Great Recession. According to a March 2020 report by University of California, Berkeley, Terner Center (Terner Center), construction costs in California increased by 25% between 2008 and 2018. The Terner Center notes that construction costs fell immediately following the Great Recession, but rose 80% between 2014 and 2018. According to Marshall & Swift Valuation Service (a CoreLogic product), the cost to build

an average-quality[1] single-family dwelling unit is $120 per square foot in the County of San Bernardino, as of January, 2021. Rising wages and materials costs will likely further increase residential construction costs.

3.1.3 California Government Code, Section 65583(a)(6), Development Analysis

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment by income category.

The City typically does not receive requests for development at lower density than what is allowed and physically feasible.

The length of time between receiving approval for housing development and submittal of an application for building permit is typically 3–6 months, depending on project complexity and the time the developer takes to complete construction documents. Items like changes to construction costs or other development costs that affect the feasibility, financing, or negotiations with design professionals are outside the City's control and may delay projects.

This analysis is required to examine local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high construction costs) and the lack of public funding sources to subsidize the development of rent-restricted units. Data on construction costs indicates that, even with by-right density bonuses pursuant to State law, constructing affordable housing (particularly for households with low and very low incomes) is not profitable for developers and results in a loss without public funding sources. Developers seeking funding from private investors and lending institutions, which require a pro forma analysis (i.e., an analysis showing the costs to develop and the revenues available to fund the development) must demonstrate financial feasibility, or costs that are less than or equal to revenues.

Therefore, public subsidies are required to develop affordable housing. The subsidy typically comes in the form of low-income housing tax credits, State grants, HOME Investment Partnerships (HOME) funds, dedication of land for projects, and other public sources. It is important to note that the City can offer expedited permit processing and fee deferrals. However,

[1] As defined by Marshall & Swift Valuation Service, "average" quality construction is the most common quality level, comprising "approximately 50% of all buildings" and "of good standard code construction with simple ornamentation and finishes."

it cannot fill the funding gap for affordable housing developments on its own. The subsidies required for affordable housing are typically hundreds of thousands of dollars per unit.

3.1.4 Availability of Financing

The availability of capital to finance new residential development is a significant factor that can affect both the cost and supply of housing. Two types of capital are involved in the housing market: (1) capital used by developers for initial site preparation and construction and (2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially affect home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5% can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to the COVID-19 pandemic have caused caution among lenders and may have lasting effects through this Housing Element planning period. Despite the current low interest rates, lenders are scrutinizing applicants more than in the past, leading to a lower number of approved mortgages, despite lower interest rates.

Additionally, and importantly in Victorville and other High Desert cities, lenders are reluctant to provide financing to developers for multi-family residential projects. According to members of the development community, rents in the High Desert are not high enough to provide a level of comfort to lenders that loans will be repaid with economic fluctuations, as was the case during the Great Recession in 2008–2009 and more recently with the COVID-19 pandemic. The lending community has retained memories from the Great Recession, when property values in the inland portions of Southern California declined at a significantly higher rate than urban, coastal areas. This lack of available financing for developers to build market-rate (or affordable) apartments and condominiums in Victorville is a significant constraint in the construction of more housing options for the community and is outside of the City's control.

3.1.4.1Homeownership

Home mortgage interest rates fell to historic lows in 2020 and 2021, due in part to the COVID-19 pandemic. The low interest rate environment combined with pent-up demand for housing has led to significant increases in home prices. According to Redfin.com, the median sales price for single-family residences in the City increased by 16% year-over-year in December 2020 compared to 7% in December 2019. These trends could create barriers to homeownership for residents with lower incomes because wage growth has not kept up with the rising home prices. For instance, median sales prices for single-family residences in the City increased 56% between 2012 and 2019, while median household income only increased 16% during the same period. The 2014–2018 American Community Survey 5-Year Estimates data presented in Chapter 2, Community Profile, of the Housing Element shows that a higher percentage of households in Victorville own versus rent. This data shows that approximately 733 single-family homes and 15 mobile homes have been constructed in the City between 2015 and 2020.

3.1.4.2 Rental Housing

According the 2014–2018 American Community Survey 5-Year Estimates, renter households in the City spend more on rent than in the Southern California Association of Governments region as a whole. For instance, 31.7% of renter households in the City spend 50% or more of their gross income on housing costs compared to 28.9% in the Southern California Association of Local Governments (SCAG) region. High levels of rent burden indicate an increasing demand for affordable housing in the City; however, increasing construction costs and land prices combined with low rent rates and low densities make it difficult for developers to demonstrate financial feasibility for multi-family rental projects.

In total, 80% of the housing stock in the City is single-family, while only 5% is multi-family with two to four units, 11% is multi-family with five or more units, and 5% is mobile homes (total sums to more than 100% due to rounding). This housing type mix indicates that developers have been reluctant historically to build rental housing in the City. Building permit data suggests that this continued to be the case during the last 8 years. Most recent single-family developments are for-sale projects. However, property owners and developers are increasingly expressing an interest to City staff in building multi-family, rental developments.

3.1.5 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. Data for the City was compiled by aggregating census tracts to approximate the City boundaries.

3.1.5.1 Mortgage and Home Improvement Lending

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 2,211 households applied for government-backed mortgage loans and 2,053 households applied for conventional home mortgage loans in the City in 2020 (Table 3-1). Of the applications for conventional purchase loans, 72% were approved, 10% were denied, and 17% were withdrawn or closed for incompleteness. The approval rates for government-backed home purchase loans were similar to conventional purchase loans in 2020 and higher than the approval rates in 2010 (Table 3-2). Almost three out of every five (59%) refinance applications were approved in 2020, similar to the approval rate of 55% in 2010. The denial rate was greatest for home improvement loans (46%), although this denial rate did not change from 2010. To supplement market-rate lending, first-time homebuyers have access to the City's Mortgage Assistance Program, which City staff will continue as part of Program PP-L.1.

Table 3-1. Disposition of Home Purchase and Improvement Loan Applications (2020)

	Loan Type							
	Government-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
Approved[1]	1598	72%	1493	73%	5011	59%	85	36%
Applications Denied	199	9%	201	10%	1059	12%	108	46%
Other[2]	414	19%	359	17%	2413	28%	43	18%
Total Applicants	**2211**	**100%**	**2053**	**100%**	**8483**	**100%**	**236**	**100%**

[1] Includes those applications approved by the lenders but not accepted by the applicants.
[2] Includes files closed for incompleteness, and applications withdrawn.

Source: FFIEC MSA/MD 2020 Aggregate Report for Riverside/San Bernardino County by Census Tract

Table 3-2. Disposition of Home Purchase and Improvement Loan Applications (2010)

	Loan Type							
	Government-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
Approved[1]	1799	69%	773	69%	942	55%	62	38%
Applications Denied	405	16%	206	18%	416	24%	75	46%
Other[2]	407	16%	140	13%	346	20%	25	15%
Total Applicants	**2611**	**100%**	**1118**	**100%**	**1703**	**100%**	**162**	**100%**

[1] Includes those applications approved by the lenders but not accepted by the applicants.
[2] Includes files closed for incompleteness, and applications withdrawn.

3.2 Environmental Constraints

Environmental constraints to housing development include natural hazards that limit the development potential of land or increase the costs of development. In Victorville, environmental constraints that could impact housing development include flooding hazards, biological resources, cultural resources, seismic hazards, and hillsides/slopes.

3.2.1 Flooding Hazards

The principal flood hazard to the developed portions of the planning area is from the Mojave River. In addition, several intermittent streams that drain the planning area and empty into the Mojave River include the Ossom Wash, West Fork Ossom Wash, Bell Mountain Wash, and Oro Grande Wash. There is a potential for flooding from these streams in the event of a 100-year flood. The Federal Emergency Management Agency has prepared Flood Insurance Rate Maps for the City and unincorporated areas of the County of San Bernardino. Title 16 of the Victorville Municipal Code establishes required methods to prevent and reduce flood hazards.

3.2.2 Biological Resources

Several plant and wildlife species that require additional review and potential permitting exist in the planning area. The most common species requiring mitigation in Victorville are burrowing owl (*Athene cunicularia*), Mohave ground squirrel (*Xerospermophilus mohavensis*), and desert

tortoise (*Gopherus agassizii*). The California Department of Fish and Wildlife is responsible for the permitting protocols for burrowing owl and Mohave ground squirrel, while the U.S. Department of Fish and Wildlife issues permits for desert tortoise due to its listing as an endangered species.

3.2.3 Cultural Resources

Victorville is on the southwestern edge of the Mojave Desert, which is rich with cultural and historical resources. The region's prehistory is divided into five periods marked by changes in archaeological remains, reflecting different ways in which Native American people adapted to their surroundings. Future development projects would be required to provide adequate investigations and monitoring efforts to identify and protect potential Native American resources. In addition, the Victor Valley has always served as a crucial link for a succession of major transportation arteries, including the ancient Mojave Trail and the Old Spanish Trail. The Victorville Zoning Ordinance includes a historic district zone designation intended to protect and promote the preservation, maintenance, and/or improvement of landmarks or points of interest and to ensure new structures in the district are compatible with the character to be preserved.

3.2.4 Seismic Hazards

Like the entire Southern California region, Victorville is in an area of high seismic activity. Five fault systems affect the planning area: the San Andreas, Helendale, North Frontal, Landers, and San Jacinto Faults. The San Andreas Fault is approximately 24 miles south of the planning area and is considered most likely to produce a major earthquake. No faults or fault traces are known or suspected to exist in the planning area, and as a result, no Alquist-Priolo Special Studies Zones are in the planning area. The level of impact resulting from any seismic activity will depend on factors such as distance from the epicenter, earthquake magnitude, soil characteristics, and subsurface geology. Due to the high probability of seismic activity, consistent with Seismic Safety Zone IV of the California Code, new development is required to employ design and construction techniques that will reduce the potential for loss of life, injury, and property damage in the event of a major earthquake.

3.2.5 Hillsides/Slopes

Development on hillside areas when steep slopes are present can increase rates of erosion and exacerbate landslide hazards, which may threaten structures. Portions of the City have areas where slopes exceed 15%. The development on slopes with this degree of inclination is difficult and should be avoided if possible to prevent property damage resulting from slope failure. The Victorville General Plan Safety Element contains specific goals and policies that address hazards related to the development of hillside areas. The Victorville Zoning Ordinance contains a Slope Protection District, which regulates the maintenance and protection of sloped areas in excess of 5 feet in vertical height.

3.3 Governmental Constraints

Housing affordability is influenced by factors in both the private and public sectors. The laws and policies enacted at the federal, State, and local level guide residential development in the City. The processes for building or expanding housing influence the amount of housing developed and its type, form, location, and ultimate price. Land use controls, development standards, fees, and other local programs can have the unintended consequence of serving as a constraint to housing development. The following describes the various potential government constraints on housing development in Victorville.

3.3.1 Federal and State Constraints

Federal and State barriers and disincentives that limit the production of housing include national economic and job market conditions, federal and State laws and regulations, and a significant lack of funding and subsidies needed to support housing affordable to lower- and moderate-income families.

3.3.1.1National and State Economic and Job Market Conditions

Technology and globalization have changed the economy significantly in the last two decades. Federal laws and policies have allowed U.S. companies to move manufacturing and service jobs overseas and outsource for much lower costs to maintain or increase profits. This has led to a significant stagnation in wages for lower-skilled workers, while the cost of living (including housing costs) has continued to increase. The Congressional Research Service published the study “Wage Inequality and the Stagnation of Earnings of Low-Wage Workers: Contributing Factors and Policy Options” (February 5, 2020) that states the following:

> *Over the 1979–2018 period, real wages at the 10th percentile of the hourly wage distribution grew by 1.6%, whereas wages at the 50th percentile grew by 6.1% and wages at the 90th percentile grew by 37.6%.*

In 2019, the Massachusetts Institute for Technology published the study “The Work of the Future: Shaping Technology and Institutions,” which states that with automation, technology changes, and globalization, workers lacking some form of college degree suffer stagnating wages and have significantly less economic security. This study states that employment is “polarizing” in both the U.S. and the industrialized world for the following reason:

> *At the top end, high-education, high-wage occupations offer strong career prospects and rising lifetime earnings. At the other end, low-education, low-wage occupations provide little economic security and limited career earnings growth. As a result, the pathways to economically stable and secure careers for workers without college degrees are becoming narrower and more precarious. Simply put: we see no shortage of good careers for highly educated workers. And we see no shortage of jobs for less educated workers. But we do find a paucity of good careers for workers without significant post-secondary training—strong technical or vocational training, associate's degree level certification in a credentialed field, or attainment of a traditional four-year college or graduate degree.*

As documented above, and in numerous articles and studies in recent years, as automation, technology changes, and globalization of jobs and manufacturing have occurred, lower-skilled and less educated workers are not experiencing sufficient wage growth to keep up with rising housing costs. This has exacerbated the need for affordable housing and the housing crisis currently affecting California and many other states.

The University of California, Berkeley, Labor Center also reports the following information on low-wage earners on their website https://laborcenter.berkeley.edu/low-wage-work-in-california/:

- One of every three California workers earns low wages
- 32% of California workers earned less than $14.35 in 2017
- There are nearly 5 million low-wage workers in California

Changes in the employment market and wage growth are experienced on a local level. In Victorville, median sales prices have increased by 169% between 2012 and 2019 (according to Zillow.com), while median household income in San Bernardino County (reported by the U.S. Census Bureau) only increased 34% during the same period. Limited wage growth is a significant barrier to individuals and families who are currently housed or seek housing and has created a large need for affordable housing.

3.3.1.2 Lack of Federal and State Funding and Subsidies for Affordable Housing

Due to market factors and government regulations—such as the need to secure multiple funding sources (which delays project development), prevailing wage premiums, and sustainable development standards (which help to reduce negative environmental impacts, but increase costs)—affordable housing can cost more to develop than market-rate housing. As estimated in this Housing Element, the average multi-family project has an estimated development cost of $328,000 per unit (documented later in this chapter); while a lower-income affordable multi-family project has an estimated cost of over $500,000 per unit. This significant reality is a reason that the private sector

and market acting alone do not produce affordable housing. Affordable housing development relies on a multitude of public subsidies, both State and federal—those funding sources are documented in Section 4.2, Financial Resources, of this Housing Element.

Neither the federal nor State governments allocate sufficient funding to subsidize the needed affordable units pursuant to the Regional Housing Needs Assessment (RHNA) numbers allocated to each city and county in California. Additionally, no one source of public subsidy is sufficient to fund affordable housing projects completely. Therefore, developers must apply for and leverage multiple State and federal sources of funds, in addition to private lending, which is a time consuming process. One multi-family development can require 5 to 10 funding sources to finance its construction. Developers generally layer or "stack" financing from State and federal tax credits, State housing programs, local land donation and other local grants, federal housing programs, and private loans from financial institutions.

Federal funding for affordable housing represents a large portion of California's resources to support affordable housing. However, due to pressures to cut spending, federal funding for housing has declined in recent years while the number of severely cost-burdened (i.e., those spending 50% or more of their income on housing), low-income, renter households has increased. More specifically, Community Development Block Grant and HOME funds allocated to California to produce affordable housing units declined by 51% and 66% between 2003 and 2015, respectively. As a result, with funding cuts and increased demand, the sources of affordable housing funding are stretched very thin and have become increasingly competitive.

3.3.1.3Redevelopment Dissolution

As a result of legislation in 2011, all redevelopment agencies in the State were dissolved, which has had a profound effect on the quantity and complexity of affordable housing development in the State. Redevelopment was a tax increment financing tool that allowed cities and counties to retain a higher share of the growth in property taxes in designated "blighted" areas to invest in those areas to remediate blight. Over 400 cities and counties in the State used this tool, referred to as "urban renewal" before 1979. Since 1994, Redevelopment projects were required to allocate 20% of all tax increment for affordable housing in the community. On a Statewide level, over $2 billion annually for affordable housing was lost due to this State law change.

Despite State legislative efforts to replace Redevelopment with Enhanced Infrastructure Financing Districts and Community Revitalization and Investment Areas, these financing tools generate a tiny fraction of the local funding that Redevelopment did previously, which is the reason that only a few Enhanced Infrastructure Financing Districts and no Community Revitalization and Investment Areas have been adopted over the last 10 years. Put simply, the State has not provided an adequate replacement for affordable housing funding available under Redevelopment.

In 1991, the Victor Valley Economic Development Authority (VVEDA) Joint Powers Authority (JPA) was created in response to the closure of the George Air Force Base. The JPA is composed of the Town of Apple Valley, City of Hesperia, City of Victorville, City of Adelanto, and the County of San Bernardino and was established with the primary purpose of providing a funding mechanism to redevelop the former George Air Force Base (now known as the Southern California Logistics Airport) and to facilitate the successful reuse of the property.

Furthermore, the City created a redevelopment agency (Victorville RDA) in 1980 to further the revitalization of an area located along Bear Valley Road (Bear Valley Redevelopment Project Area) and the Old Town/Midtown areas of the City (Old Town/Midtown Redevelopment Project Area). Both the JPA and the Victorville RDA generated significant affordable housing funds until 2011. The City estimates that redevelopment revenues restricted for affordable housing in Fiscal Year 2020–2021 would have exceeded $6 million, including funds pledged to pay debt service on existing housing bonds. With the State's 2011 dissolution of Redevelopment, this significant funding source has been lost. State efforts to provide annual grants and other funding are significantly less and less reliable (i.e., they are usually awarded competitively) than affordable housing funding under Redevelopment. As a result, it is much harder to finance and build the affordable housing needed in the State.

3.3.1.4State Regulations and Development Challenges

Other regulatory challenges that present barriers to development include the following:

- Complying with State regulations and energy standards, greenhouse gas reduction requirements and other environmental conditions. These help to preserve the environment, but add to development costs.
- Prevailing wages, a federal and State legal requirement for publicly funded projects, can add 13–20% to hard construction costs. These additional costs are added to already-high construction and materials costs and can push an affordable housing project to be financially infeasible.

3.3.2 Local Constraints

The Land Use Element sets forth City policies for local land development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations may positively or negatively affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions,

permit processing procedures and other factors can constrain the maintenance, development and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes and other topics are designed to protect the public health and safety, but often these regulations have adverse impacts on housing costs and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and federal financial assistance for affordable housing. While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to mitigate their effects on housing directly. Therefore, the City's efforts emphasize policies and regulations that can be mitigated by the City.

3.3.2.1Land Use Controls

The Land Use Element sets forth City policies for local land development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. The current Land Use Element was adopted in 2008. An update to the Land Use Element is being processed concurrently with the 2021–2029 Housing Element cycle and is expected to be adopted in 2022.

Residential Land Use Designations

The current General Plan designates substantial areas of land for residential development, with a variety of densities from very low (2 dwelling units per acre) to high (20 dwelling units per acre). The Mixed Use designation allows for even higher density at 60 dwelling units per acre. Table 3-3 lists the current residential land use designations in the General Plan.

Table 3-3. City-Wide Land Use and Zoning

LAND USE CATEGORY	DESCRIPTION	MAX. DENSITY (DU/ACRE)
Very Low Residential (VLR)	This category of residential land use is characterized by single-family detached homes on lots with a minimum area of 0.5 acre, which allows for a maximum density of 2 du/acre.	2
Low Density Residential (LDR)	This residential land use category is characterized by single-family detached residential development.	5
Medium Density Residential (MEDR)	Residential development in this category is typified by attached townhome units or garden-type multi-family development.	8–12
High Density Residential (HDR)	Residential development in the HDR land use category corresponds to multi-family development characterized by apartments and condominiums.	12–20
Mixed Density Residential (MDR)	This MDR land use category is intended to facilitate single-family infill development in the event that extraordinary developmental constraints, such as a lack of required sewer infrastructure, make the continued development of the permitted high-density uses impractical or infeasible. Residential development in the MDR land use category ranges from single-family detached units to multi-family attached units, such as apartments. The MDR zone district corresponds to this General Plan land use designation.	1–15
Mixed Use (MU)	This MU land use category is intended to facilitate well-integrated multi-family and commercial developments adjacent to retail development. Permitted mix of uses include multi-family residential up to a density of 60 du/ac, retail, office, civic, open space, and other similar uses as defined through the planned unit development process.	60

Notes: du/acre = dwelling units per acre
Emergency shelters and single-room occupancies are permitted in some commercial zones; see Table 3-5.

Specific Plans

The Land Use Element provides for Specific Plans, which allow for a variety of residential and business uses to locate or expand in the City. A Specific Plan identifies the location, extent, and density of new development and indicates specific development standards that are applicable within the planning area. In the event that a Specific Plan is proposed for an area that exceeds existing residential densities or introduces changes in land use designations not provided for on the Land Use Policy Map, a General Plan Amendment is required to designate the area as “Specific Plan” and to establish the development limits for the Specific Plan. Victorville currently has 14 Specific Plans governing land use development in designated areas throughout the City (Table 3-4).

Table 3-4. Specific Plan Land Use and Zoning

NAME	DESCRIPTION	SIZE (ACRES)	DENSITY (DU/ACRE)	DWELLING UNITS
Brentwood	A mixed-use, master-planned community, including primary and secondary residential development, recreational uses and commercial development.	641.8	2–8	3,978
The Crossings	This community includes a variety of neighborhoods and housing types, many of which are interconnected through an extensive open space framework that includes a system of trails.	449	5–18	2,656
Desert Gateway	A transit-oriented development focused on a town center, series of village centers, and major employment centers, all connected by transit.	10,203	2–60	26,100
Foxfire Ranch	A high-quality, family-oriented, master-planned community with a variety of housing types.	225	1–7	915
Mesa Verde	A major planned mixed-use community, including primary and secondary residential uses and commercial development and an open space/park area.	653	2–20	3,384
Mohave Vistas	A master-planned community composed of residential and recreational land uses and a school site.	219	3.5–9	966
Old Town	A mixed-use, pedestrian-friendly community that is the focus for new, higher-intensity development in the City.	210	Up to 35, up to 48 with density bonus	84,746
Parkview	A master-planned community composed of residential, recreational, educational, and commercial land uses connected via a network of landscaped pedestrian environments.	177	4.0–12.5	715
Rancho Tierra	A mixed-use master plan town including commercial, industrial, and residential uses in the western addition portion of Victorville and adjacent to the City of Adelanto.	280	1–7.2	1,347
Southern California Logistics Airport	Accommodations for a commercial airport and aviation-related facilities, including compatible industrial, commercial, and public/recreational uses.	8,703	NA	NA
Talon Ranch	A high-quality, family-oriented, master-planned community with supportive commercial uses, linked with open space/trail system.	144	3–8	577
Vista Verde	A high-quality development of multiple uses, including commercial, single-family residential, and possibly a joint-use park/elementary school.	519	3.8–6	2,530
West Creek	A variety of master-planned residential uses and an elementary school and open space.	406	2–8	1,598
Civic Center	A sustainability plan for Victorville's Civic Center that intends to revitalize the area, promote infill development, reduce greenhouse gas emissions, and encourage energy efficient development.	473	0.5–30	NA

Notes: du/acre = dwelling units per acre

Sphere of Influence

New annexations from land in the City's sphere of influence could provide areas for additional residential development. One potential annexation area encompasses the boundary of the Desert Gateway Specific Plan and is shown as a significant section of the North Mojave Planning Area. The Desert Gateway Specific Plan also has mixed-use developments proposed within it at maximum densities of 30 and 60 dwelling units per acre. With 120 acres in the "town center" potentially dedicated to housing, 4,872 units could be provided based on dwelling units per acre. The smaller scale "village centers" allow for mixed-use development with a maximum density of 30 dwelling units per acre. With three separate areas and 45 acres available, 1,350 units are possible.

Any annexation would be required to include concurrently two "island" areas, i.e., unincorporated areas located entirely within City boundaries. These have existing low-density single-family homes but do not currently have significant infrastructure improvements. Much of the housing is older and, therefore, may be more affordable than other developed areas of the City.

Zoning

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. Table 3-5 summarizes the various housing types permitted in the City's zoning districts. As required, the City encourages the development of a variety of housing types through its Zoning Code and Municipal Code, including multi-family rental housing, housing for farmworkers, emergency shelters, Low-Barrier Navigation Centers (LBNCs), transitional housing, supportive housing, single-room occupancy (SRO) units, manufactured housing, mobile home parks, and accessory dwelling units. The following sections provide further explanation of the potential for development of each of these housing types in the City.

Table 3-5. Permitted Residential Uses by Zone

RESIDENTIAL USES	EXCLUSIVE AGRICULTURAL (AE)	AGRICULTURE RESIDENTIAL (A)	SUBURBAN RESIDENTIAL (S-R)	SINGLE FAMILY RESIDENTIAL (R-1)	MEDIUM DENSITY RESIDENTIAL (R-2)	HIGH DENSITY RESIDENTIAL (R-3)	VERY HIGH DENSITY RESIDENTIAL (R-4)	MIXED DENSITY RESIDENTIAL (MDR)	RESIDENTIAL MOBILE HOME PLANNED DEVELOPMENT (R-MPD)	NEIGHBORHOOD SERVICE (C1)	GENERAL COMMERCIAL (C2/C4)	ADMINISTRATIVE PROFESSIONAL OFFICES (CA)	PUBLIC AND CIVIC (PC)
Single-family residence	P	P	P	P	—	—	—	P	P	—	—	—	—
Multi-family (8 units/acre)	—	—	—	—	P	P	P	P	—	—	—	—	—
Multi-family (15 units/acre)	—	—	—	—	—	P	P	P	—	—	—	—	—
Multi-family (20 units/acre)	—	—	—	—	—	—	P	—	—	—	—	—	—
Condominiums	—	—	—	C	C	C	C	C	—	—	—	—	—
Manufactured/mobile homes	P	P	P	P	—	—	—	P	P	—	—	—	—
Mobile home park	—	—	—	—	C	C	C	—	—	—	—	—	—
Boardinghouse	—	—	—	—	C	C	C	C	—	—	—	—	—
Commercial caretakers quarters	C	C	C	C	C	C	C	—	—	C	—	C	C
Single-room occupancy	—	—	—	—	—	C	C	C	—	—	C	—	—
Emergency shelter	—	—	—	—	C	C	C	—	—	P	—	—	—
Transitional or supportive housing	P	P	P	P	P	P	P	P	P	—	—	—	—
State-licensed care facilities, including group, community, and residential (up to six individuals)	P	P	P	P	—	—	—	P	P	—	—	—	—
Accessory dwelling unit	P	P	P	P	—	—	—	P	P	—	—	—	—

Notes: C = conditional use permit required; P = permitted use; — = not permitted

3.4 Variety of Housing Types

3.4.1 Single-Family Housing

Single-family residences are permitted in the Exclusive Agricultural (AE), Agriculture Residential (A), Suburban Residential (S-R), Single Family Residential (R-1), Mixed Density Residential (MDR), and Residential Mobile Home Planned Development (R-MPD) zones. Most of the City's Specific Plans provide for single-family residential development at low to medium densities. Single-family development requires a Site Plan Review, including evaluation of the project, using the City's design guidelines.

3.4.2 Multi-Family Housing

Multi-family housing at a density up to eight dwelling units per acre is permitted in the Medium Density Residential (R-2), High Density Residential (R-3), Very High Density Residential (R-4), and Mixed Density Residential (MDR) zones. Multiple-family housing at a density up to 15 dwelling units per acre is permitted in the High Density Residential (R-3), Very High Density Residential (R-4), and Mixed Density Residential (MDR) zones. Multi-family density of up to 20 dwelling units per acre is only permitted in the Very High Density Residential (R-4) zone. According to the City's Development Code, hotels and motels with 20% or more units containing a kitchen or kitchenette are considered multi-family units.

The City's Development Code also distinguishes between multi-family housing and condominiums with regard to permitted location. Unlike multi-family housing, condominiums are permitted in the Single Family Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Very High Density Residential (R-4), and Mixed Density Residential (MDR) zones. In addition, the Old Town Specific Plan and Civic Center Specific Plan encourage high-density, multi-family residential development.

3.4.3 Manufactured Housing and Mobile Home Parks

The City's Development Code distinguishes between manufactured and mobile homes primarily based on whether or not they include a permanent foundation. According to the code, mobile homes are vehicles containing one or more dwelling units without a permanent foundation. In contrast, manufactured homes are built on a permanent chassis but may be used with or without a permanent foundation. Both mobile and manufactured homes are permitted in the Exclusive Agricultural (AE), Agriculture Residential (A), Suburban Residential (S-R), Single Family Residential (R-1), Mixed Density Residential (MDR), and Residential Mobile Home Planned Development (R-MPD) zones, and subject to the same property development standards as single-family detached units. Manufactured homes outside mobile home subdivisions must be on a permanent foundation and are subject to design regulations to ensure compatibility with surrounding uses. The City has established design criteria for manufactured homes consistent with California Government Code, Section 65852.3.

Mobile home parks, which include two or more mobile homes, are conditionally permitted in the Medium Density Residential (R-2), High Density Residential (R-3), and Very High Density Residential (R-4) zones on a minimum lot size of 5 acres. There are nine mobile home parks located in the City containing a total of 1,039 spaces.

3.4.4 Farmworker and Employee Housing

Pursuant to the California Employee Housing Act (Section 17000 of the California Health and Safety Code), any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation. Employee housing for six or fewer people must be permitted wherever a single-family residence is permitted. To comply with State law, no conditional use permit or variance can be required.

Despite the limited number of farmworkers in the City and surrounding area, the City allows employee housing, including housing for farmworkers, consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. The Zoning Code stipulates that "any facility, place, or building maintained and operated to provide residential care for six or fewer people" and located "in a single-family zoning district shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone if required by state law."

The Zoning Code permits mobile homes for use as employee housing on the same parcel in the Exclusive Agriculture (AE) district. Additionally, in the Agriculture Residential (A) district, up to three single-family homes can be placed on parcels 3 acres or larger.

In addition, to the above provisions, zoning is available for housing for farmworkers through the variety of other housing types encouraged in the Zoning Code, including multi-family, SRO, manufactured housing, and accessory dwelling units (ADUs).

3.4.5 Single-Room Occupancy

Single-room occupancies are secure residential units that include communal or individual kitchens and communal or individual bathroom facilities. They are conditionally permitted in the High Density Residential (R-3), Very High Density Residential (R-4), Mixed Density Residential (MDR), and General Commercial (C2/C4) zones.

The City's SRO regulations establish the following conditions:

- A management plan approved by the Planning Commission that includes a 24-hour resident manager and security monitoring system.
- The provision of common areas.

- One parking space per two units, subject to review and adjustment as part of the conditional use permit review process based upon the proximity of the development to commercial support services and public transportation facilities, as well as the inclusion of bicycle parking.
- Common facilities that serve the residents of the SRO development if SRO living units do not provide individual cooking or bathroom facilities.
- When developed as part of a mixed-use development, allowable only in the General Commercial (C2) zone, compatibility with the commercial uses, which must be located on the ground floor.
- Accommodation for the storage space needs for tenants in an area or areas separate from the SRO living units.

While there are no SROs currently in the City, the Housing Element includes a program (Program PP-I.3) to encourage development of at least one SRO development within the Planning Period.

3.4.6 Emergency Shelters

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for people experiencing homelessness) without discretionary action. Assembly Bill (AB) 139 (2019) added stricter requirements and restrictions on cities' ability to regulate emergency shelters. The Housing Element has a program (Program PP-A.1) to bring the City into compliance with AB 139, as codified in California Government Code, Section 65583 (a)(4)(A). Specifically, the City will modify the portions of its Municipal Code dealing with the location of and distance between emergency shelters, as well as parking requirements, and will ensure the City uses only objective development standards to come into compliance with current State requirements.

The identified zones in which emergency shelters are allowed must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. According to the 2020 point-in-time count for Victorville, 298 people experiencing unsheltered homelessness were living in the City.

The City's Development Code allows emergency shelters without discretionary action in the Neighborhood Service (C-1) zone and with a conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), and Very High Density Residential (R-4) zones, as well as with a conditional use permit in the Mixed Use and residential districts of the Old Town Specific Plan. The maximum lot coverage in the C-1 zone is 40%, with a maximum height of 35 feet for buildings in this zone. Any emergency shelter developed in the C-1 zone would be required to be set back 30 feet from a residential district. In addition, off-street parking shall be provided at the ratio of one on-site parking space for every ten adult beds, plus one additional space for the

on-site manager. These standards may exceed statutory requirements pursuant to Government Code section 65553(a)(4). Proposed Program PP-I.1 will evaluate these standards further, and staff will revise the standards as needed.

Figure 3-1 illustrates locations in the City where an emergency shelter can realistically be developed without discretionary action, i.e., vacant land parcels between 10,000 square feet and 5 acres in size, zoned C-1, and located within 0.5 miles of a transit stop. There are 132 such parcels totaling more than 200 acres. Figure 3-1 also shows the location of Homeless Resource Centers in the City, many of which are within 0.5 miles of locations where emergency shelters can be developed. In addition, Figure 3-1 shows the location of the City's flood zones and transmission lines, as those areas would not be suitable for development without mitigation. The majority of sites are not located within flood zones or near transmission lines. No areas of the City have been identified as entirely unsuitable for human habitation. The City has sufficient capacity to accommodate multiple year-round shelters to serve the City's share of the regional unsheltered homeless population.

The City's commitment to providing sufficient emergency shelters for the community is evident in its commitment to and partnership in the development of the Wellness and Recuperative Center Campus. The Wellness and Recuperative Center Campus will include 120 beds of interim housing, 48 beds for recuperative care, a multipurpose center, dining, a medical clinic, a dog run/kennel, and offices for support services, all with a 24-hour operation schedule. The Wellness and Recuperative Center Campus will be built on City-owned land within the Old Town Specific Plan Area. More information about the Wellness and Recuperative Center Campus and the City's efforts to accommodate emergency shelters more generally, is provided in Chapter 2, Community Profile.

3.4.7 Low-Barrier Navigation Centers

AB 101 requires jurisdictions to allow a LBNC development of up to 50 units by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if the development meets specified requirements. The City may also choose to allow larger LBNC developments by right in these zones. According to the California Government Code, Section 65660, a "Low-Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

The Housing Element has a program (Program PP-I.1) to permit development of LBNCs by right in areas zoned for mixed-use and nonresidential zones permitting multi-family uses, in accordance with California Health and Safety Code, Sections 65660 through 65668. The requirements applied to LBNCs in the aforementioned zones will be limited to the following:

- The proposed LBNC shall offer services to connect people to permanent housing through a services plan that identifies services staffing.
- The proposed LBNC is linked to a coordinated entry system so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing.
- The proposed LBNC complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- The proposed LBNC has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

While California Health and Safety Code, Sections 65660 through 65668, are designed to be repealed as of January 1, 2027, the City intends for its LBNC regulations to remain in the Municipal Code indefinitely.

3.4.8 Transitional and Supportive Housing

The City's Development Code defines transitional housing as follows:

> *Housing configured as rental housing developments, with supportive services for up to twenty-four months but not less than six months. Transitional housing is designated and targeted for recently homeless persons and is intended to move recently homeless persons to permanent housing as quickly as possible and recirculate the assisted housing to another eligible program recipient. This type of housing includes self-sufficiency development services, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons.*

Consistent with California Government Code, Section 65582, the City's Development Code defines supportive housing as follows:

> *Housing with no limit on length of stay, that is occupied by persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care*

> *system, individuals exiting from institutional settings, veterans, and homeless people; and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.*

State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. Transitional and supportive housing are permitted in the Agriculture Residential (A), Exclusive Agricultural (AE), Suburban Residential (S-R), Single Family Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Very High Density Residential (R-4), Mixed Density Residential (MDR), Residential Mobile Home Planned Development (R-MPD) zones. They are not subject to any regulations beyond what is required for other residential uses in the same zones.

AB 2162 (2018) further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. AB 2162 also prohibits minimum parking requirements for supportive housing within 0.5 mile of public transit. The Housing Element has a program (Program PP-A.1) for the City to come into compliance with these recent legal changes, including to permit transitional and supportive housing by right in mixed-use zones.

See Chapter 2, Community Profile, for more information about the City's efforts to accommodate transitional and supportive housing.

3.4.9 Residential, Group, and Community Care Facilities

Residential care facilities often provide care to people with disabilities, including those with physical and mental disabilities. State law allows residential care facilities of six or fewer individuals in any single-family zone. Consistent with State law, the City permits small residential care facilities that serve six or fewer clients in every residential zone that permits single-family units. Specifically, the City's Zoning Code permits State-licensed care facilities, including group, community, and residential care facilities, by right in the Exclusive Agriculture (AE), Agriculture Residential (A), Suburban Residential (S-R), Single Family Residential (R-1), Mixed Density Residential (MDR), and Residential Mobile Home Planned Development (R-MPD) zones. Proposed Program PP-I.1 requires the City to provide revisions to the Development Code to clarify that both licensed and unlicensed residential care facilities for six or fewer individuals are permitted in every residential zone that permits single-family units.

Larger facilities would fall under the definition of boarding houses or convalescent or rest homes. Boarding houses are conditionally permitted in the Medium Density Residential (R-2), High Density Residential (R-3), Very High Density Residential (R-4), and Mixed Density Residential (MDR) zones, and convalescent homes are conditionally permitted in the Medium Density

Residential (R-2), High Density Residential (R-3), Very High Density Residential (R-4), Mixed Density Residential (MDR), and Neighborhood Service (C-1) zones. The City's Development Code does not specify which zones allow rest homes. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities. Larger residential care facilities are not allowed in the Very Low Density (VLDR) or Low Density (LDR) zones. The VLDR zones are largely located at the periphery of the city and have a more rural character. They typically have limited infrastructure and lack access to services and transit. Proposed Program PP-I.1 requires the City to evaluate the LDR zone to assess the feasibility of permitting large residential care facilities to ensure that the zoning regulations do not unduly constrain development of these facilities, and to review the Development Code as necessary.

3.4.9.1Definition of Family

Including a definition of "family" in the Zoning Ordinance may effectively restrict access to housing for households failing to qualify as a family by that definition. A restrictive definition of family that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for people with disabilities but not for housing families that are similarly sized or situated. The City's Development Code does not include a definition of family.

3.4.10 Accessory Dwelling Units

An ADU is an attached or detached residential unit that provides complete independent living facilities for one or more people. A junior accessory dwelling unit (JADU) is an ADU contained entirely within a single-family residence. Section 16-3.07.030 of the City's Development Code regulates ADUs. Currently, ADUs are permitted in the Exclusive Agricultural (AE), Agriculture Residential (A), Suburban Residential (S-R), Single Family Residential (R-1), Mixed Density Residential (MDR), and Residential Mobile Home Planned Development (R-MPD) zones.

Recent State legislation, including AB 68, AB 881, AB 587, AB 671, and Senate Bill 13 modified the way local jurisdictions are allowed to regulate ADUs and JADUs. This legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design. Under current State law, the City may adopt regulations governing the design of ADUs, but no lot coverage, floor area ratio, open space, or minimum lot size can preclude the construction of a "statewide exemption ADU," which is an ADU with an area up to 800 square feet, height up to 16 feet, and 4-foot side and rear yard setbacks. Further, to comply with the new State law, the City will expand the zones and circumstances under which ADUs and JADUs are allowed, modify the unit size requirement and eliminate the converted parking replacement requirement. The

Housing Element contains a program (Program PP-A.1) to bring the City into compliance with the new State restrictions on local ADU regulations.

3.4.11 Development Standards

The City's Development Code contains development standards for each zoning district intended to protect and promote the health, safety, and general welfare of residents and to implement General Plan policies. Development standards have the potential to limit the number of units that may be constructed on a particular property, which in turn, can increase the per-unit land costs and result in higher development costs that may impact housing affordability. Development standards for residential zones are presented in Table 3-6. Most development standards are typical and consistent with standards established in surrounding communities.

Table 3-6. Development Standards

DEVELOPMENT STANDARDS	EXCLUSIVE AGRICULTURAL (AE)	AGRICULTURE RESIDENTIAL (A)	SUBURBAN RESIDENTIAL (S-R)	SINGLE FAMILY RESIDENTIAL (R-1)	MEDIUM DENSITY RESIDENTIAL (R-2)	HIGH DENSITY RESIDENTIAL (R-3)	VERY HIGH DENSITY RESIDENTIAL (R-4)	MIXED DENSITY RESIDENTIAL (MDR)	RESIDENTIAL MOBILE HOME PLANNED DEVELOPMENT (R-MPD)	NEIGHBORHOOD SERVICE (C-1)
Maximum lot coverage	40%									
Minimum net lot area	5 acres	1 acre	0.5 acre	7,200 sf	8,500 sf	10,000 sf	10,000 sf	7,200 sf	7,200 sf	10,000 sf
Maximum dwelling unit density (per gross acre)	NA	NA	Up to 2	Up to 5	Up to 8	Up to 15	Up to 20	Up to 15	Up to 5	NA
Lot width (feet)										75
Interior	150	150	85	60	60	70	70	60	60	
Corner	150	150	85	65	65	75	75	65	65	
Reverse corner	150	150	85	75	65	75	75	65	65	
Cul-de-sac *(at front setback)*	150	150	85	60	60	70	70	60	60	
Lot depth (feet)	150	150	150	100	100	100	100	100	100	NA
Minimum front yard setbacks										10
Porch	25	25	20	14	20	20	15	20	20	
First story living (feet)	25	25	20	20	20	20	15	20	20	
Minimum side yard setback (feet)										
Street side	10	10	10	10	10	10	10	10	10	10
Reverse corner street side				15						10
Interior side	10	10	5 &10	5 & 10	5	5	5	5	5	0
Separation between dwelling units (feet)	NA	NA	15	NA	NA	NA	NA	NA	NA	30[2]
Minimum rear yard setback (feet)	20	10	20	20	20	20	15	10	20	0
Maximum height (feet)	35	35	30	30	30[1]	35[1]	35[1]	35	20	35

Notes:
[1] No principle building shall exceed a height of one story when located within one hundred feet of an existing single-family residence.
[2] Minimum separation from residential district.

The maximum height of residential buildings in the S-R, R-1, and R-2 is 30 feet, while the maximum height in the AE, A, R-3, R-4, MDR, and C-1 zones is 35 feet. Within the R-MPD zone, the maximum height is 20 feet. In addition, buildings in the R-2, R-3, and R-4 zones are limited

to one story when located within 100 feet of an existing single-family residence. With these height limitations it may be difficult to achieve the densities allowable within some of the higher-density zones in the City, such as the R-4 (20 du/ac) zone. This is particularly true for sites located within 100 feet of an existing single-family residence, which are limited to a one-story height. Proposed Program PP-B.3 requires the City to assess existing development standards, including height limits, to evaluate their impact on residential development and revise as needed to encourage the creation of additional housing within the City.

3.4.11.1 Reasonable Accommodation

State law requires the City to accommodate requests from people with disabilities to waive specific requirements or standards of the City's Development Code to ensure that their homes are accessible. For example, allowable uses in setbacks may need to be modified to accommodate the construction of a ramp for wheelchair users. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. Section 16-3.08.100 of the City's Development Code outlines the process for requesting a reasonable accommodation to City standards. Reasonable accommodation requests may be approved if they are necessary for people with disabilities to use and enjoy a dwelling unit in question; do not create a health, safety, and welfare issue in regards to land use, zoning, or building; and do not impose an undue financial or administrative burden on the City.

3.4.11.2 Parking Requirements

Table 3-7 includes the City's Development Code parking requirements.

Table 3-7. Parking Requirements for Residential Uses

USE	REQUIRED SPACES
Single-family residence	2 spaces within an enclosed garage
Multiple-family residences	2 spaces per unit – 1 space shall be covered
Condominiums	2 covered spaces per unit (1 space for 1-bedroom units) + 1 uncovered space per 2 units
Manufactured/Mobile Homes within the R-MPD district	2 spaces that may be tandem within a garage, carport, or awning
Mobile home park	2 adjoining spaces per unit that may be tandem + 1 space per 5 units
Boardinghouse	1 space per sleeping room + 3 additional spaces
Emergency shelter	1 space for every 10 adult beds, plus 1 additional space for the on-site manager
Transitional or Supportive Housing	Same as comparable residential uses
Accessory Dwelling Unit	None

Off-street parking is costly to construct and can limit the space on a site available for other purposes. Requiring excessive off-street parking can significantly increase the cost of housing development. For this reason, off-street parking requirements for multi-family residences are typically required proportionate to the size of the residence, with more parking required when residences have more bedrooms, and less for smaller residences. In some cities, off-street

parking requirements may be reduced for residential uses that have lower parking demand, such as senior housing. The City requires two off-street parking spaces for multi-family residential units, regardless of size or the population they serve, plus additional guest parking for condominium projects. Proposed Program PP-A.8 requires the City to evaluate existing off-street parking requirements and make recommendations to reduce the number of required off-street parking spaces for residential development with expected lower parking demand.

3.4.11.3 Density Bonus

While the City's Zoning Code is currently outdated with respect to density bonuses, the City follows the State-mandated density bonus allowance requirements. Bonuses are provided based on the following percentages:

- Provide at least 10% of the total units of the housing development for households with lower incomes as defined in California Health and Safety Code, Section 50079.5.
- Provide at least 5% of the total units of the housing development for households with very low incomes as defined in California Health and Safety Code, Section 50105.
- Provide a senior housing development as defined in Civil Code, Sections 51.3 and 51.12, or mobile home park that limits residency based on age requirements for housing for seniors pursuant to Civil Code, Sections 798.76 and 799.5.
- Provide at least 10% of the total dwelling units in a common interest development as defined in California Civil Code, Section 1351, for people and families with moderate incomes as defined in Section 50093 of the California Health and Safety Code provided that all units in the development are offered to the public for purchase.

The Housing Element has a program (Program PP-A.2) to create a menu of density bonuses in exchange for the provision of community benefits and amenities. This will allow the City to incentivize local priorities aside from affordable housing, which is all that is incentivized by the State density bonus parameters.

3.4.11.4 Building Codes and Enforcement

The City has adopted the 2019 edition of the California Building Code (CBC), which incorporates the 2018 International Building Code with California amendments, and establishes standards and requires inspections at various stages of construction to ensure code compliance. The City's building code also requires new residential construction to comply with the federal Americans with Disabilities Act (ADA) standards, which specifies that a minimum percentage of dwelling units in new developments must be fully accessible to the physically disabled. Amendments to the CBC have been related to state mandated fire code and Federal Emergency Management Agency (FEMA) requirements. While the incorporation of these measures may raise housing

construction costs, these standards are necessary to provide access to homes for people with disabilities and to ensure a safe living environment for the community. Further, the CBC is adopted by many cities throughout California and does not, in general, pose a constraint to development of affordable housing.

Code enforcement in the City is the responsibility of the Code Enforcement Division of the Development Department. The code enforcement team assists residents and business owners in an effort to maintain a comfortable, safe, and clean living and business environment through community awareness and enforcement programs. The Code Enforcement Division investigates complaints pertaining to private property, including but not limited to the storage of inoperable vehicles, junk and debris, unsecured or unmaintained commercial and residential properties, illegal dumping, and violations of zoning, building, and business license regulations. Code enforcement reacts to citizen complaints and proactively addresses conditions that generate blight, negatively impact residential communities or commercial zones, and affect the public's health and safety. Residents can file code enforcement complaints online on the City's website, by email, by phone, or in-person at City Hall in Victorville.

The City offers residential compliance assistance to address code violations through several loan programs and solid waste services. The Senior Home Repair is designed to assist low-income persons at least 62 years old, permanently disabled or handicapped, with a one-time grant to make eligible home repairs. The Residential Rehabilitation Program can be used to correct health and safety issues or code violations. This program offers low interest deferred loans to income eligible homeowners. To assist with cleaning up trash and removing bulky items, the City offers bulky item pick-up services and free bulky item drop-off, available only to residents of Victorville.

3.4.11.5 Permitting

The permitting process required for residential development contributes to the cost of housing because these costs are ultimately reflected in the selling price. The permitting and review process can also increase the time it takes for new development to be completed, thus slowing the production of new housing supply and adding to costs for developers who must hold land in anticipation of entitlement.

The City's goal, as encapsulated in Program PP-B.2, is to expedite processing of residential development applications. Construction of a project can often begin quickly because the City's Development Department takes care of all plan check responsibilities, including fire and engineering. The result is a streamlined and efficient review, cutting the time the plans are with the City. If complete, all plans are turned around within 4 weeks of the initial submittal and 2 weeks of the revised submittal. Currently, the City does not have a formal procedure for expediting projects with affordability components.

Permits for Residential Use

Site Plans

Site Plan Review is required for all new residential development and all expansions of existing residential uses, with the exception of expansions that do not add habitable space or a kitchen, or projects that require a conditional use permit. The purpose of Site Plan Review is to ensure that new development is consistent with City General Plan goals and policies, Development Code objectives and standards, with the City's design guidelines, and with the character of the surrounding neighborhood. Site Plan Review allows the City discretion in evaluating projects and lets the approving authority place reasonable conditions on residential development to ensure that the public health, safety, and welfare are maintained. Development is reviewed to evaluate any potential impacts on the privacy, views, and overall quality of existing buildings in the area, and to ensure adverse impacts and disruptions to surrounding uses are minimized.

Depending on the type and location of the proposed development, site plans may be approved by the zoning administrator or their designee or may require Planning Commission approval. Development on existing sites is generally approved by the zoning administrator, while new development is approved by the Planning Commission and appealable to the City Council. Minor site plans approved by the zoning administrator on existing sites do not require a public hearing, but site plans reviewed by the Planning Commission require a public hearing. Typically, for projects adhering to the general plan and zoning, only one public hearing is necessary and typically can be processed from formal application date to public hearing within 4 to 6 weeks for projects not needing extensive CEQA review. While the site plan review process allows for considerable discretion on the part of the approving authority, the City is a development-friendly community and has historically approved most permit requests for residential development.

Conditional Use Permits

Condominiums, mobile home parks, boardinghouses, commercial caretaker quarters, single-room occupancies, and some emergency shelters require conditional use permits for approval. Conditional use permits may be approved by the zoning administrator for projects on existing sites or modifications to existing conditional use permits. All other conditional use permits require approval by the Planning Commission. A public hearing is required for approval of a conditional use permit, regardless of the approving authority. Findings are required for approval of conditional use permits, which include the determination that the project complies with relevant requirements in the City's Development Code, is consistent with the General Plan, and will not create traffic that will overload the street system or create a public safety hazard. Conditional use permits typically require 4–6 weeks for processing.

Findings of Approval

Victorville utilizes the Planning Commission or Zoning Administrator (ZA) for all Site Plan approvals. Victorville does not have a separate architectural design review committee or commission. All design review is handled by either the Planning Commission or the ZA according to guidelines with standards that are objective in nature.

All new development on undeveloped land requires Planning Commission Site Plan review, however the ZA is a staff member appointed by the City Manager who has the power and duty to review and make decisions on development or improvements that occur on existing developed sites pursuant to Section 16-3.01.050 of the Municipal Code. In addition, following tract and/or parcel map recordation, **the ZA is authorized to approve Site Plan entitlements on undeveloped single-family lots. Furthermore, Planning Commission policies exist that allow the ZA to authorize staff level adjustments to projects that were previously approved by the Planning Commission. These streamlined standards, policies, and practices allow for efficient review of new developments and add certainty to the development process.**

Section 16-3.01.030 of the Victorville Municipal Code, as listed below, addresses the scope of review approval findings for new Site Plan applications. These standards are fundamentally objective in nature and while subsections (b) and (c) may be subjective, the scope of review by staff and the Planning Commission is completed in an objective manner, limited to health and safety factors.

In order to provide upfront feedback to developers and to promote certainty in meeting the scope of the review, the City offers free Pre-Submittal Application reviews on a weekly basis for applicants to receive Site Plan review comments on prospective projects. During the Pre-Submittal process, representatives from Planning, Building, Fire, and Public Works (Engineering and Water) provide health and safety comments and are available to discuss the project with the applicant to facilitate meeting the scope of the review.

Sec. 16-3.01.030: Scope of review

Where Site Plan review is required for a use or a structure under the provisions of this Article, the following aspects of the project are to be reviewed by the Zoning Administrator and the Planning Commission if applicable:

> (a) The location of the site in relation to location of buildings on adjoining sites, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;

(b) The degree to which the proposed development will complement and/or improve upon the quality of existing development in the vicinity of the proposed project and the extent to which adverse impacts to surrounding properties will be minimized;

(c) The effect of the proposed project on surrounding uses, including ensuring minimum disruption to such uses;

(d) Whether the development standards set forth in the Development Code have been satisfied;

(e) Whether the design guidelines set forth in the Development Code have been substantially met;

(f) One or more of the development standards required by Title 16 may be eliminated by the Planning Commission where the following findings are made:

(1) The elimination of the requirement is not injurious to the public health, safety and welfare, and

(2) Based upon characteristics of the site, the elimination of the development standard will have no adverse effect on surrounding properties;

(g) In the event a development standard is eliminated, the elimination shall apply only to the use as submitted as part of the site plan approval, any future expansion or modification of the use will invalidate the eliminated development standard, the necessity for which will be reviewed at the time of any subsequent application.

3.4.12 Fees

Development fees that apply to residential development in Victorville are not set based on the actual cost of services but rather on a set schedule adopted by the City Council. Current City fees are as follows.

3.4.12.1 Permit Processing Fees

Table 3-8 includes the City's permit processing fees.

Table 3-8. Permit Processing Fees

PERMIT	FEE
Conditional Use Permit	$2,454.18
Minor Conditional Use Permit	$429.48
Planned Unit Development	$1,840.63 + $18.40 per lot
Development Agreement	$4,908.35 + $613.54 per revision
Environmental Assessment:	
Categorical Exemption	$122.71
Initial Study/Negative Declaration	$1,227.08
Environmental Impact Report	Actual cost
Variance	$1,227.08
Minor Variance	$889.64
Minor Deviation	$306.77
Tentative Tract Map	$1,840.63 + $18.40
Tentative Parcel Map	$1,227.08
General Plan Amendment	$1,840.63
Specific Plan	$6,135.42
Specific Plan Amendment	$3,067.72
Site Plan/Modification	$2,454.18
Minor Site Plan	$470.83
Building Plan Review	Sliding scale based on valuation ($29.25+)
Building Permit	Sliding scale based on valuation ($45+)
Development Impact Fee	$11,327.00/single-family unit $7,639.00/multi-family unit
Victor Valley Water Reclamation Authority Fee/Industrial Wastewater Treatment Plant Fee	Varies by number of fixtures ($200+)
Sewer Capacity	Typically $350 per house
Technology Fee	4.8% of plan review, building permit, mechanical permit, electrical permit, and plumbing permit fees
Green Building Fee	Sliding scale based on valuation ($1.00+)

The actual fees for a building permit cover a wide variety of costs. To provide an estimate of what the costs amount to, fees were calculated for a 1,500-square-foot single-family residence (assuming a quarter-acre lot) and an 800-square-foot apartment unit (assuming a 20 unit-per-acre density). The fees are as follows (Table 3-9).

Table 3-9. Building Permit Fees Schedule

FEE	1500-SQUARE-FOOT SINGLE FAMILY	800-SQUARE-FOOT APARTMENT UNIT
Green Building	$6.00	$3.13
Seismic	$16.25	$7.92
Imaging	$81.25	$39.59
Plan Review	$554.00 (reduced by 70% for tract houses)	$198.37
Building Permit	$860.00	$305.19
Electrical Permit	$139.75	$102.70
Plumbing Permit	$134.00	$115.00
Mechanical Permit	$74.45	$74.45
Bear Valley Bridge	$180.00 (only if in specified area)	$180.00 (if in specified area)
Goodwill Bridge	$280.00 (only if in specified area)	$280.00 (if in specified area)
Street Light	$300.00 (scattered single-family only)	NA
Fire Hydrant	$500.00 (scattered single-family only)	NA
Storm Drain	$2,585/acre (if in specified area)	$2,585/acre (if in specified area)
Sewer Assessment	Determined by Eng. Dept.	Determined by Eng. Dept.
Sewer Capacity	$350.00	$350.00
Water	$4,750 (approximate)	
Total (Range)	**$7,445,75 - $8,691.95**	**$1,325.60 - $1,605.60**

Several agencies that are separate from the City charge fees, which affect the cost of building. Those agencies and fees are as follows:

- Victor Valley Wastewater Reclamation Authority/Southern California Logistics Airport (SCLA) Industrial Wastewater Treatment Plant (sewer): $3,750 per unit
- Residential School District Fees (amounts are per square foot):
  - $3.39 (Adelanto Elementary School District)
  - $1.22–$2.17 (Victor Valley Union High School District)
  - $5.36 (Hesperia Unified School District)
  - $?? (Snowline Joint Unified School District)
  - $2.89 (Victor Elementary School District)

Using the scenarios above and averaging certain specified areas and the school district fees, the building permit fee amount (excluding permit processing fees) for a single-family home generally ranges from $16,196 to $17,443 and the fee amount for a multi-family unit generally ranges from $7,743 to $8,023.

3.4.12.2 Transparency in Development Process

To increase transparency in the development process as required by law, the City has a variety of tools available for developers. The City's website includes an online permitting portal/fee estimator, a tool to look up zoning by property, as well as the City's zoning map, development code, and land use plans. Most development and building fees are posted on the City's website, but permit fees are not listed online. Proposed Program PP-B.5 requires the City to add the current permit fees to the fee information available on the City's website.

3.4.13 Other Local Programs

3.4.13.1 Required Improvements

For new development on unimproved sites, the City requires the developer to construct on-site improvements and contribute to its fair share of off-site improvements. The typical residential street width is 40 feet. A gutter, a 6-inch curb, and a 6-foot-wide sidewalk are also required. Typically, water and sewer connections are on all existing City streets. New development will connect to the adjacent infrastructure connections.

New single-family development in Victorville occurs on large expanses of land, often through the Specific Plan process. A requirement of Specific Plan development is that all roads and infrastructure be planned and implemented as part of the development. This requirement enables infrastructure costs to be shared among a large number of houses (typically 200+ units), thereby reducing the per-unit site improvement cost.

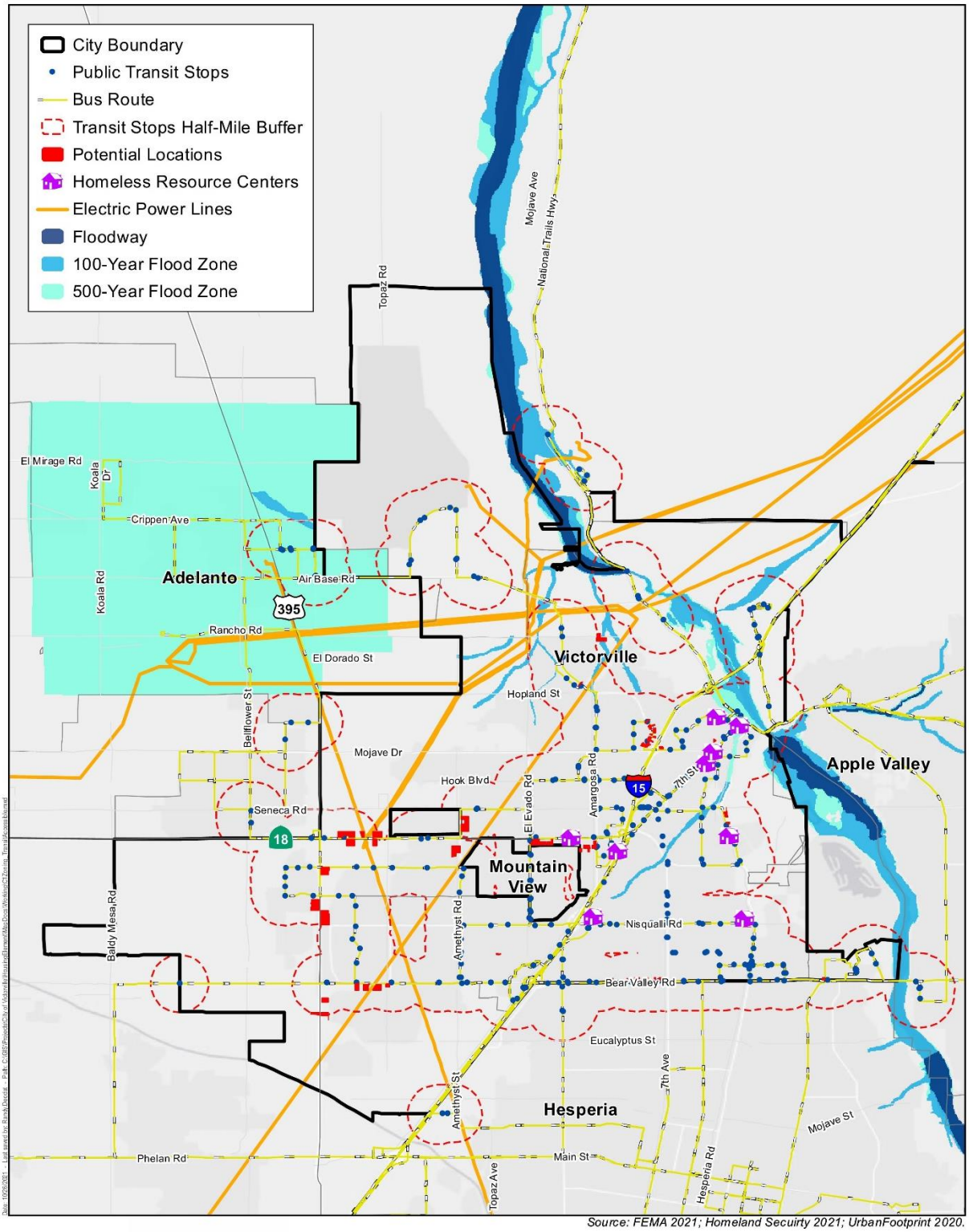
3.5 Reductions to Constraints

The City intends to address the constraints identified here as described in Chapter 7, Housing Plan, of this Housing Element, particularly with the programs mentioned in this chapter.

The City currently has not adopted written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process. The City presently does not have a written procedure to provide affordable housing with priority for water and sewer services consistent with SB 1087. Proposed Program PP-O.3 addresses these requirements, and includes the requirement that the City immediately deliver the 6th Cycle Housing Element, once adopted, to water and sewer service providers.

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Figure 3-1. Potential Emergency Shelter Locations without Discretionary Action



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4 HOUSING RESOURCES AND OPPORTUNITIES

4.1 Identification of Adequate Sites for Future Housing Needs

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their share of regional 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, Section 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

4.1.1 Regional Housing Targets

Table 4-1 shows the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation for the City of Victorville (City or Victorville), as determined by the Southern California Association of Governments, for the 8-year period (2021–2029).

Table 4-1. 6th Cycle Regional Housing Needs Allocation (2021–2029)

INCOME CATEGORY	DWELLING UNITS	PERCENT
Extremely Low (30% AMI or less)	868	10.6%
Very Low (31 to 50% AMI)	867	10.6%
Low (51 to 80% AMI)	1,136	13.9%
Moderate (81 to 120% AMI)	1,504	18.4%
Above Moderate (Over 120% AMI)	3,790	46.4%
Total	**8,165**	**100.0%**

Note: The City has a RHNA allocation of 1,735 very-low-income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very-low-income units as extremely low. Assuming an even split, the City's RHNA allocation of 1,735 very-low-income units may be divided into 867 very low and 868 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

Housing Element law does not require the City to ensure that the numbers of housing units identified in the RHNA are built within the planning period. However, the law requires that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need.

California Government Code, Section 65583.2(c)(3)(B), specifies that a minimum density of 30 units per acre is necessary to meet the City's low- and very-low-income housing needs.

The City satisfied its 5th Cycle RHNA requirement by planning for the number of units assigned to it in that cycle. Progress in the City's residential development permitting during the 5th Cycle is documented in the City's Annual Progress Reports. Chapter 8, Adequate Sites Inventory Analysis and Methodology, along with Appendix C, detail the City's plan to satisfy its 6th Cycle RHNA requirement.

4.2 Financial Resources

4.2.1 Federal Funding Sources

4.2.1.1 Home Investment Partnerships Funds

The Home Investment Partnerships (HOME) Program is a federal program created as a result of the National Housing Affordability Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition, including assistance to homebuyers, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs and relocation expenses of any displaced persons, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. All housing developed with HOME funds must serve families with low and very low incomes.

The City formed the Town of Apple Valley and City of Victorville Consortium (Consortium) to meet the threshold of obtaining HOME entitlement status with the U.S. Department of Housing and Urban Development (HUD). The successful formation of the Consortium resulted in an annual allocation of HOME funds to both communities. For Fiscal Year 2021–2022, the Consortium anticipates receiving approximately $783,345. Of that amount, the City and the Town of Apple Valley will receive an estimated $523,797 and $259,548, respectively.

The City has successfully used HOME funds to assist with the Mortgage Assistance Program, which can provide up to $55,000 for down payment and closing costs assistance with no payments for 30 years with a 3% interest, deferred loan. Funds are made available to first-time homebuyers that have contributed 1% toward the purchase price of their primary residence on a first-come, first-served basis.

4.2.1.2 Community Development Block Grant Program

Through the federal Community Development Block Grant (CDBG) Program, HUD provides funding for a range of community development activities. CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homeless services, and public services. CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction. CDBGs primarily benefit households with incomes not exceeding 80% of the County area median income.

The City is a CDBG entitlement city based on its demographics and receives CDBG funds annually. The City recently received an award of $1,377,613 and released a Notice of Funding Availability (NOFA) in November 2020, with applications due in January 2021.

These funds are used for a variety of housing programs, including the following:

- **Residential Rehabilitation Program –** This program offers low-interest deferred loans to income-eligible homeowners for improvements to correct health and safety or building code violations, or to fund maintenance to housing units to prevent deterioration and dilapidation. Eligible program repairs include roof, window, plumbing, sewer, and driveway repair/replacement.
- **Senior/Disabled Home Repair Program –** This program is designed to assist homeowners with low incomes who are at least 62 years of age, permanently disabled, or handicapped, by providing a one-time grant in an amount of not less $1,000 and up to $15,000, to make eligible home repairs.

The City is anticipated to use the majority of remaining CDBG and HOME funds on solutions for persons experiencing homelessness. It is important to note that the City and the Town of Apple Valley prepared a 2017–2021 Consolidated Plan and 2017–2018 Action Plan (Consortium Consolidated Action Plan) to comply with HUD's federal block grant funding requirements. The Consortium Consolidated Action Plan identifies overall housing and community development needs for the Consortium.

The Consortium Consolidated Action Plan identifies the needs, priorities, goals, and allocation strategies for CDBG and HOME funding for program years July 1, 2017, to June 30, 2021. Based on an extensive public participation process, the needs assessment, and the housing market analysis, the City determined to direct its funding to the following priorities:

- Support services for the people experiencing homelessness and those at risk for homelessness
- Human services
- Increased economic development and employment opportunities
- Housing programs
- Accessibility and mobility

4.2.1.3 U.S. Department of Agriculture Rural Housing Service

The U.S. Department of Agriculture Rural Housing Service provides loans in rural areas to finance homes and building sites. Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multi-family rental housing for families with very low, low, and

moderate incomes; seniors; and people with disabilities. More information is available on the U.S. Department of Agriculture Rural Development website.

4.2.1.4 Housing Opportunities for Persons with AIDS Program

The Housing Opportunities for Persons with AIDS Program was established to provide housing assistance and related supportive services for people with HIV/AIDS who have low incomes and their families. Housing Opportunities for Persons with AIDS Program funds may be used for a wide range of housing, social services, program planning, and development costs, including but not limited to the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness.

4.2.1.5 Section 108 Program

Section 108 is the loan guarantee provision of the CDBG Program. This provision provides communities with a source of financing for a variety of housing and economic development activities. All rules and requirements of the CDBG Program apply, and therefore, all projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

Monies received per the Section 108 loan guarantee program are limited to no more than five times the applicant's most recently approved CDBG amount less prior Section 108 commitments. Activities eligible for these funds include economic development activities eligible under the CDBG Program; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under the CDBG Program; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case-by-case basis.

4.2.1.6 Legacy Programs

The HUD 811 program provides funding to develop and subsidize rental housing with the availability of supportive services for adults with disabilities who have very low and extremely low incomes, allowing people with disabilities to live as independently as possible in the community by subsidizing rental housing opportunities.

The HUD 236 program provides an interest rate reduction payment to subsidize debt service costs, effectively operating as a subsidy to the developer to reduce the cost of the project and, thus, the rent levels needed to support it. Projects using this program are often coupled with rental housing assistance payments to reach households with lower incomes. Under Section 236, two rent schedules were worked out for residents with incomes at or below 80% of area

median income one: (1) a "market rent" based on the cost of a market rate mortgage and (2) a "basic rent," a figure based on a 1% mortgage. The tenant pays the greater of the basic rent or 25% of their income but in no case would rent payments exceed the market rent.

4.2.1.7 Section 8 Housing Choice Voucher Program

The federal Section 8 program provides rental assistance to households with low income. With a Section 8 voucher, households pay 30–40% of their income toward housing, and the San Bernardino Housing Authority (HASBC) pays the rest up to certain maximum rent limits. The vouchers are paid directly to the property owners. The HASBC inspects its tenants' units annually to ensure that health and safety standards are met. This program also allows households to use their vouchers toward the purchase of a home.

The HASBC manages approximately 783 Section 8 household vouchers in the City. To ensure the affordability of its potential at-risk units, the HASBC is working to extend the term of its existing vouchers and increase the number of vouchers during this planning period.

4.2.2 State Funding Sources

4.2.2.1 Low-Income Housing Tax Credits (Federally Funded for the Most Part and State Administered)

The California Tax Credit Allocation Committee (CTCAC) administers the Low-Income Housing Tax Credit (LIHTC) Program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of federal tax credits are available and are generally referred to as 9% and 4% tax credits. Each number refers to the approximate percentage that is multiplied against a project's requested "qualified basis" to determine the amount of annual federal tax credits the CTCAC will award the project.

The 9% tax credit is limited and calculated at $2.70 per person (returning to $2.35 per person in 2022), making California's limit for 2018 $106.7 million in annual tax credits. Because project owners can take the annual tax credit each year for 10 years, the CTCAC can award $1.067 billion in 9% tax credits. Because 9% tax credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects compete on point scoring, and because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcomes.

The 4% tax credit is derived from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee and is limited only by the amount of bond cap available to California. In 2017, the CTCAC awarded $124.9 million in 4% annual tax credits, which equates to $1.249 billion in total credits over 10 years. The CTCAC awards 4% tax credits non-competitively (i.e., over-the-counter) to all projects that meet threshold criteria.

Recognizing the extremely high cost of developing housing in California, the State legislature authorized a State LIHTC program to augment the federal LIHTC program. Authorized by Chapter 1138, Statutes of 1987, the State credit is only available to a project that has previously received or is concurrently receiving an allocation of federal credits. Thus, the State program does not stand alone but, instead, supplements the federal LIHTC program. In 2018, State law authorized $98.6 million in State LIHTCs. These are one-time credits taken over 4 years; thus, there is no ten-fold multiplier. Because State credits are also in limited supply, the CTCAC awards them competitively as well. In total, 85% of the State credits are integrated into 9% tax credit projects and awarded through the same competition. 15% of the State credits are reserved for 4% tax credit projects, and applicants compete for these State credits in a separate competition.

4.2.2.2 Affordable Housing and Sustainable Communities Program

The Affordable Housing and Sustainable Communities Program funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas emissions in disadvantaged communities. Funds are available in the form of loans and/or grants in two project areas: (1) Transit-Oriented Development and (2) Integrated Connectivity. There is an annual competitive funding cycle.

4.2.2.3 CalHome

CalHome makes grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.

4.2.2.4 California Emergency Solutions and Housing Program

The California Emergency Solutions and Housing (CESH) Program provides grant funds to eligible applicants for eligible activities to assist people experiencing or at risk of homelessness. Eligible applicants are Administrative Entities (local governments, nonprofit organizations, or unified funding agencies) designated by the Continuum of Care to administer CESH funds in their service area. The California Department of Housing and Community Development (HCD) administers the CESH Program with funding from the Building Homes and Jobs Act Trust Fund (Senate Bill 2, Chapter 364, Statutes of 2017).

4.2.2.5 Emergency Solutions Grants Program

The Emergency Solutions Grants Program makes grant funds available for projects serving individuals and families experiencing homelessness through eligible nonprofit organizations or local governments. The Emergency Solutions Grants Program funds can be used for support services, emergency shelter/transitional housing, homelessness prevention assistance, and permanent housing. Funds are available in California communities that do not receive

Emergency Solutions Grants Program funding directly from HUD. Funding is announced annually through a NOFA.

4.2.2.6 Golden State Acquisition Fund

The Golden State Acquisition Fund was seeded with $23 million from the HCD Affordable Housing Innovation Fund. Combined with matching funds, the Golden State Acquisition Fund makes up to 5-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of $13,950,000, and funds are made available over the counter.

4.2.2.7 Homekey

Homekey provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types, such as hotels, motels, vacant apartment buildings, and residential care facilities, to serve people experiencing homelessness who are at high risk for serious illness and impacted by COVID-19.

4.2.2.8 Housing for a Healthy California Program

The Housing for a Healthy California Program provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Fund allocations for operating reserve grants and capital loans. HCD will also use a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance.

4.2.2.9 Housing Navigators Program

Housing Navigators Program allocates $5 million in funding to counties for the support of housing navigators to help young adults from 18 years up to 21 years of age secure and maintain housing, with priority given to young adults in the foster care system.

4.2.2.10 Housing-Related Parks Program

The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to households with very low and low incomes.

4.2.2.11 Infill Infrastructure Grant Program

The Infill Infrastructure Grant Program provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

4.2.2.12 Joe Serna, Jr., Farmworker Housing Grant Program

The Joe Serna, Jr., Farmworker Housing Grant Program makes grants and loans for development or rehabilitation of renter- and owner-occupied housing for farmworkers with priority for households with lower incomes.

4.2.2.13 Local Early Action Planning Grants

The Local Early Action Planning grants program assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.

4.2.2.14 Local Housing Trust Fund Program

The Local Housing Trust Fund Program provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters.

4.2.2.15 Mobilehome Park Rehabilitation and Resident Ownership Program

The Mobilehome Park Rehabilitation and Resident Ownership Program makes short- and long-term low-interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The Mobilehome Park Rehabilitation and Resident Ownership Program also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.

4.2.2.16 Multifamily Housing Program

The Multifamily Housing Program makes low-interest, long-term, deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for households with lower incomes.

4.2.2.17 National Housing Trust Fund

The National Housing Trust Fund is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for households with extremely low income (i.e., households with incomes of 30% of area median income or less). In 2021, California will receive approximately $10.1 million for the program. Funds will be made available through a competitive process and will be announced through a NOFA.

4.2.2.18 No Place Like Home Program

The No Place Like Home Program will have $2 billion in bond proceeds to invest in the development of permanent supportive housing for people who are in need of mental health

services and are experiencing homelessness or chronic homelessness or who are at risk of chronic homelessness.

4.2.2.19 Pet Assistance and Support Program

The Pet Assistance and Support Program provides funds to homeless shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness.

4.2.2.20 Permanent Local Housing Allocation

Permanent Local Housing Allocation (PLHA) provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Approximately 90% of the PLHA program funding is available as a non-competitive, formula-based allocation to entitlement and non-entitlement jurisdictions in the State. The balance is available on a competitive basis for non-entitlement jurisdictions.

4.2.2.21 Predevelopment Loan Program

The Predevelopment Loan Program makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for households with low incomes. Availability of funding is announced through a periodic NOFA. Eligible applicants include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where the general partners are nonprofit mutual or public benefit corporations.

4.2.2.22 Regional Early Action Planning Grants

The Regional Early Action Planning Grants program helps councils of governments and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their RHNA.

4.2.2.23 Section 811 Project Rental Assistance

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD through a collaborative partnership among the California Housing Finance Agency (CHFA), California Department of Health Care Services, HCD, California Department of Developmental Services, and CTCAC. Opportunities to apply for this project-based assistance are through a NOFA published by the CHFA.

4.2.2.24 Supportive Housing Multifamily Housing Program

The Supportive Housing Multifamily Housing Program provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.

4.2.2.25 Transit-Oriented Development Housing Program

The Transit-Oriented Development Housing Program makes low-interest loans and grants for rental housing that includes affordable units that are located within 0.25 miles of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic NOFA.

4.2.2.26 Transitional Housing Program

The Transitional Housing Program allocates $8 million in funding to counties for the purpose of housing stability to help young adults 18 to 25 years of age secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.

4.2.2.27 Veterans Housing and Homelessness Prevention Program

The Veterans Housing and Homelessness Prevention Program makes long-term loans for development or preservation of rental housing for veterans with very low and low incomes and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a NOFA.

4.2.3 Quasi-Government Agencies

4.2.3.1 Federal Home Loan Bank – Affordable Housing Program

The purpose of the Affordable Housing Program is to subsidize the interest rates on advances or loans made by the Federal Home Loan Bank system to a member bank and to provide direct subsidies to these banks. The banks then pass these subsidized interest rates and direct subsidies on to housing developers to help them support the development of affordable rental housing. The subsidies must be used to finance the purchase, construction, and/or rehabilitation of rental housing, at least 20% of the units of which will be occupied by and affordable for households with very low incomes for at least 15 years.

4.2.3.2 Fannie Mae/Freddie Mac – National Housing Trust Fund

The National Housing Trust Fund was established as part of the Housing and Economic Recovery Act of 2008 and provided grants to States to increase and preserve the supply of rental housing for families with extremely low and very low incomes, including families experiencing homelessness, and to increase homeownership for families and individuals with extremely low incomes. The act requires Fannie Mae and Freddie Mac to transfer a percentage of their new business to finance the trust fund.

4.2.4 Local Funding Sources

4.2.4.1 Low- and Moderate-Income Housing Asset Fund

The dissolution of the City's Redevelopment Agency eliminated the ability to obtain redevelopment tax increment monies. However, the successor agency has assets and a limited amount of funds from the remaining Redevelopment Agency funds. The City may use these funds to finance housing programs including the following:

- New housing development
- Acquisition and rehabilitation
- Mortgage Assistance Program
- Owner-occupied rehabilitation

4.2.4.2 Proposition 46 Funds

Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002, was a Statewide housing bond initiative passed by voters in November 2002, which authorized $2.1 billion in bond financing for various housing programs administered by HCD and CHFA. Eight different funds were formed from this bond issuance, including the Home Improvement Loan Fund, the Preservation Opportunity Fund, the Emergency Housing and Assistance Fund, and the School Facilities Fee Assistance Fund, among others. These funds will finance programs such as the Local Housing Trust Fund matching grant program; accessibility grants for renters; code enforcement; multi-family acquisition, rehabilitation, construction, or conversion; and others. The City and nonprofit housing developers can apply to the appropriate funding programs in order to subsidize some of the affordable housing to be built in the City. The City used CalHome funds to fund its Owner-Occupied Rehabilitation Program.

4.2.4.3 Community Revitalization and Investment Area

In 2015, Assembly Bill 2 established Community Revitalization and Investment Areas (CRIAs) as a type of tax increment financing district to replace Redevelopment Agencies, which were eliminated in 2012. CRIAs would increase funding for and production of affordable housing in disadvantaged communities, as well as funding for other types of infrastructure projects. CRIAs have an affordable housing set aside of 25%. The City is currently establishing a CRIA and anticipates that it will be adopted concurrently with the 6th Cycle Housing Element Update.

4.2.4.4 Opportunities for Energy Conservation

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation

devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2013–2021 Housing Element planning period.

State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1 but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design, but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program, which provides financial assistance to lower-income households to offset the costs of heating and/or cooling their residences.

Local Measures and Programs

The current Housing Element has a program (Program PP-A.4) to rezone certain areas of the City from exclusively commercial use to mixed-use. The areas are selected for their feasibility of developing a mix of uses, including housing for lower-income households, that is located near resources such as parks, schools, and public services, as well as employment and retail uses. This and other policies and programs of this Housing Element will encourage and facilitate the redevelopment of underutilized commercial sites within the City's primary transit corridors. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and encouraging the efficient use of land and construction materials.

City residents also have access to a program that will assist with home weatherization, the Weatherization Program – Energy, Education, & Environmental Services Program, that is provided by Community Action Partnership San Bernardino County.

Private Sector Programs

The following private sector energy conservation programs are available to housing developers and City residents:

- **California Alternative Rates for Energy (CARE):** Lower-income customers enrolled in the CARE program receive a 20% discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for Southern California Edison. CARE is funded through a rate surcharge paid by all other utility customers.

- **Energy Management Center:** Southern California Edison offers a range of rebates and incentives, as well as educational material, on its website to encourage households and businesses to use energy more efficiently, including incentives for solar panels, efficient water heaters, smart thermostats, and a loan program for residential energy efficiency improvements.

4.2.4.5 Administrative Resources

Described below are public agencies and nonprofit organizations that have been involved or are interested in housing activities in the City. These agencies play important roles in meeting the housing needs of the community. In particular, these agencies and organizations have been or are currently involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to City households in need.

San Bernardino County Community Development and Housing Agency

The County of San Bernardino is a public agency that provides subsidized housing and other housing-related services to lower- and moderate-income individuals and families. In addition to conventional public housing in the County of San Bernardino, the Community Development and Housing Agency is currently administering the San Bernardino County Rent Relief Partnership, an emergency rental assistance program for County residents impacted by the COVID-19 pandemic. The County Community Development and Housing Agency also operates or participates in a range of housing programs using HUD and State funds. The City is a participating jurisdiction, meaning residents are eligible to receive assistance through the following programs and service providers:

- Mortgage Credit Certificate Program
- Inland Fair Housing and Mediation Board
- Home Repair/Rehabilitation Programs
- Housing Choice Vouchers

Private Developers and Service Providers

Private developers and service providers are available to assist with the provision of housing and housing-related services in the City. These private entities can be for-profit or nonprofit ventures. The following are some of the active affordable housing developers and supportive housing service providers in the County of San Bernardino:

- A Community of Friends
- Abode Communities
- Adaptive Identify Systems
- Angeles Contractor, Inc.
- Building Healthy Places Network
- Building Industry Association
- Clifford Beers Housing
- Coachella Valley Housing Coalition
- Crate Modular
- EAH Housing
- ERNA Enterprises, LLC
- Family Assistance Program
- George Behnam Architects
- Habitat for Humanity
- Illumination Housing, LLC
- Intertech Building Design
- Investment Concepts, Inc.
- Jamboree Housing Corporation
- Lincoln Avenue Capital
- Meta Housing Corporation
- National CORE
- Neighborhood Partnership Housing Services & NPHS Community Land Trust
- Pontious Architecture
- San Bernardino County Economic Development
- Strategic Realty Holdings, LLC
- The Bradco Companies
- Urban Resource
- Victor Valley Family Resource Center

The City will continue to work with these and other qualified housing developers and service providers to create affordable housing through new construction, acquisition/rehabilitation, and preservation.

5 REVIEW OF PREVIOUS HOUSING ELEMENT (2013–2021)

The City of Victorville (City or Victorville) implemented various programs as part of its 5th Cycle Housing Element in an effort to maintain its existing housing stock, conserve and improve existing affordable housing, increase housing production, provide assistance to households in need, create equal opportunity to housing, and comply with State law and code amendments. Table 5-1 on the following pages provides an analysis of the progress and effectiveness of each program and reviews the appropriateness of the program to determine if it should be continued, modified, or deleted from the 6th Cycle Housing Element.

A number of the City's programs addressed the housing needs of special needs populations during the 5th Cycle period. Special needs populations include seniors, persons with disabilities (including developmental disabilities), large families, families with female heads of households, and families and individuals in need of emergency shelter. The City addressed the housing needs of special populations through the following programs:

- **Seniors –** The City assisted nearly 100 senior homeowners and homeowners with disabilities with minor home repairs through the Senior/Disabled Repair Grant Program.
- **Large Families –** The City has created pathways to affordable homeownership as well as rental assistance through its Mortgage Assistance Program and Section 8 vouchers.
- **People with Disabilities –** In 2015, the City approved an ordinance to incorporate Americans with Disabilities Act standards. The City also offers home repair grants to homeowners with disabilities through its Senior/Disabled Repair Grant Program.
- **Female-Headed Households –** The City's Mortgage Assistance Program provides down payment assistance for households with low incomes, creating affordable homeownership opportunities for female-headed households.
- **Families and Individuals in Need of Emergency Shelter –** The City contributed $1.5 million to the development of the Desert Haven Apartment Project, which will serve the population experiencing chronic homelessness. The City also approved an ordinance in 2015 to ensure compliance with State law regarding transitional and supportive housing regulations.

Table 5-1. Program Evaluation

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
MAINTENANCE OF EXISTING HOUSING STOCK			
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Provides loans and grants to income-qualified homeowners to rehabilitate their homes.	Since 2013, the City has assisted 152 homeowners by providing loans and grants to rehabilitate their homes. This program will be continued.
Code Enforcement	Preserve housing units by enforcing Municipal Codes.	Enforce Municipal Codes and abate violations. Encourage use of City programs to rehabilitate and bring property into compliance.	The code compliance loan program was created in 2016–2017 to assist residents correct code violations. Since the program was implemented, 16 cases have been created and 16 cases were closed. This program will be continued.
Senior/Disabled Repair Grants	Assist seniors and people with disabilities with minor home repairs.	Revitalize and enhance neighborhoods. Correct code enforcement violations, by providing grants of up to $10,000.	During the 5th Cycle period, the City assisted nearly 100 households through the program. The City has met its goal of assisting 5–10 households annually. This program will be continued.
CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING			
Section 8 Rental Vouchers	Ensure continued availability of Section 8 rental vouchers.	Continue to assist approximately 800–900 recipients with very low incomes per year with Section 8 vouchers.	6,934 vouchers were issued to households with low incomes between 2013 and 2020. This program will be continued.
At-Risk Housing Preservation	Protect the affordability of the City's existing assisted units.	Seek opportunities to continue the affordability of existing units at risk of converting to market rate.	During the 5th Cycle period, the City extended the affordability period for the Kimberly Park Apartments, which were set to expire during this time. The new affordability period extends until 2034. This program will be modified to monitoring units, because no units are at risk for the next 10 years.
Affordable Housing Monitoring	Maintain Compliance of Affordable Housing Agreements.	Monitor affordable housing projects to ensure the requirements of the affordable housing covenants are being met.	Through this program, the City ensures compliance with affordable housing agreements for affordable developments. As of 2020, the City monitored five projects, all of which remain affordable. These projects include Northgate Village, Rodeo Meadows, Casa Bella, Impressions, and Hillcrest Apartments. This program will be continued.

Table 5-1. Program Evaluation

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
HOUSING PRODUCTION			
Density Bonuses	Provide additional affordable units.	Update zoning code to ensure developers understand the benefits and ability to utilize a density bonus.	The City intends to work with developers to utilize density bonuses throughout the City. This program will be continued and will be modified to offer a menu of density bonuses in exchange for the provision of community benefits.
Inclusionary Housing	Utilize federal and State funds to provide affordable units as part for market developments.	Continue to seek opportunities to finance inclusionary housing units.	The City intends to work with developers to analyze the feasibility of an inclusionary housing policy. This program will be continued.
Tax Credit Developments	Offer financial assistance to qualified housing developers who commit to provide affordable units to leverage projects.	Allocate HOME/Community Development Block Grant funds during this planning period to assist qualified housing developers who provide affordable housing.	The City intends to work with developers to encourage the use of low-income housing tax credits to develop affordable housing. This program will be continued.
Encourage and Facilitate Large Lot Development	Develop policies to facilitate lot subdivision.	Streamline and expedite the approval process for land division for projects that include affordable housing units, ministerial review of lot line adjustments, deferral or waiver of fees related to the subdivision for projects affordable to households with lower incomes, provide technical assistance to acquire funding, and modification of development requirements.	With large swaths of undeveloped land, the City can significantly benefit from assisting and encouraging the subdivision of large lots. Most often, the City receives requests for large lot subdivision for single-family, homeownership communities. During the 5th Cycle period, the City recorded 26 tract maps and approved 27 tentative tract maps. The tentative tract maps, 24 of which were more than 10 acres in size, contributed to the development of more than 5,600 market-rate housing units. During the 6th Cycle period, the City will focus this program on the subdivision of sites 10 acres or larger, to increase the feasibility of affordable housing development, as determined by the State.
Civic Center Specific Plan	Provide opportunities for additional affordable and sustainable high-density multi-tenant housing developments in an in-fill, urban setting.	Adopt the plan and implement the goals and policies set forth within the plan to revitalize the Civic Center area.	The Specific Plan was adopted and approved in April 2016 and provides opportunities for additional affordable and sustainable high-density multi-tenant housing developments in an in-fill, urban setting. This program was completed in April 2016. The City will adopt a new program to change certain commercial zones to mixed-use zoning, with a similar objective as this completed program.

Table 5-1. Program Evaluation

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
HOUSING ASSISTANCE			
Housing Subsidy	Offer financial assistance to qualified housing developers who commit to provide affordable units.	Allocate Neighborhood Stabilization Program/HOME/Community Development Block Grant funds during this planning period to assist qualified housing developers who provide affordable housing.	The City provided $1.5 million as financial participation to the development of the Desert Haven Apartment Project. The 31-unit project is under construction and will be completed in 2021. The project will serve the population experiencing homelessness. This program will be continued, with a modification to apply for and generate additional funding sources.
Mortgage Assistance Program	Continue the Mortgage Assistance Program to assist homebuyers with lower incomes.	Provide financial assistance to enhance the home purchasing options to households with low incomes by providing up to $65,000 in down payment and/or closing costs.	During the 5th Cycle Period, the City has provided down payment assistance to eight households. This program will be continued.
Neighborhood Stabilization Program	Affordable housing project assistance that are making available affordable housing units.	Make available up to $20,000 per unit to projects that are making available affordable housing units.	The City contributed $1.5 million to the Desert Haven Apartment Project, which will make available 30 affordable housing units. A version of this program will be continued, focused on obtaining additional funding.
Housing Affordability	To monitor existing policies and programs that encourage the development of housing for households with lower incomes and to make necessary changes as needed.	Monitor existing policies and programs during the planning period to facilitate lower income housing while prioritizing funding to support the development of housing for households with extremely low incomes.	As of January 2021, 5 affordable housing projects funded by the City remain affordable and comply with federal and State funding. Additionally, the City contributed $1.5 million toward the development of the Desert Haven Apartment Project that will serve the population experiencing chronic homelessness. This program will be continued.
EQUAL OPPORTUNITY			
Reasonable Accommodations	Continue to require compliance with Americans with Disabilities Act standards in all new multi-family and redevelopment projects.	Adopt a Reasonable Accommodation ordinance within 6 months of Housing Element Adoption.	The City approved an ordinance in February 2015 that incorporates Americans with Disabilities Act standards for all new multi-family and redevelopment projects. This program was completed in February 2015.
Fair Housing	Ensure fair housing for all residents of Victorville.	Adhere to recommendations in the City's adopted Analysis of Impediments to Fair Housing. Reduce housing discrimination.	The City contracts with the Inland Fair Housing and Mediation Board using Community Development Block Grant funds to provide fair housing services and owner/tenant mediation. During 2020, the Inland Fair Housing and Mediation Board assisted 1,078 Victorville residents to resolve fair housing matters. This program will be continued.

Table 5-1. Program Evaluation

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
STATE LAW COMPLIANCE/CODE AMENDMENTS			
Transitional and Supportive Housing	Observe State law and remain in compliance with transitional and supportive housing regulations.	Adopt an ordinance as it pertains to transitional and supportive housing as a residential use, subject only to standards of similar housing types with the same zone as required by State law only.	The City approved an ordinance in September 2015 to ensure observance with State law and remain in compliance with transitional and supportive housing regulations. The City is currently in the process of developing the Wellness and Recuperative Center within the Old Town Specific Plan Area. Assembly Bill 139 (2019) changed State law regarding transitional and supportive housing. A version of this program will be continued to maintain compliance following the State law changes.

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6 AT-RISK AFFORDABLE HOUSING

The City of Victorville (City or Victorville) has a number of affordable housing developments with affordable covenants restricting their affordability for a specified term. Many of these covenants are the result of requirements for obtaining public subsidies. Housing units with covenants that expire within the next 10 years are considered "at risk" as the units could convert to market-rate when the covenants expire. Through its Affordable Housing Monitoring Program, the City ensures that affordable units comply with their respective agreements.

Table 6-1 is a list of affordable housing developments with affordability covenants in the City. As shown in Table 6-1, no units in the City have affordable covenants that expire in the next 10 years. Therefore, there are no at-risk units in the City.

Table 6-1. Affordable Housing Inventory

PROJECT NAME	ADDRESS	NUMBER OF SUBSIDIZED UNITS	TOTAL NUMBER OF UNITS PER PROJECT	TYPE OF FINANCING	EXPIRATION OF AFFORDABILITY REQUIREMENT
Rodeo Drive Apts.	14200 Rodeo Drive	99	99	Section 8, FHA	2065
Sherwood Villa Apts.	14900 Arlette Drive	101	101	Section 8, FHA	2069
Northgate Village Apts.	17251 Dante Street	68	68	Section 8, State, RDA	2060
Village Oak Apts.	14449 Begonia Road	116	116	Section 42 Tax Credit Units	2054
Northside Commons	16733 Sunhill Drive	82	83	Section 42 Tax Credit Units	2057
Kimberly Park Apts.	15135 Kimberly Drive	132	132	Section 42 Tax Credit Units	2034
Impressions at Valley Center	15500 Midtown Drive	99	100	CTAC, HOME, RDA	Perpetuity
Village at Victorville	16711 Chalon Road	79	80	CTAC	2061
Casa Bella Family Apts.	16980 Nisqualli Road	286	288	CTAC	2063
Rodeo Meadows	14152 Rodeo Drive	48	48	CTAC/RDA	2057
Rancho Seneca Apts.	14779 Seneca Road	200	200		
Desert Haven	16959 Stoddard Wells Road	31	31	NSP	2075
Total		**1,341**	**1,346**		

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7. HOUSING PLAN

California Government Code, Section 65583(c), requires a program that sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The goals, policies, and programs have been established to address the housing issues in the City and to meet State housing law requirements, including the identification of the agencies and officials responsible for the implementation of the various actions. The City's overall objective is to ensure that decent, safe housing is available to current and future Victorville residents of all income levels.

The goals of this Housing Element are formulated based on information provided in Chapters 2, Community Profile, and 3, Housing Constraints, of this document and input from the City Council, Planning Commission, City staff, and members of the public. The components of this section can be described as follows:

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Objectives** are specific, action-oriented statements that mark progress toward goals.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in the City. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed as "programs."
- **Programs/Activities/Actions** are the core of the City's housing strategy. Programs/Activities/Actions translate goals and policies into actions. These include on-going programs, procedural changes, zoning ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program/activity/action identifies the funding source, responsible party, and timeframe for implementation.

Goal 1: Encourage development of different housing types to meet the City's different needs

Encouraging development of a wide range of housing types is necessary to address the diverse needs of current and future Victorville residents.

To enable the development of various housing types, the City has identified two objectives:

- **Objective A:** Update the Land Use Element and Zoning Code to achieve compliance with current State laws and review and update the zoning code to facilitate the development of diverse housing options.
- **Objective B:** Streamline the housing development process.

Objective A: Update the Land Use Element and Zoning Code to achieve compliance with current State laws and review and update the zoning code to facilitate the development of diverse housing options

Updating the Land Use Element and Zoning Code to bring regulations and policies in compliance with current State laws and to allow for increased residential development will create more opportunities for development of diverse housing options for residents of Victorville.

Policies

- **HE-A.1:** Identify residential zones where allowable density can be increased to support development of affordable housing, including for extremely low-income households.
- **HE-A.2:** Offer a menu of density bonuses in exchange for the provision of community benefits/amenities.
- **HE-A.3:** Identify commercial and residential zones where zoning can be changed to allow for mixed-use and/or higher density residential development (also Policy HE-P.1).
- **HE-A.4:** Encourage the integration, on a community level, of housing constructed expressly for lower- and moderate-income households with high quality, market-rate residential development.

Existing Programs

- **EP-A.1: Facilitate Access to Density Bonuses.** The City is updating its zoning code to ensure developers understand the benefits and ability to use a density bonus.
- **EP-A.2: Encourage Single-Family Home Development in Designated Areas.** Single-family homes continue to be a popular housing choice for households with moderate and above moderate incomes. The City will continue to facilitate the development of single-family units to help households to build their wealth and to enjoy housing stability.
- **EP-A.3: Encourage Buffers and Transitions.** For new residential developments, provide adequate buffers or transitions between residential uses and commercial, industrial, and institutional uses.
- **EP-A.4: Adequate Setbacks.** Provide for adequate setbacks in residential neighborhoods to ensure privacy and adequate light and air.

Proposed Programs/Activities/Actions

- **PP-A.1: Update the City's Land Use Element and Zoning Ordinance.** Incorporate changes to bring the City's Land Use Element and Zoning Ordinance into compliance with new State laws. Specifically, modify development standards and regulations to streamline and remove barriers to residential development (particularly affordable housing, accessory dwelling units (ADUs), emergency shelters, and transitional/supportive housing). These modified standards could include increasing R-4 development standards from 20 units per acre to 30 units per acre (See Proposed Program PP-A.4), reducing setback and lot coverage standards, creating objective standards, and waiving development impact fees, among others. Parking requirements for emergency shelters will be updated as part of the Zoning Ordinance amendment to be in compliance with California Government Code, Section 655834. Additionally, any modified standards shall be directed toward meeting the social and economic needs of the community (also Proposed Program PP-H.3).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Land Use Element will be updated in 2022. Zoning will be updated within 1 year and 90 days from receipt of comments from Housing and Community Development (HCD) on the draft Housing Element, to coincide with the City's Land Use Element Update.

- **PP-A.2: Adopt a Density Bonus Ordinance and Create a Menu of Density Bonuses.** Pursuant to California Government Code Section 65915, the City will adopt a legally compliant density bonus ordinance. In addition, the City will identify appropriate density bonus levels to offer to developers in exchange for the provision of certain community benefits and amenities. This program will allow for the development of a greater diversity of housing stock while also attracting private investment in the City's affordable housing stock, streetscapes, parks and open spaces, and other community benefits as identified and prioritized by City Council.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	By end of FY 2022–23

- **PP-A.3: Increase Zoning in Areas Zoned for Multi-Family.** To encourage lower-income housing development throughout the City, particularly in resource-advantaged areas, the City will change zoning and land use designations to increase the allowable density in portions of the City's High Density Residential (R3) and Very High Density Residential (R4) zones to allow up to 20 and 30 dwelling units per acre, respectively.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element to coincide with the City's Land Use Element Update. Development standards will be updated to accommodate densities within a year of Land Use Element update approval.

- **PP-A.4: Change Zoning in Appropriate Commercial and Residential Zones.** Pursuant to Chapter 8, Adequate Sites Inventory Analysis and Methodology, of this Housing Element, rezone certain commercial zones in the West City, Baldy Mesa, Golden Triangle, and East Bear Valley Planning Areas, as well as the 7th Street Commercial corridor to permit mixed-use development, in some cases allowing residential development up to 30 dwelling units per acre. The City is undertaking this rezoning effort to encourage lower-income housing development in resource-advantaged areas and to encourage revitalization of deteriorated and underutilized commercial areas throughout the City. Where rezoned areas include sites in the Site Inventory, the new zoning will permit owner-occupied and rental multifamily uses by right for developments in which 20% or more of the units are affordable to lower income households and will comply with the other by-right provisions of Government Code 65583.2 (h) and (i) (also Proposed Program PP-P.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, City Council
Timeframe:	Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element, to coincide with the City's Land Use Element Update

- **PP-A.5: Encourage the Subdivision of Sites that are 10 Acres or Larger.** Encouraging the subdivision of sites that are 10 acres or more can provide more opportunities for development of affordable housing, which the Department of Housing and Community Development (HCD) has determined is more feasible on sites between 0.5 and 10 acres in size. During the 5th Cycle period, the City recorded 26 tract maps and approved 27 tentative tract maps. The tentative tract maps, 24 of which were more than 10 acres in size, contributed to the development of more than 5,600 market-rate housing units. The relatively large number of subdivisions demonstrates the outsized role that subdivisions play in local residential development. The City will encourage the subdivision of large lots, particularly for affordable housing, by routinely giving high priority processing to subdivision maps that include affordable housing units. Additionally, the City will consider providing incentives, such as reduced setback and parking requirements, and increased allowable density, lot coverage, or floor area ratio.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing with evaluation of effectiveness by mid-cycle (Fiscal Year 2024–25) and revise programs A.5 and B.1 as appropriate to increase efficacy of the program within six months.

- **PP-A.6: Continue to Encourage Single-Family Home Development in Designated Areas.** Single-family homes continue to be a popular housing choice for households with moderate and above moderate incomes. The City will continue to facilitate the development of single-family units to help households to build their wealth and to enjoy housing stability.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing with outreach one time per year.

- **PP-A.7: Encourage Buffers and Transitions.** For new higher density residential developments, provide adequate buffers or transitions in relation to existing lower density residential uses, as well as to commercial, industrial, and institutional uses that may be incompatible with residential use.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing with outreach one time per year.

- **PP-A.8: Evaluate and Change Off-Street Parking Requirements.** Evaluate existing off-street parking requirements and make a recommendation to reduce the number of required off-street parking spaces for residential development with lower parking demand, as appropriate.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing and outreach at least one time per year.

Objective B: Streamline the housing development process

The time and cost to permit projects is often a top constraint cited by developers because financing and interest costs increase the longer it takes to construct, sell, or rent a development. Streamlining the development process will reduce the cost of development, increasing the financial feasibility of residential development, facilitating an increase in residential development.

Policies

- **HE-B.1:** Expedite the entitlement process for certain developments (affordable, condominiums, townhomes, etc.).
- **HE-B.2:** Evaluate the costs and benefits of waiving, reducing, or deferring development fees, and identify opportunities to do so for certain development types.
- **HE-B.3:** Increase certainty of entitlement procedures and accessibility to resource information for developers.

Existing Programs

- **EP-B.1: Planned Unit Development.** The City allows developments with reduced standards for senior housing that generally allow for smaller lot sizes, while reduced yard and age restrictions allow the development to be more affordable and attractive to seniors on fixed incomes.

Proposed Programs/Activities/Actions

- **PP-B.1: Assist with Development of Low-Income Housing.** To assist the development of housing for households with lower incomes, the City will seek to defer, reduce, or waive fees for land divisions, lot line adjustments, and Specific Plans proposing, or resulting in

parcel sizes that facilitate, multi-family developments affordable to households with lower incomes (i.e., determined by the State to be 0.5–10 acres). The City will work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to:

- Streamlining and expediting of the approval process for land division for projects that include affordable housing units
- Ministerial review of lot line adjustments
- Deferral or waiver of fees related to the subdivision for projects affordable to households with lower incomes
- Reduced setback and parking requirements
- Increased allowable density, lot coverage, and floor area ratio
- Technical assistance to identify funding and with the modification of development requirements

City staff will seek to have approximately 50% of the units developed as a result of this program in lower resource areas to serve existing lower income communities and minimize displacement and approximately 50% of the units developed as a result of this program in higher resource areas to provide greater opportunities to lower income households.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Identify potential property owners, nonprofit developers, and available sites by end of FY 2022–23. After that, market available sites and incentives on an ongoing basis with outreach one time per year throughout 6th Cycle.

- **PP-B.2: Expedite Development.** Expedite development of housing projects for seniors, people with disabilities, or people with low and moderate incomes. The City will consider waving or reducing fees for shelters/transitional and permanent supportive housing projects.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing with outreach one time per year. Consideration for fee waiver and reduction to be within 2 years of the Housing Element Update approval.

- **PP-B.3: Review the City's Development Standards.** The City will review their current development standards and will update as appropriate to encourage development. For example, the City will assess existing height limits to evaluate their impact on residential

development and revise as needed to encourage the creation of additional housing within the City.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing with outreach one time per year. Review development standards by the end of FY 2022–23 and make revisions by the end of FY 2024–25.

- **PP-B.4: Provide a Menu of Incentives/Concessions for Developers.** To expedite the process of finding resources and incentives, Victorville will seek to post an overview of available incentives/concessions and the application process for developers on the City's website. The City will gather all information on available concessions for housing developers, including state, federal and local funding, density bonuses, reduced development and zoning standards, streamlining, etc. All information will then be presented in one place on the City's website to provide a "one-stop shop" for developers.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Within 2 years of the Housing Element Update approval. Gather information on the first year and develop the page on the second year. Page will be updated as appropriate.

- **PP-B.5: Provide Permit Fee Information for Developers.** The City's website provides an online portal/fee estimator, a tool to look up zoning by property, most development and building fees, and the City's zoning map, development code, and land use plans. In addition to the existing information, the City will add the current permit fees to the fee information available on the City's website.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division
Timeframe:	By the end of FY 2022–23.

- **PP-B.6: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process.** The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division
Timeframe:	Within a year of adoption of the Housing Element

Goal 2: Maximize land utilization for residential development

As is the case in many High Desert cities, Victorville benefits from an availability of land. However, with a growing demand for housing, it is important for the City to maximize land utilization for residential development. The City has identified the objective below in connection with this goal.

Objective C: Encourage the proper utilization of undeveloped/ underdeveloped residential areas of the City

There are residential areas in the City that are undeveloped or underdeveloped. Encouraging the proper utilization of these areas will help to maximize land utilization in locations currently being served by utilities and near services.

Policies

- **HE-C.1:** Promote infill development.
- **HE-C.2:** Promote residential development fully served by public services and utilities.

Proposed Programs/Activities/Actions

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to ensure that they are allowing for higher density in areas with underdeveloped/underutilized property. Such as an update will maximize land utilization for residential development. This program will identify areas for higher density throughout the City to promote more inclusive communities, targeting 30% of units created through zoning updates in lower resource areas and 70% of units in higher opportunity areas to provide more opportunities for lower income households.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Within 2 years of the Housing Element Update approval.

- **PP-C.2: Update the City's ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed on any single-family residential land, despite local ordinances or homeowners' association rules and requirements, as well as multi-family residential land. Additionally,

State law requires jurisdictions to develop a plan to encourage and incentivize ADUs in an effort to address the current California housing crisis. The City will update the current ADU ordinance to ensure that the policies conform to State requirements, as established by Assembly Bill (AB) 3182 (2020), Senate Bill 13, AB 68, AB 881, AB 587, AB 670, and AB 671 (2019). Such an update would modify the requirements of ADU development in the City, including restrictions on unit sizes and allowance of ADUs in multi-family zones.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	2022

- **PP-C.3: Plan to Encourage ADUs.** AB 671 requires local agencies' housing elements to include a plan that promotes the creation of ADUs that can offer affordable rents for households with very low, low, or moderate incomes. As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs, such as tiny homes, throughout the City. The City will also explore incentives and tools to facilitate ADU construction, such as pre-approved ADU plans or kits, waived development impact fees, increased outreach and education, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among other incentives.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Research and explore options by end of Calendar Year (CY) 2022. Begin providing incentives by 2023. Evaluate potential extension of incentives at the end of the planning period.

Goal 3: Preserve existing housing stock

Preserving existing housing is as important as producing more housing. Older housing in the City may be naturally affordable (i.e., without subsidies), as priced by the housing market, because it may be priced at lower sales or rental price than new housing. Existing housing must be well maintained to provide quality housing across income levels.

To preserve the existing housing stock, the City has identified the following objectives:

- **Objective D:** Maintain and improve the physical condition of existing housing at all affordability levels and reduce disparities in housing conditions by household income.
- **Objective E:** Preserve existing affordable housing to minimize displacement.

Objective D: Maintain and improve the physical condition of existing housing at all affordability levels and reduce disparities in housing conditions by household income

The City intends to support the repair and maintenance of existing homes in the City to ensure that households living in existing homes can live in safe and sanitary conditions and to reduce the potential for loss of existing units from the City's housing stock.

Policies

- **HE-D.1:** Encourage the maintenance and repair of existing renter- and owner-occupied housing to prevent deterioration through educational and outreach programs on basic housing maintenance procedures and techniques.
- **HE-D.2:** The City will make available programs to assist property owners that can demonstrate financial need in the upgrading of their substandard units.
- **HE-D.3:** Promote the replacement of substandard housing units that cannot be feasibly rehabilitated.
- **HE-D.4:** Coordinate code enforcement efforts with housing rehabilitation programs (including outreach and fair housing enforcement programming).
- **HE-D.5:** Continue to require that all substandard units in the City be improved so that they comply, where required, with the existing Building Code (Also Policy HE-O.3).

Existing Programs

- **EP-D.1: Federal Housing and Urban Development (HUD) Senior/Disabled Home Repair Program Grants.** The sponsor of this program is the Development Department of the City of Victorville. The program provides a one-time grant of labor and materials for eligible senior homeowners and homeowners with disabilities for minor home repairs. Grant amounts are up to $15,000.
- **EP-D.2: Repair Service Program for Senior Homeowners.** This program is sponsored through Community Action Partnership. One-time grant of labor and material for eligible homeowners for minor repairs and weatherization and insulation.
- **EP-D.3: Residential Rehabilitation Program.** This program is designed to facilitate home improvements and/ or correct any health and safety or building code violations. The program offers low-interest, deferred loans to income eligible homeowners throughout the City; loan funds are limited.

- **EP-D.4: Code Enforcement Efforts.** The City enforces the California Building Code Citywide for substandard units when in violation, including the demolition of buildings when such units cannot be brought up to code (also Existing Program EP-O.1).

Proposed Programs/Activities/Actions

- **PP-D.1: Enforce Existing Building and Safety Code.** Continue to prioritize and enforce the existing Building and Safety Code (based on safety and blight), as required through existing—and, if necessary, expanded—code enforcement efforts (also Proposed Program PP-O.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund
Responsible Party:	Building and Code Enforcement Divisions
Timeframe:	Ongoing and outreach at least one time per year

- **PP-D.2: Provide Technical Assistance for Rehabilitation Needs.** Provide technical assistance and personal appointments to residents, including seniors and people with disabilities, to help review their rehabilitation needs. Prioritize rehabilitation in concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.

SCHEDULE OF ACTIONS	
Funding Source:	Community Action Partnership, City General Fund, grants (if available), and CDBG
Responsible Party:	Building and Code Enforcement Divisions
Timeframe:	Ongoing and outreach at least one time per year.

- **PP-D.3: Support Nonprofits in Pursuing Rehabilitation Programs.** Support nonprofit organizations in pursuing funding for residential rehabilitation programs and projects. In addition to providing a menu of incentives/concessions (See Proposed Program PP-B.4), the City will invite nonprofits to discuss the City's plans, resources, and development opportunities every one to two years. As appropriate, the City will offer application assistance for state and federal financial resources. This program will focus on concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available, and CDBG
Responsible Party:	Building and Code Enforcement Divisions
Timeframe:	Ongoing with outreach one time per year. Identify nonprofits by end of CY 2022. Reach out to and meet with nonprofits at least every other year after that.

- **PP-D.4: Assist Residents with Extremely Low, Very Low, and Low Incomes.** Continue to use CDBG, HOME Investment Partnerships (HOME), and other funding sources for the City's Residential Rehabilitation Program, which assists residents with

extremely low, very low, and low incomes with housing rehabilitation Citywide. Additionally, the City will work to promote the importance of property maintenance to long-term housing quality and the availability of resources for residential rehabilitation. To do so, the City will revise its website with more information and work with the Public Information Officer to provide more information to local families and community groups. This program will focus on concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.

SCHEDULE OF ACTIONS	
Funding Source:	CDBG, HOME, and Cal-Home
Responsible Party:	Development Department, San Bernardino County Housing Authority, and Public Information Officer
Timeframe:	Ongoing with outreach one time per year. Review and make appropriate changes to website by end of CY 2022. Assistance and education will be ongoing with outreach one time per year throughout the planning period.

- **PP-D.5: Advertise Rehabilitation Programs.** Continue to use public mailers and the City website and add social media posts to the City's accounts to advertise housing rehabilitation programs.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

Objective E: Preserve existing affordable housing to minimize displacement

Rent restriction agreements have expiration dates, after which the affordable housing units that they cover can be converted to market-rate rents. The City will work proactively to mitigate the potential loss of "at-risk" units due to conversion to market-rate units. The City will also explore ways to identify new ways to preserve naturally occurring affordable housing (i.e., units that do not have recorded affordability covenants).

Policies

- **HE-E.1:** Monitor affordable rental units at risk of converting to market rents and proactively reach out to property owners to discuss options.
- **HE-E.2:** Monitor and participate in federal, State, and local initiatives that address affordable housing preservation.
- **HE-E.3:** Provide information to property owners on financial incentives and public funding assistance for improvements.

- **HE-E.4:** Work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability covenants to preserve affordable units.
- **HE-E.5:** Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **HE-E.6:** Identify new and innovative ways to maintain affordability of, and rehabilitate and preserve, properties that provide naturally affordable housing.
- **HE-E.7:** Provide replacement housing for any non-vacant residential units in the Sites Inventory that are currently occupied or have been occupied in the prior five years by, or subject to an affordability requirement for, a lower-income household.

Existing Programs

- **EP-E.1: Housing Choice Rental Vouchers.** This program provides assistance for renters in the City to have access to affordable housing throughout the City. The majority of the City's Section 8 rental vouchers are provided to larger households. The County of San Bernardino Housing Authority manages approximately 783 Section 8 household vouchers in Victorville. To ensure the affordability of its potential at-risk units, the County is working to extend the term of its existing vouchers and increase the number of vouchers during this planning period (also Existing Program EP-H.1).
- **EP-E.2: Conservation and Monitoring of Existing and Future Affordable Units.** The City has an inventory of 1,341 publicly assisted housing units and performs annual monitoring to ensure compliance with their respective affordability covenants. The City will continue to preserve the affordability of all 1,341 publicly assisted housing units.

Proposed Programs/Activities/Actions

- **PP-E.1: Housing Choice Vouchers.** Continue to refer residents interested in Housing Choice rental vouchers to San Bernardino County so renters can have access to affordable housing (also Proposed Program PP-H.1). Educate property owners throughout the City about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders.

SCHEDULE OF ACTIONS	
Funding Source:	Section 8
Responsible Party:	City of Victorville and San Bernardino County Housing Authority
Timeframe:	Ongoing with outreach one time per year.

- **PP-E.2: Continue the Conservation and Monitoring of Existing and Future Affordable Units.** The City has an inventory of 1,341 publicly assisted housing units. These units are deed restricted for long-term affordability. Between October 15, 2021, and October 15, 2029, no publicly assisted units are considered at risk of converting to market-rate housing. The City will continue to monitor and preserve the affordability of all 1,341 publicly assisted housing units.

SCHEDULE OF ACTIONS	
Funding Source:	Section 8, CDBG, HOME, and any other source that may become available
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

- **PP-E.3: Replacement Housing.** The Sites Inventory includes two non-vacant sites with existing residential uses. Neither site is subject to a recorded covenant, ordinance, or law that restricts rents. When housing development is proposed for these two non-vacant sites, City staff will determine whether current or prior site uses necessitate replacement affordable housing in accordance with Government Code, Section 65915. If the current or prior site uses necessitate replacement affordable housing, the City will ensure that replacement housing units at similar income levels will be created, either by the proposed developer of the site or another party. Furthermore, to minimize displacement, City staff will encourage redevelopment of existing housing to build at least as many units as exist, in total and of lower-income housing, especially in lower resource areas.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund – City staff time. Section 8, CDBG, HOME, and any other source that may become available – Creation of units.
Responsible Party:	Development Department
Timeframe:	Ongoing as development is proposed on non-vacant sites.

Goal 4: Encourage more affordable housing units

As in many other jurisdictions, housing production has not kept up with the City's growth and demand, contributing to increased housing prices Citywide. There is a need for affordable housing for households with extremely low, very low, low, and moderate incomes. New affordable housing opportunities are needed for Victorville to meet existing demand.

To provide more affordable housing, the City has identified the following objectives:

- **Objective F:** Secure local, State and federal affordable housing funds and assist developers to identify sources for affordable projects.
- **Objective G:** Leverage existing, and seek new, City resources, such as vacant land and underutilized properties.
- **Objective H:** Promote various types of affordable housing.

Objective F: Secure local, State, and federal affordable housing funds and assist developers to identify funding sources for affordable projects funds

It is important for the City to secure affordable housing funds that it can use to help provide more affordable housing. Additionally, the City will work with affordable housing developers to identify and apply for other funding sources (i.e., for housing to serve populations with special needs). State and federal funding sources are significantly limited and must be combined for affordable housing projects to achieve financial feasibility. This collaborative effort can bring more affordable housing to Victorville.

Policies

- **HE-F.1:** Apply and leverage State and federal grant and other funding sources.
  - The City will provide clear and concise information on the website regarding funding (e.g., CDBG and HOME funds) available to facilitate the development of affordable housing.
  - Staff will monitor State and federal grant notices of funding availability to identify all affordable housing grant opportunities for the City.
  - Work with developers to identify projects for inclusion on State grant applications prior to preparing and submitting for State grants.
- **HE-F.2:** Analyze the feasibility of an Inclusionary Housing Policy to create additional affordable units and/or generate local funding for affordable housing.
  - The analyzed policy would require that the development of new market-rate housing units include a percentage of units that are affordable at specific income levels and possibly allow an in-lieu fee option to generate funding for the development of affordable housing in the City.
  - Funds collected from in-lieu fees could be used for the following purposes:
    - New construction of affordable housing
    - Acquisition/rehabilitation of housing and addition of affordability covenants
    - Permanent supportive housing/transitional and emergency shelters
    - Down payment assistance program
    - Rental assistance programs

- **HE-F.3:** Explore establishing a Local Housing Trust, a Community Land Trust, or other nonprofit entity to pool resources and leverage additional funding to produce and preserve affordable housing:
    - A Local Housing Trust or a Community Land Trust would help the City secure additional funding and/or land for a range of affordable housing activities.

Existing Programs

- **EP-F.1: Existing Funding.** The City has secured multiple sources of funding for development, including CDBG, HOME, and PLHA. Additionally, the City will start receiving ESG funds within the next 8-year period.

Proposed Programs/Activities/Actions

- **PP-F.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City's website (See Proposed Program PP-B.4), funding opportunities will also be posted on all City social media accounts and include information on vacant surplus land currently owned by the City and information on local Opportunity Zones for the development of affordable housing (i.e., location, size, and zoning).

  This program will be available for developments throughout the City, while targeting higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division and Development Department
Timeframe:	Within 2 years of the Housing Element Update approval with Ongoing with outreach one time per year updates as new information becomes available. Gather and update funding and vacant land information in the first year and begin posting updates in the second year, with updates as appropriate.

- **PP-F.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable housing stakeholders to identify projects and/or opportunities to include on grant applications.

This program will be available for developments throughout the City and will focus on developers and sites in higher resource areas due to the greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department – Planning Division
Timeframe:	Perform first check by end of FY 2022–23. Subsequent checks will be performed quarterly and outreach to stakeholders will be performed as grants become available. Ongoing and outreach at least one time per year.

- **PP-F.3: Local Housing Trust.** Study the availability of local resources available to establish a Local Housing Trust, a Community Land Trust, or similar nonprofit entity. The Trust will serve the entire City, with a focus on funding development in higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department, Planning Commission, and City Council
Timeframe:	Within 4 years of the Housing Element Update approval

- **PP-F.4: Recurring Notice of Funding Availability.** Issue a Notice of Funding Availability to advertise available funding for affordable housing development (as funds are available). Applications will be evaluated for developments throughout the City, with a preference for higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.

SCHEDULE OF ACTIONS	
Funding Source:	CDBG, HOME
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Annually (or as funds are available)

- **PP-F.5: Community Revitalization and Investment Authority.** Establish a Community Revitalization and Investment Authority (CRIA) in the Old Town area that would allow the City to use a portion of the property tax increment generated in that area to develop affordable housing and otherwise support the Old Town community's revitalization, including projects to address homelessness. The CRIA would further the implementation of the Old Town Specific Plan and support new residential development in a low resource area while simultaneously supporting the enhancement of the area to promote an

equitable quality of life. Improvements could include infrastructure, neighborhood walkability, access to transit, and other amenities (also Program PP-I.8).

SCHEDULE OF ACTIONS	
Funding Source:	Self-funded and by Senate Bill (SB) 2 Planning Grant
Responsible Party:	Development Department, Planning Commission, and City Council
Timeframe:	2022

Objective G: Leverage existing, and seek new, City resources, such as vacant land and underutilized properties

It is important for the City to leverage available resources to help provide more affordable housing.

Policies

- **HE-G.1:** Leverage available resources, such as vacant land and underutilized properties to incentivize new housing development.
- **HE-G.2:** Seek to acquire vacant and underutilized infill parcels to be consolidated and leveraged as new sites for developers.

Existing Programs

- **EP-G.1: Request for Proposals.** The City has issued a Request for Proposals for development of properties it owns in the Old Town Specific Plan area.

Proposed Programs/Activities/Actions

- **PP-G.1: Publish Available Resources.** Publicize resources via the City's website and Request for Proposals to facilitate the development of affordable City (land in Victorville owned by the City or another government entity) as resources are available. This information can be published on the Menu of Incentives/Concessions (See Proposed Program PP-B.4).

SCHEDULE OF ACTIONS	
Funding Source:	To be determined as State and federal funding sources become available.
Responsible Party:	Development Department
Timeframe:	Within two years of the Housing Element Update approval. Gather information in the first year and develop the page in the second year. Update information as appropriate. Ongoing and outreach at least one time per year.

Objective H: Promote various types of affordable housing

The City works to achieve a diversity of housing available to households of all income levels Citywide, including housing for extremely low-income and very-low-income households and households with special needs (such as people with disabilities and farmworkers). When households of all incomes throughout the City have opportunities to live near transit, employment opportunities, schools, and resources to meet the needs of daily living, the City can make communities more balanced.

Policies

- **HE-H.1:** Encourage mixed-income developments accessible to residents with lower incomes Citywide, especially in resource-rich areas.
- **HE-H.2:** Seek and explore opportunities to encourage the development of the following types of affordable housing:
    - Acquisition/rehabilitation projects
    - Affordable housing for seniors
    - Affordable housing with reasonable accommodations and supportive services for people with disabilities
    - Affordable owner-occupied housing types
    - Mixed-use projects that have community-serving uses
- **HE-H.3:** Promote and facilitate new partnerships with various organizations with different housing needs that include but are not limited to the following:
    - Religious institutions
    - School districts
    - Community college districts
    - Healthcare companies

Existing Programs

- **EP-H.1: Housing Choice Rental Vouchers.** This program provides assistance for renters in the City to have access to affordable housing. The majority of the City's Section 8 rental vouchers are provided to larger households. The County of San Bernardino Housing Authority manages approximately 783 Section 8 household vouchers in

Victorville. To ensure the affordability of its potential at-risk units, the County is working to extend the term of its existing vouchers and increase the number of vouchers during this planning period (also Existing Program EP-E.1).

Proposed Programs/Activities/Actions

- **PP-H.1: Housing Choice Vouchers.** Continue to refer residents interested in Housing Choice rental vouchers to San Bernardino County so renters can have access to affordable housing (also Proposed Program PP-E.1).

SCHEDULE OF ACTIONS	
Funding Source:	Section 8
Responsible Party:	City of Victorville and San Bernardino County Housing Authority
Timeframe:	Ongoing with outreach one time per year.

- **PP-H.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock for All Income Levels.** Adopting or amending ordinances for Inclusionary Housing and permit streamlining can work together to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department, Planning Commission, and City Council
Timeframe:	Ongoing with outreach one time per year. Policies will be adopted at different times.

- **PP-H.3: Update the City's Land Use Element and Zoning Ordinance.** Incorporate changes to bring the City's Land Use Element and Zoning Ordinance into compliance with new State laws. Specifically, modify development standards and regulations to streamline and remove barriers to residential development (particularly affordable housing, accessory dwelling units (ADUs), emergency shelters, and transitional/supportive housing). These modified standards could include increasing R-4 development standards from 20 units per acre to 30 units per acre (See Proposed Program PP-A.4), reducing setback and lot coverage standards, creating objective standards, and waiving development impact fees, among others. Parking requirements for emergency shelters will be updated as part of the Zoning Ordinance amendment to be in compliance with California Government Code, Section 655834. Additionally, any modified standards shall be directed toward meeting the social and economic needs of the community (also Proposed Program PP-A.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Land Use Element will be updated in 2022. Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element to coincide with the City's Land Use Element Update.

Goal 5: Maximize solutions for those experiencing or at risk of homelessness

In Victorville, like across the nation, the population of people experiencing homelessness has significantly increased over the last decade, with sharp increases in the last 3 years. Between 2018 and 2020, the point-in-time counts indicate that the number of people experiencing homelessness increased by 71%. Homelessness is an issue that requires different types of interventions at different stages, including prevention, emergency services, and transitional services.

To maximize solutions for those currently experiencing or at risk of homelessness, the City identified the following objectives:

- **Objective I:** Increase access to support services and transitional housing opportunities for people experiencing homelessness.
- **Objective J:** Increase tenant protections.

Objective I: Increase housing opportunities and access to support services for people experiencing homelessness

It is important for the City to address homelessness and provide support services for the current population of individuals experiencing homelessness.

Policies

- **HE-I.1:** Comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities and other housing types.
- **HE-I.2:** Provide support for individuals experiencing homelessness.
- **HE-I.3:** Leverage available State and federal grant funding (e.g., Permanent Local Housing Allocation grant funds) to fund transitional housing solutions.
- **HE-I.4:** Coordinate with San Bernardino County and surrounding cities to identify and fund long-term services and housing for those experiencing homelessness in the Victor Valley.
- **HE-I.5:** Promote innovative strategies for transitional housing for individuals experiencing homelessness.
    - Consider tiny homes as a housing solution for residents experiencing homelessness.

- **HE-I.6:** Continue to cooperate with nonprofit organizations to provide emergency shelter and transitional and permanent supportive housing for residents experiencing homelessness.
- **HE-I.7:** Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

Existing Programs

- **EP-I.1: Shelter Plus Care Program.** The sponsor for this program is HUD. It provides rental assistance that is either tenant based, project based, or sponsor based to maximize independence for people who are disabled and experiencing homelessness.

Proposed Programs/Activities/Actions

- **PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws.** The City will review and update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers, supportive housing, and group care facilities to conform to State requirements, as modified in recent years by AB 139, AB 2162, Senate Bill 48, and other State laws. Generally, this update would allow these land uses in all of the City's residential zones and with fewer conditions. Specifically, the Zoning Ordinance would be amended to:
    - Modify parking requirements for emergency shelters to be limited to staff working at the facility, and recognize transitional and supportive housing projects as residential use of property subject to the same restrictions as other residential property within the same zone;
    - Allow residential care facilities with seven or more people in zones that allow for residential uses and evaluate low density zones to assess the feasibility of permitting large residential care facilities to ensure that zoning regulations do not unduly constrain development of these facilities;
    - Clarify that licensed and unlicensed residential care facilities for six or fewer persons are permitted in every residential zone that permits single family units; and
    - Ensure lot coverage, parking, and maximum height requirements do not constrain he development of emergency shelters.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Within 1 year of Housing Element adoption

- **PP-I.2: Wellness and Recuperative Center.** The City's Homelessness Solutions Task Force is planning for the development of a 168-bed Wellness and Recuperative Center, and has allocated Permanent Local Housing Allocation State grant funding as a means to fund this project. Services would include recuperative care, dining, medical services, support services, and dog boarding.

SCHEDULE OF ACTIONS	
Funding Source:	PLHA, Homekey, others
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	2023

- **PP-I.3: Other Transitional Housing Options.** Use State and federal funding to continue to provide assistance and make provisions for development of transitional housing, shelters, single-room occupancy (SRO) housing and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include reasonable accommodations and supportive services for people with disabilities. The City will seek to encourage the development of at least one SRO development within the Planning Period.

SCHEDULE OF ACTIONS	
Funding Source:	To be determined as State and federal funding sources become available.
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

- **PP-I.4: Services for People Experiencing Homelessness.** Continue to make information about services for people experiencing homelessness available on the City's website and at City facilities.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

- **PP-I.5: Crisis Response Protocol.** Explore establishing a Crisis Response Protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department and City Council
Timeframe:	Within 2 years of the Housing Element Update approval.

- **PP-I.6: Work with Developers to Identify Innovative Solutions/Construction Techniques for Homeless Housing.** Provide support to developers to explore innovative solutions and techniques, such as modular construction.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	Ongoing with outreach one time per year.

- **PP-I.7: Shared Housing.** Reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors. Through these conversations and information sharing, determine the efficacy of these programs and consider establishing a pilot program in the City.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department and City Council
Timeframe:	Within 2 years of the Housing Element Update approval.

- **PP-I.8: Community Revitalization and Investment Authority.** Establish a Community Revitalization and Investment Authority in the Old Town area that would allow the City to use a portion of the property tax increment generated in that area to develop affordable housing and otherwise support the Old Town community's revitalization, including projects to address homelessness. The CRIA would further the implementation of the Old Town Specific Plan and support new residential development in a low resource area while simultaneously supporting the enhancement of the area to promote an equitable quality of life. Improvements could include infrastructure, neighborhood walkability, access to transit, and other amenities (also Policy PP-F.5).

SCHEDULE OF ACTIONS	
Funding Source:	Self-funding and through SB 2 Planning Grant
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	2022

Objective J: Increase Tenant Protections

The City will take feasible measures to mitigate the risk of experiencing future homelessness for the City's most vulnerable communities.

Policies

- **HE-J.1:** Explore the feasibility and potential impacts of a Rent Stabilization Ordinance to provide protections from significant rent increases and to prevent homelessness. This would include studying the current rental market in the City, current need, costs to the City, and possible impacts to future rental housing development. The study shall then be considered by City Council.
- **HE-J.2:** Work with local nonprofit organizations to identify people experiencing or at risk of homelessness in vulnerable subpopulations in the City to navigate specialized services.
- **HE-J.3:** Leverage local, State, and federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic and beyond.
- **HE-J.4:** Explore occupancy standards to avoid overcrowded conditions.

Proposed Programs/Activities/Actions

- **PP-J.1: Cooperation with Community-Based Organizations.** Cooperate with community-based organizations that provide services or information about services to any special needs groups, especially organizations serving low resource areas and concentrated areas of poverty. Additionally, explore the creation of a community-led taskforce that works with the City on strategies and solutions and that tracks measurable outcomes (also Proposed Program PP-Q.2).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Community Services Department
Timeframe:	Ongoing with outreach one time per year. Consider a community-led taskforce by the end of FY 2022–23 and cooperate with community-based organizations on an ongoing basis with outreach one time per year. City staff to implement rent stabilization ordinance within two years of committee recommendations.

- **PP-J.2: Displacement Prevention.** Minimize the displacement of households with lower incomes and special needs whenever possible and, where necessary, ensure that displacement is carried out in an equitable manner.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department and City Council
Timeframe:	Ongoing with outreach one time per year.

Goal 6. Encourage homeownership

Encouraging homeownership in Victorville is important to address the current and future needs of Victorville residents and to help residents build household wealth.

To encourage homeownership, the City identified the following objectives:

- **Objective K:** Increase the share of City residents who own the home where they live.
- **Objective L:** Provide programs to increase affordable homeownership opportunities.

Objective K: Increase the share of City residents who own the home where they live

Increasing the share of City residents who own the home where they live by reducing barriers to homeownership is important as Victorville residents have expressed they would like to own their homes.

Policies

- **HE-K.1:** Promote existing nonprofit, County, State, and federal educational programs and resources to increase homeownership opportunities and increase knowledge about homeownership.

Existing Programs

- **EP-K.1: CalHome First Time Buyer Program.** San Bernardino County offers down payment assistance via the Neighborhood Housing Services of the Inland Empire. The City refers residents to this program for assistance. Program participants can purchase housing through the City.

Proposed Programs/Activities/Actions

- **PP-K.1: Homeownership Education.** Encourage homeownership through education, sharing information, and providing links to existing nonprofit, County, State, and federal

resources on the City's website. Many residents lack the knowledge about mortgages in addition to having limited financial resources.

SCHEDULE OF ACTIONS	
Funding Source:	CDBG, City General Fund, and grants, if available
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

Objective L: Provide programs to increase affordable homeownership opportunities

Opportunities for homeownership must be included in the City's affordable housing options.

Policies

- **HE-L.1:** Encourage the identification and implementation of programs and development standards that support expanding and creating new forms of homeownership to provide more paths to ownership for first-time and lower-income homebuyers.
- **HE-L.2:** Expand available State and federal funding sources for a down payment assistance program that is accessible to Victorville residents facing barriers to homeownership.
- **HE-L.3:** Incentivize the development of affordable, diverse housing options (e.g., condominiums and townhomes) for ownership.

Existing Programs

- **EP-L.1: Mortgage Assistance Program.** The program provides assistance for homebuyers in the form of closing costs and/or down payments, as funding is available. Through this program, families with low to moderate incomes can obtain the needed assistance in financing the purchase of a home. The focus of this program is on first-time homebuyers transitioning from renter to owner status.

Proposed Programs/Activities/Actions

- **PP-L.1: Down Payment Assistance Program.** Continue the mortgage assistance program and maximize funding for the program. Many residents have identified the lack of funds for a down payment as a major reason for not owning a home.

SCHEDULE OF ACTIONS	
Funding Source:	Funded by program grant
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

- **PP-L.2: Development Impact Fee Deferral for Affordable For-Sale Housing Development.** Explore the potential deferral of development impact fees for affordable for-sale housing developments until close of escrow.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	Development Department
Timeframe:	Within 4 years of Housing Element approval

- **PP-L.3: Development Impact Fee Waiver for Old Town Victorville Area.** Explore the potential waiver of development impact fees for all types of housing within Old Town.

SCHEDULE OF ACTIONS	
Funding Source:	N/A
Responsible Party:	Engineering Department and Planning Division
Timeframe:	2024

Goal 7: Improve quality of life and promote placemaking

The General Plan provides policy guidance to balance the needs of a growing city while enhancing qualify of life for current and future residents of Victorville. The Housing Element also provides guidance on how the City can enhance its communities and neighborhoods as growth occurs, such as ensuring its residents live in safe and healthy conditions.

To improve the quality of life and promote placemaking, the City identified the following objectives:

- **Objective M:** Encourage developments that will provide community benefits, especially in lower resource areas.
- **Objective N:** Increase community participation in the planning process.

- **Objective O:** Address unhealthy housing conditions (e.g., lead, asbestos, overcrowding, mold, pest).
- **Objective P:** Rezone to improve the quality of life by allowing residential development within certain commercial areas.

Objective M: Encourage developments that will provide community benefits, especially in lower resource areas

It is important for the City to encourage responsible development that provides benefits for residents.

Policies

- **HE-M.1:** Encourage placemaking and public spaces to serve residents of all incomes, interests, ages, physical abilities, and cultures.
- **HE-M.2:** Encourage infill development that includes capital improvements like sidewalk repair and lighting improvements.
- **HE-M.3:** Encourage development that includes active transportation infrastructure like new and wider sidewalks and protected bike lanes.
- **HE-M.4:** Encourage the continued provision of open space to Victorville, such as developments that include green space for public use.
- **HE-M.5:** Encourage development that brings new community amenities like community meeting spaces, community health clinics, after school programs, childcare, etc.
- **HE-M.6:** Develop partnerships with existing community organizations to expand accessibility to community amenities.
    - Such community organizations can include nonprofits, local churches, and local businesses.
    - Partnerships can include providing assistance with outreach, securing space to host events, etc.

Existing Programs

- **EP-M.1: Existing Development and Design Standards.** Title 16 of the City's Municipal Code requires including amenities, particularly common open space, in residential development, including in Planned Unit Development zones, for single-family residential development, and for multi-family residential development.

Proposed Programs/Activities/Actions

- **PP-M.1: Update and Implement the City's Land Use Element.** The City will update its Land Use Element to encourage lower-income housing development throughout the City, particularly in resource-advantaged areas, as well as to encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities. The creation of the Old Town CRIA will support improvements to placemaking, public spaces, capital projects, active transportation infrastructure, and community amenities in the Old Town area, a low resource area and a racially or ethnically concentrated area of poverty.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	The City will update the Land Use Element by 2022. Implementation will be Ongoing with outreach one time per year.

Objective N: Increase community participation in the planning process

It is important for the City to encourage community-focused development to ensure the needs of its residents are met.

Policies

- **HE-N.1:** Allow for continued virtual meetings alongside in-person public meetings to enable more residents and other stakeholders to participate in public meetings conveniently.
- **HE-N.2:** Require a community meeting for proposed Specific Plans and Planned Unit Developments as part of the entitlement process so community members can participate in the planning process.

Existing Programs

- **EP- N.1: Promotion of participation through City newsletter, social media and City website.** The City promotes events, public meetings, and services on the City's newsletter, social media sites, and its own website.

Proposed Activities/Actions

- **PP- N.1: Create and Implement Environmental Justice Element.** The creation of the Environmental Justice Element will provide opportunities for increased community participation and feedback in the process and establish guidelines and recommendations

to encourage community participation and feedback in future City efforts. This program will particularly benefit disadvantaged areas (also Proposed Program PP-Q.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	The City will update the Environmental Justice Element by 2022. Implementation will be ongoing with outreach one time per year.

- **PP- N.2: Consider Providing Interpretation Services for Public Meetings.** Consider providing Spanish interpretation during public meetings to increase participation through language accessibility.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department and City Council
Timeframe:	The City will consider providing interpretation services in 2021. If approved, interpretation services will be ongoing with outreach one time per year.

Objective O: Address unhealthy conditions (e.g., lead, asbestos, overcrowding, mold, pest) to reduce housing quality disparities

The City will encourage healthy and proper housing conditions for residents.

Policies

- **HE-O.1:** Provide information on the City's website on safe housing conditions and tools to address unhealthy housing conditions.
- **HE-O.2:** Collaborate with local community organizations to outreach and provide assistance to City residents facing unhealthy housing conditions.
- **HE-O.3:** Continue to require that all substandard units in the City be improved so that they comply, where required, with the existing Building Code (also Policy HE-D.5).

Existing Programs

- **EP-O.1: Code Enforcement Efforts.** The City enforces the California Building Code for substandard units when in violation, including the demolition of buildings when such units cannot be brought up to code (also Existing Program EP-D.4).

Proposed Programs/Activities/Actions

- **PP-O.1: Enforce Existing Building and Safety Code.** Continue to enforce the existing Building and Safety Code, as required through existing—and, if necessary, expanded—code enforcement efforts (also Proposed Program PP-D.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund
Responsible Party:	Building and Code Enforcement Divisions
Timeframe:	Ongoing with outreach one time per year.

- **PP-O.2: Safe Housing Conditions Education.** Collaborate with local community organizations, especially those serving lower resource areas, to educate Victorville residents on safe housing conditions and equip them with the necessary tools to report such conditions to code enforcement officials. This would include annual outreach to local community organizations to organize educational events for, and deliver educational materials to, the local community.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Building and Code Enforcement Divisions
Timeframe:	Identify local community organizations by end of FY 2022–23. Outreach to local organizations on an annual basis afterward.

- **PP-O.3: Priority for Water and Sewer Services and Delivery of Housing Element.** Consistent with SB 1087, the City will establish a written procedure to provide affordable housing with priority for water and sewer services. Additionally, in accordance with Government Code, Section 65589.7, as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2021–2029 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Water Department and Planning Division
Timeframe:	Establish affordable housing priority procedure within one year of adoption of the Housing Element. Deliver Housing Element to water agencies immediately after Housing Element adoption and no later than the end of FY 2021–22.

Objective P: Rezone to improve the quality of life by creating more opportunities for mixed-use (residential and commercial) development

Rezone, where appropriate, to create more opportunities for mixed-use (residential and commercial) development, particularly near amenities to improve the quality of life for residents of Victorville.

Policies

- **HE-P.1**: Identify commercial and residential zones where zoning can be changed to allow for mixed-use and/or higher density residential development (also Policy HE-A.3).

- **HE-P.2**: Establish flexible mixed-use development standards to encourage new development in deteriorated commercial areas.

Proposed Programs/Activities/Actions

- **PP-P.1: Change Zoning in Appropriate Commercial and Residential Zones**. Pursuant to Chapter 8, Adequate Sites Inventory Analysis and Methodology, of this Housing Element, rezone certain commercial zones in the West City, Baldy Mesa, Golden Triangle, and East Bear Valley Planning Areas, as well as the 7th Street Commercial corridor to permit mixed-use development, in some cases allowing residential development up to 30 dwelling units per acre. The City is undertaking this rezoning effort to encourage lower-income housing development in resource-advantaged areas and to encourage revitalization of deteriorated commercial areas throughout the City. Where rezoned areas include sites in the Site Inventory, the new zoning will permit owner-occupied and rental multifamily uses by right for developments in which 20% or more of the units are affordable to lower income households and will comply with the other by-right provisions of Government Code 65583.2 (h) and (i) (also Proposed Program PP-A.4).

SCHEDULE OF ACTIONS	
Funding Source:	Local Early Action Planning Grant
Responsible Party:	Planning Division, Planning Commission, City Council
Timeframe:	Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element, to coincide with the City's Land Use Element Update.

Goal 8: Affirmatively further fair housing

The City seeks to expand the range of housing opportunities, including for residents with low and moderate incomes, seniors, people with disabilities, large families, female-headed households with children, and people experiencing homelessness. To make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities available to all residents. The City has identified the objective below in connection with this goal and to achieve compliance with AB 686.

Objective Q: Ensure equal housing opportunities for all residents, regardless of their special characteristics as protected under State and federal fair housing laws

To adequately meet the housing needs of all segments of the community, the City must promote housing opportunities for all residents.

Policies

- **HE-Q.1:** Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.
- **HE-Q.2:** Continue to support ongoing efforts of the State and San Bernardino County to enforce fair housing laws.
- **HE-Q.3:** Promote housing opportunities for all people regardless of protected characteristics, such as race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, and ancestry that can limit housing choice.
- **HE-Q.4:** Encourage the provision of housing to meet the needs of families of all sizes.
- **HE-Q.5:** Facilitate increased participation among traditionally under-represented groups in the public decision-making process.
- **HE-Q.6:** Provide outreach and education for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.
- **HE-Q.7:** Outreach to developers and assist them in finding resources for the development of housing for special needs households.

Existing Programs

- **EP-Q.1: Fair Housing Laws.** The City contracts with the Inland Fair Housing and Mediation Board to provide investigation and counseling assistance to address the alleged violations of federal and State housing laws.
- **EP-Q.2: Redlining Complaints.** The City follows the established protocol for referral of residents with redlining complaints to the appropriate authority.

Proposed Programs/Activities/Actions

- **PP- Q.1: Create and Implement Environmental Justice Element.** The creation of the Environmental Justice Element will provide opportunities for increased community participation and feedback in the process and establish guidelines and recommendations to encourage community participation and feedback in future City efforts. This program will particularly benefit disadvantaged areas (also Proposed Program PP-N.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Planning Division, Planning Commission, and City Council
Timeframe:	The City will update the Environmental Justice Element by 2022. Implementation will be ongoing with outreach one time per year.

- **PP-Q.2: Cooperation with Community-Based Organizations.** Cooperate with community-based organizations that provide services or information about services to any special needs groups. Additionally, explore the creation of a community led taskforce that works with the City on strategies and solutions and that tracks measurable outcomes (also Proposed Program PP-J.1).

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Community Services Department
Timeframe:	Consider a community-led taskforce by the end of FY 2022–23 and cooperate with community-based organizations on an ongoing basis with outreach one time per year.

- **PP-Q.3: Uphold Fair Housing Laws.** Continue to contract with the Inland Fair Housing and Mediation Board to provide investigation and counseling assistance to address the alleged violations of federal and State housing laws.

SCHEDULE OF ACTIONS	
Funding Source:	City General Fund and grants, if available
Responsible Party:	Development Department and Inland Fair Housing and Mediation Board
Timeframe:	Ongoing with outreach one time per year.

- **PP-Q.4: Refer Redlining Complaints.** Continue to follow the established protocol for referral of residents with redlining complaints to the appropriate authority.

SCHEDULE OF ACTIONS	
Funding Source:	N/A
Responsible Party:	Development Department
Timeframe:	Ongoing with outreach one time per year.

- **PP-Q.5: Encourage Special Needs Housing.** The City will encourage housing for special needs households, including persons with disabilities, including developmental disabilities. The City will proactively grant and/or assess the feasibility of:
    - Adopting priority processing;
    - Granting fee waivers or deferrals;
    - Modifying development standards;
    - Granting concessions and incentives for housing developments that include units affordable to special needs households;

- Assisting, supporting or pursuing funding applications (See Objective F for programs related to funding); and
- Pursuing outreach and coordination with affordable housing developers (See Objective F for programs related to funding).

SCHEDULE OF ACTIONS	
Funding Source:	N/A
Responsible Party:	Development Department
Timeframe:	Annual; Begin efforts in FY 2022–23.

- **PP-Q.6: Remove Barriers for Renters.** The City will review local ordinances and work to remove any barriers that keep residents from accessing safe and affordable housing, such as redlining and crime-free multifamily housing ordinances.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	Planning Division
Timeframe:	Review local ordinances by end of FY 2022–23 and make appropriate changes by the end of FY 2023–24.

Quantified Objectives

California Government Code, Section 65583(B), requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The City of Victorville (City or Victorville) has two sets of numerical housing goals:

- Victorville's portion of the Southern California Association of Governments Regional Housing Needs Assessment goals
- Quantified objectives for affordable housing production

Victorville's portion of the total Southern California Association of Governments Regional Housing Needs Assessment requires adequate land resources to accommodate 8,165 new housing units, 2,871 of which are for households with low and very-low incomes. The Site Inventory in this Housing Element presents an analysis of adequacy of available land resources for this Regional Housing Needs Assessment allocation.

The total housing needs identified often exceed available resources and the community's ability to satisfy this need. Therefore, cities must establish quantified objectives for the actual creation of affordable housing opportunities and the provision of other housing assistance. Such quantified objectives need not be identical to the total housing needs.

This section outlines policies and programs that range from streamlining to encourage housing development to homeless services and other housing assistance programs. While many

programs and policies are essential to meeting the City's housing needs by reducing barriers and creating opportunities for a balanced community, they are qualitative. Other programs are quantitative in nature and allow for an estimate to be generated.

Based on quantitative programs and policies, the City reasonably expects that a total of 3,862 households will be assisted, as summarized in Table 7-1 and detailed by program in Table 7-2.

Table 7-1. Quantified Objectives Summary

PROGRAM/ACTIVITY/ACTION	EXTREMELY LOW	VERY-LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
RHNA Allocation	1,735		1,136	1,504	3,790	8,165
New Construction	205	206	458	165	1,500	2,534
Rehabilitation (Housing Repair Loans & Grants)	29	29	38	0	0	96
Housing Assistance	261	146	823	0	2	1,232
Housing Conservation (At-Risk Housing)	0	0	0	0	0	0
Total	**876**		**1,319**	**165**	**1,502**	**3,862**

Table 7-2. Quantified Objectives Details

PROGRAM/ACTIVITY/ACTION	NUMBER OF HOUSEHOLDS ASSISTED OR UNITS CREATED, REHABILITATED, OR PRESERVED					
	EXTREMELY LOW	VERY-LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
GOAL 1. ENCOURAGE DEVELOPMENT OF DIFFERENT HOUSING TYPES TO MEET THE CITY'S DIFFERENT NEEDS						
Update the City's Land Use Element and Zoning Ordinance	18	18	24	0	0	60
Adopt a Density Bonus Ordinance and Create a Menu of Density Bonuses	15	15	20	0	0	50
Increase Zoning in Areas Zoned for Multi-Family	0	0	40	0	400	440
Change Zoning in Appropriate Commercial and Residential Zones	40	40	52	69	500	700
Encourage the Subdivision of Sites that are 10 Acres or Larger	28	28	36	48	350	490
Continue to Encourage Single-Family Home Development in Designated Areas	0	0	0	0	12	12
Encourage Buffers and Transitions						0
Adequate Setbacks						0
Evaluate and Change Off-Street Parking Requirements						0
Assist with Development of Low-Income Housing [1]	4	9	88	0	0	101
Expedite Development	0	0	2	10	50	62
Review the City's Development Standards	0	0	1	3	12	16
Provide Permit Fee Information for Developers						0

Notes:
[1] Target to have 50% of units in lower resource areas and 50% of units in higher resource areas.

Table 7-2. Quantified Objectives Details

PROGRAM/ACTIVITY/ACTION	NUMBER OF HOUSEHOLDS ASSISTED OR UNITS CREATED, REHABILITATED, OR PRESERVED					
	EXTREMELY LOW	VERY-LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
SB 35 Streamlined and Ministerial Approval Process						0
Provide a Menu of Incentives/Concessions for Developers						0
GOAL 2. MAXIMIZE LAND UTILIZATION FOR RESIDENTIAL DEVELOPMENT						
Update the City's Zoning Ordinance to Allow for Higher Densities in Areas With Underdeveloped/ Underutilized Property[2]	15	15	20	0	150	200
Update the City's Accessory Dwelling Unit (ADU) Policies to Comply with Changes in State Law	1	4	35	0	0	40
Plan to Encourage and Incentivize ADUs						
GOAL 3. PRESERVED EXISTING HOUSING STOCK						
Enforce Existing Building and Safety Code						0
Provide Technical Assistance for Rehabilitation Needs [3]						0
Support Nonprofits in Pursuing Rehabilitation Programs [3]						0
Assist Residents with Extremely Low, Very Low, and Low Incomes [3]	29	29	38	0	0	96
Advertise Rehabilitation Programs						0
Housing Choice Rental Vouchers	33	81	813	0	0	927
Continue the Conservation and Monitoring of Existing and Future Affordable Units						0
Replacement Housing	0	0	1	0	0	1
GOAL 4. PROVIDE MORE AFFORDABLE HOUSING						
Advertise Available Resources [2]	0	0	0	1	6	7
Monitor Grant Opportunities and Maximize Grant Applications [2]	2	4	44	0	0	50
Local Housing Trust [2]	0	1	7	34	0	42
Recurring Notice of Funding Availability[2]						0
Community Revitalization and Investment Authority	24	24	32	0	0	80
Publish Available Resources						0
Adopt Ordinances and Policies that Encourage a Diverse Housing Stock	23	23	31	0	0	77
Update the City's Land Use Element and Zoning Ordinance						0
GOAL 5. MAXIMIZE SOLUTIONS FOR THOSE EXPERIENCING OR AT RISK OF HOMELESSNESS						
Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws	25	25	25	0	0	75

Notes:

[2] Target to have 30% of units in lower resource areas and 70% of units in higher resource areas.

[3] Target to have at least 50% of assisted units in concentrated areas of poverty and areas with more code enforcement citations.

Table 7-2. Quantified Objectives Details

PROGRAM/ACTIVITY/ACTION	NUMBER OF HOUSEHOLDS ASSISTED OR UNITS CREATED, REHABILITATED, OR PRESERVED					
	EXTREMELY LOW	VERY-LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Wellness and Recuperative Center [4]	168	0	0	0	0	168
Other Transitional Housing Options	50	50	0	0	0	100
Services for People Experiencing Homelessness						0
Crisis Response Protocol						0
Work with Developers to Identify Innovative Solutions/Construction Techniques for Homeless Housing						0
Shared Housing	0	5	0	0	0	5
Cooperation with Community Based Organizations						0
Displacement Prevention						0
GOAL 6. ENCOURAGE HOMEOWNERSHIP						
Homeownership Education	0	0	0	0	2	2
Down Payment Assistance Program	0	0	0	0	0	0
Development Impact Fee Deferral for Affordable For-Sale Housing Development	0	0	0	0	20	20
Development Impact Fee Waiver for Old Town Victorville Area	0	0	1	0	0	1
GOAL 7. IMPROVE QUALITY OF LIFE AND PROMOTE PLACEMAKING						
Update and Implement the City's Land Use Element	Included in Goal 1 Program					0
Create and Implement Environmental Justice Element						0
Safe Housing Conditions Education	5	5	5	0	0	15
Priority for Water and Sewer Services and Delivery of Housing						0
GOAL 8. AFFIRMATIVELY FURTHER FAIR HOUSING						
Create and Implement Environmental Justice Element						0
Cooperation with Community-Based Organization	5	5	5	0	0	15
Uphold Fair Housing Laws						0
Refer Redlining Complaints						0
Encourage Special Needs Housing	5	5	0	0	0	10
Remove Barriers for Renters						0
Total	**876**		**1,319**	**165**	**1,502**	**3,862**

Notes:

[4] The City is in the process of opening the Wellness Center Campus, which will operate as a low-barrier, emergency shelter providing services to assist the homeless with income stabilization, community resources, and housing navigation. It will accommodate 168 beds for individuals and families and have case managers onsite to develop individualized service plans for individuals experiencing homelessness.

8 ADEQUATE SITES INVENTORY ANALYSIS AND METHODOLOGY

Housing Element law requires the City to identify sites suitable for development of all housing types, with capacity to satisfy the City's housing needs for the current 2021–2029 6th Cycle Housing Element period. The Sites Inventory is an assessment of the City's capacity for new housing development, which must demonstrate that the Regional Housing Needs Assessment (RHNA) target of 8,165 housing units, including 2,871 lower-income (extremely low-, very-low-, and low-income) affordable units, can reasonably be achieved under the City's current land use plans and zoning regulations, or with planned amendments thereto. Through the Sites Inventory for the 2021–2029 planning period, the City has demonstrated that it has capacity for at least 15,314 housing units, including 4,788 housing units on sites adequate for lower-income housing based on criteria in California Government Code, Section 65583.2. A complete analysis of the Sites Inventory follows. The Sites Inventory is included as Appendix C.

This capacity is largely available on vacant sites under current land use plans and zoning regulations. To encourage housing development in accordance with principles of sustainable communities and affirmatively furthering fair housing, the City has identified zoning and land use changes to permit higher-density housing in resource-advantaged areas. These areas are not necessarily "High Resource" areas, as defined for the California Tax Credit Allocation Committee (TCAC) / Department of Housing and Community Development (HCD) Opportunity Map. However, the areas score more highly in this regard relative to other portions of the City, and they provide proximity to resources and amenities, such as schools, parks, public services, and commercial uses. Sites dependent on such changes are identified.

Through its Sites Inventory, the City identified 158 sites that are adequate for development of housing and that have zoned housing capacity that is reasonably developable within the planning period or will have such capacity with planned zoning and land use changes. These sites have capacity for at least 15,314 net housing units under the sites' existing zoning (or with a proposed zone change in certain circumstances), net of existing residential units on these sites. A subset of these sites meet the suitability criteria for sites adequate for lower-income (extremely low-, very-low-, and low-income) housing established by California Government Code, Section 65583.2. Out of the total 158 sites adequate for housing development, 51 sites meet the lower-income suitability criteria. These sites have zoned capacity for at least 4,788 net potential lower-income housing units, with some sites including moderate-income and above moderate-income units as part of mixed-income development.

8.1 Summary of Sites Capacity

Table 8-1 includes a summary of the detailed inventory of vacant and underutilized sites as contained in the City's Sites Inventory, Appendix C. Each identified site is adjacent to developed land, adjacent to another site that is adjacent to developed land, or is the subject of a proposed housing development project. Each site can be readily connected to the City's existing infrastructure.

Table 8-1. Summary of Sites Capacity

CURRENT ZONING	PROPOSED ZONING/ HOUSING TYPE	SITE COUNT	TOTAL ACRES	MAX DENSITY	REALISTIC CAPACITY (NET UNITS)	AFFORDABILITY	NOTES
VACANT							
R-1	No change	63	587.06	R-3	2,279	Above moderate	
R-1	MU-2	8	98.64	30	240 233 814	Lower Moderate Above moderate	
R-1	Mobile home	1	0.22	5	1	Lower	
R-3	No change	3	67.02	20	218 712	Moderate Above moderate	1 1
R-3	R-4	5	62.02	30	713 235	Lower Moderate	
R-4	No change	5	92.31	30	62 144 1,036	Lower Moderate Above moderate	2, 3 2 2
R-4	No change	7	46.52	30	1,114	Lower	4
Specific Plan, low density	No change	8	180.85	2–8	879	Above moderate	
Specific Plan, moderate density	No change	1	0.16	15	2	Moderate	
Specific Plan, high density	No change	22	95.14	30–48	1,134 701 533	Lower Moderate Above moderate	
C-2/C-A	MU-2	11	168.17	30	726 311 798	Lower Moderate Above moderate	
PUD	No change	4	143.23	5–7	91 563	Moderate Above moderate	
PUD	MU-2	10	56.21	30	764 370	Lower Moderate	
Subtotals					**4,754** **2,305** **7,614**	**Lower** **Moderate** **Above moderate**	
		148	**1,597.55**		**14,673**	**Total**	
NONVACANT							
R-1	No change	1	4.68	5	2	Above moderate	5
R-1	MU-2	3	24.92	30	238 360	Moderate Above moderate	6 6
Specific Plan, moderate density	No change	1	0.47	25	4	Above moderate	7
Specific Plan, high density	No change	1	0.86	48	33	Lower	8
R-1/Specific Plan	ADU	4	1.26	5	1 3	Lower Above moderate	

Table 8-1. Summary of Sites Capacity

CURRENT ZONING	PROPOSED ZONING/ HOUSING TYPE	SITE COUNT	TOTAL ACRES	MAX DENSITY	REALISTIC CAPACITY (NET UNITS)	AFFORDABILITY	NOTES
Subtotals					34	Lower	
					238	Moderate	
					369	Above moderate	
		10	32.21		641	Total	
Total		158	1,629.75		15,314		

Notes:

[1] Current R-3 zoning allows 15 units per acre. City will update zoning code to allow up to 20 units per acre in R-3 zones.
[2] Current R-4 zoning allows 20 units per acre. City will update zoning code to allow up to 30 units per acre in R-4 zones. Projected buildout is based on a 20 units per acre maximum, as a conservative approach.
[3] Lower-income units are projected on a Site to be built out at 20 units per acre. Though this does not meet the default density, a housing development is currently proposed for the Site that includes the lower-income units.
[4] Current R-4 zoning allows 20 units per acre. City will update zoning code to allow up to 30 units per acre in R-4 zones. Projected buildout is based on a 30 units per acre maximum.
[5] Proposed two-unit addition to a Site with an existing home.
[6] Current uses include abandoned farmland and a single house.
[7] Rebuild of a nonconforming, damaged, uninhabited and uninhabitable four-unit structure.
[8] Current use is a parking lot.

8.2 Capacity Determination

Table 8-2 summarizes the City's determination that there is sufficient capacity to accommodate the City's RHNA by income and lists site categories representing land suitable and available for residential development, as defined in California Government Code, Section 65583.2(a).

Table 8-2. Capacity Determination

	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
RHNA	**1,735**	**1,136**	**1,504**	**3,790**	**8,165**
Entitled or Proposed Projects[1]	0	63	2	3,570	3,635
Accessory Dwelling Unit Potential	0	1	0	3	4
R-1, Single Family Residential (Vacant, no zone change)	0	0	0	1,705	1,705
R-3, Multifamily Residential (Vacant, no zone change)	0	0	218	0	218
R-4, Multifamily Residential (Vacant, density calculated based on no zone change)	0	0	144	576	720
PUD, Planned Unit Development	0	0	91	0	91
Old Town Specific Plan	317	176	45	0	538
Civic Center Specific Plan	402	272	656	533	1,863
Subtotal	**719**	**512**	**1,156**	**6,387**	**8,774**
Pre-Rezoning Surplus/(Shortfall)	**(1,016)**	**(624)**	**(348)**	**2,597**	**609**
ADEQUATE SITES PROGRAM					
R-1, Single Family Residential (Vacant, rezone to higher density)	120	120	233	814	1,287
R-1, Single Family Residential (Non-vacant, rezone to higher density)	0	0	238	360	598
R-3, Multifamily Residential (Vacant, rezone to higher density)	516	197	235	0	948
R-4, Multifamily Residential (Vacant, new development standard on existing zone)	558	556	0	0	1,114
C-2 & C-A, Commercial & PUD, Planned Unit Development (Vacant, rezone to mixed use)	837	653	681	422	2,593

Table 8-2. Capacity Determination

	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Subtotal	**2,031**	**1,526**	**1,387**	**1,596**	**6,540**
Total	**2,750**	**2,038**	**2,543**	**7,983**	**15,314**
Net Surplus/(Shortfall)	**1,015**	**902**	**1,039**	**4,193**	**7,149**
Net "Buffer"	**59%**	**79%**	**69%**	**111%**	**88%**

[1] The proposed developments that represent the 63 low-income units include a 310-unit apartment development (62 low-income units) and a mobile home installation. Affordability was determined based on the apartment developer's anticipated rents and a market survey of mobile home sale prices.

The 63 low-income units anticipated from proposed projects include 62 units that are part of a 310-unit proposed apartment development near the intersection of Seneca Road and Del Gado Road (Site 43) and a proposed mobile home installation (Site 34). According to the developer for Site 43, anticipated monthly rents are $633 for 1-bedroom units, $749 for 2-bedroom units, and $844 for 3-bedroom units. Per the State Income Limits for 2021 published by HCD on April 26, 2021 and the rent calculation specified in Health & Safety Code section 50053, these rents qualify the units at 45% of Area Median Income (AMI). A survey conducted by Harris & Associates of mobile homes in the City listed for sale on realtor.com as of October 18, 2021 reflected a median sales price of $150,000. Factoring in average mortgage assumptions to estimate a mortgage payment, plus taxes, insurance, and average mobile home space rent in the City (the sum of which represents the housing costs for a mobile home), this sales price corresponds approximately to a household with 60% of AMI, based on housing costs being 30% of income, per Health & Safety Code section 50052.5.

8.3 Identification of Developable Sites and Potential Capacity Methodologies

State law requires that each jurisdiction demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle's RHNA target. The City determines its housing capacity through a review of planned development and of vacant and non-vacant developable land throughout the City that may reasonably develop within the Housing Element planning period. It is important to note that the Site Inventory (Appendix C) includes more sites than necessary for the City's allocated share of RHNA, as there is currently significant developable vacant land within the City's boundaries. This approach, as recommended by HCD, is utilized because many factors will affect housing development feasibility, trends, and developer and property owner choices within the City. Additionally, mandating housing development on private property or property owned by other government agencies is not within the City's authority or powers.

To prepare the Sites Inventory, the City utilized multiple data sources, including building permit and entitlement applications, the City's interactive GIS portal (which incorporates data from the City's zoning and land use designations, and location data identified by the City's GIS Services Division), and the County of San Bernardino Fiscal Year 2020-21 equalized assessment roll.

The process of evaluating potential sites involved applying specified criteria to identify sites where planned/zoned residential capacity can realistically be achieved. Per California Government Code, Section 65583.2(a), the City identified the following types of sites as land suitable for residential development:

- Vacant sites zoned for residential use.
- Residentially zoned sites that are capable of being developed at a higher density than current zoning allows, including sites owned by the City, and for which the Housing Element includes a program to up-zone the site to permit higher-density residential use (Program PP-A.3).
- Sites zoned for nonresidential use that can be redeveloped for residential use and for which the Housing Element includes a program to rezone the site to permit residential use (Program PP-A.4).

Specifically, the City considered and included commercial zones in resource-advantaged areas as potential sites for rezoning to allow mixed-use development, as well as residential zones that allow low-density (up to 5 dwelling units per acre) or moderate-density development (up to 20 dwelling units per acre) as potential sites for upzoning to accommodate lower-income residential development at the City's default lower-income housing density (30 dwelling units per acre). The City incorporated this step in recognition of changing demands for commercial development to adapt to changes in retail land uses (with the increasing popularity of e-commerce) and to plan for lower-income, multifamily residential development to be located throughout the City, particularly in proximity to resources such as parks, schools, public services, and employment centers. The City compiled, organized, and mapped the Sites Inventory data into a separate GIS map, shown as Figure 8-1.

As stated above, through its Sites Inventory, the City identified 158 sites adequate for development of housing and that have housing capacity that is reasonably developable within the planning period or will have such capacity with planned zoning and land use changes. These sites have capacity for at least 15,314 net housing units under the sites' existing zoning (or with a proposed zone change in certain circumstances). All of the sites have sufficient water, sewer, and dry utilities infrastructure available and accessible to support housing development. A complete description of the utility infrastructure is provided at the end of this chapter.

Sites with a proposed development are included if the developer has applied and/or received entitlement approval and is expected to receive a permit or certificate of occupancy after the beginning of the City's RHNA Projection Period (i.e., June 30, 2021). In these cases, projected site densities are based on owner-proposed development densities.

For sites without a currently proposed development, projected densities were estimated using a combination of several factors that are dependent on a site's unique characteristics, including:

- Whether the site is or will be zoned for mixed-use development;
- Whether the site is constrained by environmental conditions; and
- The size of the site.

In addition to these factors, the City applied an 80% Realistic Capacity Factor to all sites without a currently proposed development.

The methodology utilized for the factors listed above is as follows:

- A Mixed-Use Factor for sites that are or will be zoned for mixed-use development.
    - While 100% residential development will be permissible in the City's MU-2, mixed-use zone, this 67% factor accounts for the expectation that developers may want to include some commercial development, thereby reducing the residential development capacity.
- An Environmental Factor for sites that overlap the Oro Grande Wash.
    - Ranging between 50% and 75%, depending on the site size and orientation to the Oro Grande Wash, this factor accounts for the expectation that no construction would occur on the Oro Grande Wash portion of these sites.
- An Acreage Factor for lower-income sites greater than 10 acres in size.
    - Ranging between 18% and 86%, this factor effectively only counts lower-income sites greater than 10 acres in size for the number of units that could be developed on 10 acres. This approach ensures that units are not over-counted. When large sites will be subdivided, per Program PP-A.5, more units could be built on each site in the inventory.
- A Realistic Capacity Factor for all sites.
    - The City has provided a listing of proposed development projects in various stages of the planning process currently in Table 8-3 on the following page. **There are over 3,200 housing units proposed in the City.** The proposed density of these projects range from 75% to 100% of zoned maximums for multifamily developments and from 69% to 99% of zoned maximums for single-family developments with more than 5 homes. Therefore, the City believes that market conditions (analyzed in other sections of this Housing Element), market demand, and developer interest provide evidence that a realistic density at this point in time is at least 80% of zoned maximums for all sites that do not have a current proposed development. Table 8-3 lists the Sites with currently proposed developments, along with their parcel size, zoning, and the

capacity expected to be realized based on the proposed development. Because the weighted average realized capacities are 90% and 84%, the use of an 80% Realistic Capacity Factor is conservative.

- All of the proposed developments listed in Table 8-3 are 100% market-rate, with the exception of Site 43, which will consist of 62 low-income and 248 market-rate units. City staff expects that affordable housing developments would generally have a density greater than or equal to market-rate developments due to density bonuses and public funding sources.

The City believes that the combination of these factors provides realistic estimates of potential development on the sites. Actual densities will depend on property owners and may exceed 100% of zoned maximums, if State-allowed density bonuses are utilized.

Projected housing development counts are net of any existing residential units on the sites. These "net potential units" are shown for each site in Table A, Housing Element Sites Inventory, in Appendix C.

Developable sites identified include vacant and non-vacant sites with current or planned land use designations and zoning that permit residential uses, that are at least 4,000 square feet in size (smaller sites may be difficult to develop), or for which the owners have applied for entitlement or a permit. Sites identified for lower-income capacity, in accordance with State law, generally have a parcel size of at least 0.5 acres and less than 10 acres and have a zoning designation that permits development density of 30 or more dwelling units per acre, which is the City's default lower-income density pursuant to California Government Code, Section 65583.2. The exceptions (i.e., sites identified for lower-income capacity that do not meet the above criteria) are listed in Section 8.14, Assembly Bill 1397 Requirements, with explanations providing evidence that the sites can be developed as lower-income housing, in accordance with California Government Code, Section 65583.2.

Table 8-3. Proposed Developments, City of Victorville

SITE NUMBER	APN	ACREAGE	CURRENT ZONING	# UNITS (ENTITLED OR PROPOSED)	UNITS ALLOWED	REALIZED CAPACITY (UNITS PROPOSED AS % OF UNITS ALLOWED)
MULTIFAMILY DEVELOPMENTS*						
42	3106-201-36	29.33	R-3	440	440	100%
43	0396-401-01	20.53	R-4	310	411	75%
49	3092-401-01	11.34	R-4	212	227	93%
50	3090-501-01	19.48	R-3	272	292	93%
					Weighted Average	**90%**
SINGLE-FAMILY DEVELOPMENTS*						
21	0395-091-25	126.80	PUD	561	634	88%
23	3072-251-34	43.64	R-1	168	218	77%
24	3096-371-01	37.69	SP	147	188	78%
25	3133-111-01	38.86	R-1	135	194	70%
26	0395-221-10	21.50	R-1	74	108	69%
58	3096-361-02	14.46	R-1	55	72	76%
61	3134-561-16	8.28	R-1	37	41	90%
67	3096-014-01	24.21	SP	112	121	93%
71	3091-141-02	4.78	R-1	17	24	71%
72	3135-361-05	19.54	R-1	71	98	72%
115	0455-892-01	25.80	SP	180	181	99%
116	0455-892-02	14.00	SP	80	84	95%
117	0455-892-05	11.08	SP	55	66	83%
118	0455-882-01	22.65	SP	115	136	85%
119	0455-882-03	18.05	SP	75	90	83%
120	0455-882-07	27.37	SP	115	123	93%
					Weighted Average	**84%**

*Site number 43 includes 62 low-income units. All other proposed developments are 100% market-rate. Based on the weighted average realized capacities for these proposed developments, the City applied an 80% Realistic Capacity Factor to forecast development for sites without a proposed development.

To ensure that identified residential capacity can be achieved during the planning period, the following site "types" (i.e., sites with zoning that permits residential uses) have been excluded from the list of potential housing sites:

- Sites with a small area (less than 4,000 square feet), difficult-to-develop shape, difficult-to-develop topography or that are located in the outskirts of the City, away from existing developed areas.
- Sites with income-restricted affordable units that are legally required to remain affordable through the Housing Element planning period under applicable deed restrictions or other legal covenants.
- Certain government-owned sites:
  - City-owned sites that are needed for an existing or planned City use.
  - City-owned sites that are not currently utilized for City operations, but have not yet been identified as potentially surplus and suitable for sale (i.e., having potential not to be needed for an existing or planned City use).

- Sites that are owned by other government agencies (e.g., County of San Bernardino, State of California, federal government, Snowline Joint Unified School District) that may be needed for future public use, even if they are currently vacant.

Environmental constraints are factored into the Sites Inventory. Most sites are not impacted by any environmental constraints. More specifically, approximately 107 acres out of 126 gross acres on Site 21 is proposed for the development of 561 housing units and overlaps a 100-year flood zone. However, the proposed units will be developed outside of the flood zone area and the developer will construct a containment channel to reduce the risk of flooding.

Additionally, Sites 3, 5, 6, and 12 are located in a 500-year flood zone. This is a lower level of risk than the 100-year flood zone, and developers will be required to implement mitigation measures. Finally, Sites 17C, 17D, 17E, and 17F partially overlap the Oro Grande Wash but are sufficiently large (ranging between 8.65 acres and 39.61 acres) that development can occur without building directly in the wash. In order to account for this, the projected site capacity in the Site Inventory for these properties has been reduced to account for this restriction. The applied Environmental Factor ranges between 50% and 75% for these Sites, corresponding to an approximation of the portion of the Site outside of the wash.

8.4 Housing Capacity and Past Housing Production by Community

For the purposes of assessing future development likelihood, the City reviewed recent development by planning area. This review illuminates housing development interest and viability for different areas of the City.

8.4.1 Recent Past Housing Production by Community

The numbers of housing units with issued permits during the 5th Cycle Housing Element planning period to date are shown by planning area in Table 8-4. During this period, residential permitting in the City has occurred predominantly in the Baldy Mesa and West City Planning Areas, where over 65% of the total permitted units are located. Other popular Planning Areas for proposed development are West Bear Valley (18% of permitted units), East Bear Valley (10%), and Golden Triangle (7%). Notably, no multifamily developments were permitted during this period, as there was a lack of developer interest. Consultations with the Building Industry Association, Inland Empire Chapter, reveal that local developers have been interested solely in developing single-family homes due to consumer demand and preferences, as well as the fact that prices for single-family homes are significantly lower and within reach of a larger population than in adjacent counties like Orange and Riverside.

Table 8-4. 2013-2021 Housing Units with Issued Permits by Planning Area

PLANNING AREA[1]	SINGLE-FAMILY	MULTI-FAMILY	TOTAL	PERCENT
Baldy Mesa	532	0	532	28%
Central City	16	0	16	1%
Civic Center	1	0	1	<1%
East Bear Valley	186	0	186	10%
Golden Triangle	133	0	133	7%
Old Town	2	0	2	<1%
West Bear Valley	343	0	343	18%
West City	722	0	722	37%
TOTAL	**1,935**	**0**	**1,935**	

Notes:

[1] For the purposes of this table, the Old Town and Civic Center Specific Plan areas are treated as separate Planning Areas. In the City's Land Use Element, they are part of the Central City and West City Planning Areas, respectively.

For comparison, the City analyzed the sites in this 6th Cycle Housing Element Sites Inventory by Planning Area, as summarized in Table 8-5. Similar to recent development, the Sites Inventory anticipates a significant number (47%) of units to be developed in the Baldy Mesa and West City areas. In contrast to development during the 5th Cycle, the Sites Inventory is more diversified to encourage new residential development to serve all areas of the City. Specifically, the Sites Inventory includes 21% of units in the Golden Triangle Planning Area and 12% in each of the Civic Center and East Bear Valley Planning Areas.

Table 8-5. 2021–2029 Site Inventory by Planning Area

PLANNING AREA[1]	SINGLE-FAMILY	MULTI-FAMILY	TOTAL	PERCENT
Baldy Mesa	1,007	1,373	2,380	16%
Central City	1	0	1	<1%
Civic Center	0	1,863	1,863	12%
East Bear Valley	451	1,326	1,777	12%
Golden Triangle	705	2,571	3,276	21%
Old Town	4	542	546	4%
West Bear Valley	198	469	667	4%
West City	1,740	3,064	4,804	31%
TOTAL	**4,106**	**11,208**	**15,314**	

Notes:

[1] For the purposes of this table, the Old Town and Civic Center Specific Plan areas are treated as separate Planning Areas. In the City's Land Use Element, they are part of the Central City and West City Planning Areas, respectively.

8.5 Housing Potential Assumptions – General

In general, the reasonable residential development potential of vacant and non-vacant sites is assumed at 80% of maximum permitted density of the applicable zone, which is rounded down from the average based on recent, actual submitted and anticipated housing development applications (see Table 8-3), with adjustments made for environmental considerations, expectations for mixed-use development, and expectations for partial large-site development. The City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by State law.

The City's Zoning Code provides residential and mixed-use land use designations with maximum densities in dwelling units per acre. The Old Town and Civic Center Specific Plans offer a range of allowed densities, and the Old Town Specific Plan offers a density bonus for including affordable housing. The City enforces the zone maximum permitted residential density for projects that do not use the affordable housing density bonus program.

Projects seeking a higher-level discretionary permit are reviewed for project consistency with the General Plan and the associated Specific Plan. City staff encourages development projects to achieve densities as close as possible to the allowed maximums. Projects that propose to exceed the zone maximum permitted density are given the option to use the affordable housing density bonus program (or other related program), reduce the proposed density to the zone maximum, or apply for a rezone to increase the permitted residential density in order to proceed with permit processing. Projects that propose a density below the Specific Plan-permitted density would be given the option to revise the project to increase the proposed density or to proceed to a hearing to make their case for the lower proposed density to the permit decision maker. The City has not received any development proposals for less than the permitted density where that permitted density is a range.

8.6 Housing Potential Methodology – Sites with Commercial Zoning

A portion of the City's reasonably developable housing capacity, as identified in the Sites Inventory, is attributable to vacant sites with zoning for commercial uses, specifically the General Commercial (C-2) and Administrative Professional Offices (C-A) zones. The total number and percentage of sites in the inventory with commercial zoning and their net potential units are shown in Table 8-6. More specifically, vacant sites currently zoned for commercial uses represent approximately 12% of potential units at all income levels and approximately 15% of potential lower-income units pursuant to the Sites Inventory. **It is important to emphasize that all sites zoned for commercial uses included in the Sites Inventory are vacant land** and will be rezoned to permit mixed-use development as part of the Land Use Element Update currently in process and anticipated to be completed in 2022.

Table 8-6. Commercial Sites and Net Potential Units

SITES/UNITS	TOTALS (ALL ZONES)	TOTAL LOWER INCOME	COMMERCIAL SITES	% OF TOTAL	COMMERCIAL – LOWER INCOME	% OF TOTAL LOWER INCOME
Sites	158	51	11	7%	8	16%
Net Potential Units	15,314	4,788	1,835	12%	726	15%

The City has utilized the following methodology to calculate realistic residential development potential on the commercially zoned sites:

- The City's program to rezone the identified commercial areas would apply a zoning that allows mixed-use development with residential density up to 30 dwelling units per acre. Notably site 14D is the site of a current, conceptual development proposal tentatively featuring 376 residences, equal to a net density of 10.5 dwelling units per acre, along with a commercial component.
- The residential capacity of the commercial sites is reduced by a factor of 67% to account for the anticipated reduction in residential development due to the inclusion of commercial uses. Several sites are located on the Oro Grande Wash and have a second factor of 50% to 75% ("Environmental Factor") applied, corresponding to an approximation of the portion of the Site outside of the wash.
- Because the sites are anticipated to include affordable housing development, a further reduction to residential capacity is applied to those sites larger than 10 acres. Specifically, if the prior adjustments have not already reduced the site capacity below 300 dwelling

units (the capacity of 10 acres developed at 30 units per acre), this adjustment reduces the site capacity to 300 dwelling units, i.e., as if only 10 acres were developed.

- Finally, an 80% factor is applied to the site capacity, as it is to all other sites in the Sites Inventory.

The City's program to encourage subdivision of high-density residential and mixed-use sites greater than 10 acres will increase capacity above what is projected.

8.6.1 Likelihood of Development of Sites with Commercial Zoning with Residential Uses

The actual proposed development projects that include both commercial and residential uses provides evidence of developer interest in building residential units on properties zoned for mixed-use development. One notable example is located on Site 14D; the developer sought to change the zoning to allow mixed-use development, even before the City began the Housing Element update. Another example is Site 17F, regarding which City staff received an email from a representative of a recent buyer of the site. The representative indicated that the new owner is interested in rezoning the property for residential development.

8.7 Consistency with Affirmatively Furthering Fair Housing

The City has determined that the Sites Inventory is consistent with the City's goals to further fair housing affirmatively. This evaluation is detailed in Appendix B, Affirmatively Furthering Fair Housing, and summarized here.

The City's Sites Inventory (including the City's rezone strategy) will affirmatively further fair housing as residential sites are/will be (following zone changes) distributed across resource areas—including a higher share of lower-income units in the City's TCAC/HCD moderate resource areas. This distribution facilitates housing development in areas with better access to jobs, transit, schools, public services, and other amenities. It is important to note that the City is pursuing all resources and methods for the revitalization of TCAC/HCD Low Resource areas, including the adoption of a Community Revitalization Investment Area (CRIA) as allowed by State Law.

8.8 Vacant Sites

The Sites Inventory identifies vacant developable residential sites throughout the City that can develop within the current RHNA cycle. Vacant sites currently zoned for residential uses or planned for rezoning to allow residential uses total 148 (94% of total sites) and facilitate the development of 14,673 future housing units (96% of total net potential units). All sites that the City plans to rezone are vacant.

Twenty-seven vacant sites have been included in the Sites Inventory of the previous Housing Element cycle (see Section 8.14, Assembly Bill 1397 Requirements). However, it is important to note that none of the sites in the Sites Inventory was listed in the Sites Inventory of the two most recent Housing Element cycles.

8.9 Non-Vacant Sites

Only **10 sites** listed in the Sites Inventory are not vacant, as defined in the Housing Element Sites Inventory Guidebook.

Site 4 is a parking lot and Sites 109, 110, and 125 contain abandoned farmland and a single house. The City expects development demand to be strong for these sites due to a significant planned development of the nearby St. Mary's Medical Campus, which is planned as a 255-bed hospital and surrounding complementary uses.

The remaining six (6) non-vacant sites are included in the Site Inventory due to recent entitlement approvals or active development applications (no building permits have been issued to date). These developments include four ADUs, one subdivision resulting in two additional residential units, and one rebuild of a nonconforming, damaged, uninhabited, and uninhabitable four-unit structure. It is important to note that none of the 10 non-vacant sites was included in the 5th Cycle Housing Element Sites Inventory.

8.9.1 Replacement Housing Requirements

California Government Code Section 65583.2(g)(3) requires that the following are subject to a policy requiring replacement units affordable to the same or lower income level:

- Sites that currently have residential uses; and
- Sites that had residential uses within the past five years which have been vacated or demolished that:
    - Are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income;
    - Are or were subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
    - Are or were occupied by low or very low-income households.

Of the 10 non-vacant sites in the Sites Inventory, two have existing residential uses (excluding sites for which an ADU is proposed):

- **Site 60 (15436 6th St.)** – This property is a 0.5 acre lot. A three-unit residential structure was damaged by fire and has been demolished. A one-unit structure and a 2-car parking garage remain standing. The property was last sold in 2014 and is not subject to a

recorded covenant, ordinance, or law that restricts rents. The remaining residential structure is nonconforming, damaged, uninhabited, and uninhabitable. The property is currently listed for sale and the photographs on Zillow.com (October 2021) show the structure as boarded up and abandoned. The structure is uninhabited and does not require replacement housing.

- **Site 125 (13112 Smoke Tree St.)** – This property is made up of five acres of farmland with a single house. It was last sold in 2014 and is not subject to a recorded covenant, ordinance, or law that restricts rents. The house on the property is currently habitable and has an active rental license. However, the City has no available record of the property being currently inhabited or the income levels of any residents that could be inhabiting it. If it is determined that the residential unit is occupied by a lower-income household, then the unit will be replaced with a unit restricted for a lower-income household on the same or a nearby parcel.

To ensure that any demolished units are replaced, the City is including a program for replacement units (See Policy HE-E.7 and Proposed Program PP-E.3). Pursuant to this program, the City will review all available information for both properties and will ensure that any needed replacement housing is provided for any units with lower-income households residing in the structures now or in the past five years.

8.10 Accessory Dwelling Units

The City's Sites Inventory includes four sites on which the property owner has an application pending or entitlement approved, but not a building permit issued, for construction of an ADU or conversion of an existing structure (garage) to an ADU. These ADUs may be permitted and/or built before June 30, 2021. They are included as representative of other ADUs expected to be permitted during the Projection Period. The City has not counted additional credits for anticipated ADUs. While ADUs are permitted in the City, including on sites zoned for single-family residential use, there is not yet sufficient data on ADU building permits to identify adequately the likely rate of future ADU construction. Therefore, the City is taking a conservative approach by projecting only the number of ADUs with a pending or approved application from 2020.

8.11 Assembly Bill 1486 City-Owned Land

AB 1486, signed into State law in 2019, expands surplus property requirements for State and local government agencies. The bill includes amendments to the California Government Code to require that jurisdictions include government-owned sites that are zoned for residential use, vacant and non-vacant, in the Sites Inventory.

The City included four sites that it wholly or partially owns in the Sites Inventory, all of which are located in the Old Town area. The City is pursuing the adoption of a CRIA to help generate

funding for affordable housing development in the Old Town area. It is anticipated that the formation of a CRIA will provide funding and planning efforts to develop affordable housing on the four sites.

For the purposes of this Sites Inventory, consistent with the provisions of AB 1486 regarding "exempt surplus land," the following types of City-owned sites are not included in the inventory:

- Sites that are needed for existing or planned City use, including stormwater drainage, water storage, and delivery
- Sites that have not been identified as potentially surplus and suitable for sale
- Sites that have been acquired by the City in relation to a legal claim
- Sites that are subject to a right-of-way easement that would need to be vacated by action of the City Council prior to potential housing permitting and development

Sites that are potentially surplus and have potential for sale are included in the Sites Inventory in Appendix C. This group includes five sites, all of which have been offered for sale by the City in a Request for Proposals. These City-owned properties will be subject to the disposition requirements in AB 1486 with which the City will fully comply.

8.12 Suitability of Sites for Moderate-Income Housing

Housing Element law does not specify a minimum zoning requirement for moderate-income housing. Therefore, both moderate income and above-moderate income housing can be developed in all zones allowing residential development. As stated in Section 8.3, Identification of Developable Sites and Potential Capacity Methodologies, the City has identified sites generally suitable for housing development for both moderate-income and above-moderate-income housing, including sites in the following zones:

- Suburban Residential (S-R)
- Single Family Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Very High Density Residential (R-4)
- Mixed Density Residential (MDR)
- Residential Mobile Home Planned Development (R-MPD)
- Planned Unit Development (PUD)
- Specific Plan (SP)

In addition, the sites that are currently zoned for commercial uses but planned for zone changes to allow for residential units (as described earlier in this chapter) would also allow for moderate-income and above-moderate-income housing.

8.13 Suitability of Sites for Lower-Income Housing

The Sites Inventory identifies 4,788 total potential housing units on 51 sites that are suitable for lower-income housing development, based on the criteria established by Housing Element law and the HCD, with special considerations described below (Table 8-7). These units are attributed to sites that:

- Have a minimum zoned and/or designated residential density of 30 dwelling units per acre or for which the City has a program to allow such development on the sites, with several exceptions identified and explained below
- Have a minimum parcel size of 0.5 acres
- Have a maximum parcel size of 9.99 acres, with several exceptions identified and explained below
- Are vacant (the California Government Code allows the inclusion of non-vacant sites, but the City has elected to focus on vacant sites)

Table 8-7 quantifies the lower income Sites with special considerations: lower density Sites that the City will up-zone, commercial Sites that the City will rezone, and large (10+ acres) Sites with an Acreage Factor applied to project realistic capacity based on a 10-acre development.

Table 8-7. Identified Sites Suitable for Lower-Income Housing

	TOTAL (ALL INCOME LEVELS)	TOTAL LOWER INCOME	LOWER DENSITY SITES[1]		COMMERCIAL SITES		LARGE SITES	
			NUMBER	(% OF TOTAL LOWER INCOME)	NUMBER	(% OF TOTAL LOWER INCOME)	NUMBER	(% OF TOTAL LOWER INCOME)
Vacant Sites[2]	148	49	25	51%	8	16%	9	18%
Net Potential Units[3]	14,673	4,754	2,894	60%	726	15%	1,163	24%
Non-Vacant Sites[4]	10	2	1	50%	0	0%	0	0%
Net Potential Units[3]	641	34	1	3%	0	0%	0	0%

Notes:

[1] Includes sites zoned PUD, Planned Unit Development, and R-4, Very High Density Residential. The former does not have an inherent allowable density. The latter currently allows up to 20 units per acre.

[2] Includes only vacant sites.

[3] Includes only lower income units associated with the Sites.

[4] Includes only non-vacant sites.

Site 43 is the site of a current proposal for the development of 310 units, including 62 lower-income housing units, equal to a total net density of approximately 15 units per acre. The proposal is conceptual as of the date of this Draft Housing Element, and additional details are pending.

In addition, 14 of the 51 sites identified for lower-income housing are considered relatively competitive for affordable housing funding since they are located in a moderate resource area according to the 2021 TCAC/HCD Opportunity Area Maps. This is the highest resource level available in the City, according to the 2021 Opportunity Maps.

8.13.1 Sites Used in Previous Planning Periods' Housing Elements

Twenty-seven vacant sites listed in the Site Inventory were previously included in the 5th Cycle Housing Element Sites Inventory. However, none of the sites in the Sites Inventory was included in the 4th Cycle Housing Element Sites Inventory. Additionally, ten (10) non-vacant sites are included in the current Sites Inventory. None of them was included in the previous Housing Element Sites Inventory. Therefore, none of the sites in the Sites Inventory is subject to the requirements applicable to sites used in previous periods' Housing Elements.

It should be noted that the Sites Inventory template does not allow one to choose "Used in Prior Housing Element – Vacant." The City labeled the vacant sites that were identified in the 5th Cycle Sites Inventory as "Not used in prior Housing Element," since that is the closest designation available. The City added notes to the Optional Information field to clarify the designation.

8.13.2 Sites Zoned/Designated for Adequate Density

The City is considered a "metropolitan jurisdiction," which designates a default lower-income housing density of 30 dwelling units per acre for sites to be considered suitable for lower-income housing. The City's zoning and land use designations use the residential density ranges shown in Table 8-8, as established by the City's General Plan, Old Town Specific Plan, and Civic Center Specific Plan, and as codified in the City's Municipal Code.

Table 8-8. Zone/Designation Housing Densities and Associated Density Ranges

HOUSING DENSITY DESCRIPTION	CURRENT RESIDENTIAL DENSITY RANGE	PROPOSED RESIDENTIAL DENSITY RANGE
Single Family Residential (R1)	Up to 5 dwelling units per acre	Up to 5 dwelling units per acre[3]
Medium Density Residential (R2)	Up to 8 dwelling units per acre	6–12 dwelling units per acre
High Density Residential (R3)	Up to 15 dwelling units per acre	12–20 dwelling units per acre
Very High Density Residential (R4)	Up to 20 dwelling units per acre	20–30 dwelling units per acre
Old Town Specific Plan, Residential Medium-High Density	Up to 34 dwelling units per acre[1]	Up to 34 dwelling units per acre[1]
Old Town Specific Plan, Mixed-Use Retail	Up to 48 dwelling units per acre[1]	Up to 48 dwelling units per acre[1]
Old Town Specific Plan, Mixed-Use Service	Up to 48 dwelling units per acre[1]	Up to 48 dwelling units per acre[1]
Civic Center Specific Plan, Civic Mixed	Up to 30 dwelling units per acre	Up to 30 dwelling units per acre
Civic Center Specific Plan, Civic Commons	20–30 dwelling units per acre	20–30 dwelling units per acre
Vista Verde, Talon Ranch, and West Creek Specific Plans (specific portions thereof)	2–8 dwelling units per acre	NA
Planned Unit Development (PUD)[2]	NA	Up to 30 dwelling units per acre (Mixed Use 2)
General Commercial (C-2)[2]	NA	Up to 30 dwelling units per acre (Mixed Use 2)

Notes:
1 With an affordable housing density bonus, per the Specific Plan.
2 Assumes rezoning to allow indicated residential development.
3 Up to 7 dwelling units per acre in the designated Infill Overlay Zone.

With the City's rezoning program, all sites designated for lower-income housing development currently permit or will permit at least up 30 dwelling units per acre.

8.14 Assembly Bill 1397 Requirements

Adopted in 2017, AB 1397 implemented new requirements for the Sites Inventory regarding non-vacant sites that were identified in one previous Housing Element and vacant sites that were identified in two previous Housing Elements. In order to be eligible to be counted toward the City's lower-income housing capacity without being subject to restrictions on discretionary review, these sites must meet both of the following criteria:

- Zoned to allow a maximum residential density consistent with the City's default lower-income residential density of 30 dwelling units per acre; and
- Allow residential use by right for housing developments in which at least 20% of the units are affordable to households with lower incomes.

Of the sites in the City's current Sites Inventory, 27 vacant sites were identified in the 5th Cycle Housing Element Sites Inventory but no Sites were identified in the 4th Cycle Sites Inventory.

Further, AB 1397 requires that, if the "inventory of land suitable and available for residential development" (which includes "sites zoned for nonresidential use that can be redeveloped for residential use, and for which the Housing Element includes a program to rezone the site to permit residential use") does not identify sufficient capacity, then the City must include a program to rezone sites that can be developed for housing to accommodate the "shortfall," with specific program requirements that restrict the City's review to a ministerial review. The City previously interpreted this portion of AB 1397 and the "shortfall" to refer to programs for rezoning in a previous Housing Element cycle (meaning the 5th cycle in this case) that were not implemented, which would not apply to the City.

In its September 17, 2021 review letter, HCD insisted on a different interpretation: that the "shortfall" refers to the difference in the current Housing Element cycle (meaning the 6th cycle in this case) between the City's RHNA and the Sites Inventory prior to any rezoning. The City has sufficient vacant land zoned appropriately to fulfill its RHNA at all income levels without any rezoning. However, the City has chosen to rezone certain areas in order to further fair housing affirmatively, to encourage infill development, and to use City land more responsibly and resiliently. In accordance with HCD's interpretation, the City's programs to rezone sites (Proposed Programs PP-A.4 and PP-P.1) are designed to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20% of the units are affordable to lower income households.

To encourage affordable housing development throughout the City, particularly in resource-advantaged areas, the City designated 18 sites in the Sites Inventory that are zoned for

commercial or PUD for rezoning and lower-income residential development. The 18 sites are located either in the Desert Valley Hospital area, directly west of Dunia Plaza, or in the Baldy Mesa Planning Area. The Housing Element includes a program (Program PP-A.4) to rezone commercial and PUD zones in these areas to allow mixed-use development, including higher-density residential development.

For the same reason of encouraging affordable housing throughout the City, the Sites Inventory contains 6 sites currently zoned at a lower density (R-1 or R-3) designated for rezoning to a higher density (a new R-4) and for lower-income residential development, as well as 7 sites currently zoned R-4 that can be considered to be rezoned when the City will increase its R-4 development standards from 20 units per acre to 30 units per acre (Program PP-A.4). These sites are located either close to the intersection of CA Route 18 and US Route 395 or just west of the Civic Center.

Under HCD's interpretation, the City would be subject to an "Adequate Sites Program" applicable to the sites that will be rezoned to satisfy the lower-income RHNA. Specifically:

a. The Adequate Sites Program must accommodate 100% of the shortfall of sites necessary to accommodate the remaining lower-income housing need.

b. The City must permit owner-occupied and rental multifamily uses by right for developments in which 20% or more of the units are affordable to lower-income households.

c. The City must permit the development of at least 16 units per site.

d. The City must permit a minimum of 20 dwelling units per acre.

e. The City must ensure that either:

1. At least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or
2. All sites designated for mixed-uses must allow 100% residential use and require residential use to occupy at least 50% of the floor area in a mixed-use project.

As evidenced in this 6th Cycle Housing Element, the City has satisfied all of these requirements. The Adequate Sites Program accommodates 100% of the shortfall of sites necessary to accommodate the remaining lower-income housing need. Based on the City's default density and the sites' sizes, the City will permit 30 dwelling units per acre on the rezoned sites and at least 16 units per site. If required by HCD, the City will permit residential development by right for developments in which at least 20% of the units are affordable to lower-income households. The City will adopt objective standards to apply in such circumstances. As shown in Table 8-9, more than 50% of the shortfall can be accommodated on sites designated for exclusively residential uses.

Table 8-9. Victorville Adequate Sites Program Summary

	VERY LOW INCOME	LOW INCOME
RHNA	1,735	1,136
Sites Inventory Capacity Prior to Rezoning	719	512
RHNA "Shortfall"	1,016	624
Adequate Sites Program	2,031	1,526
Sites Designated for Exclusively Residential Uses	1,194	873
Sites Designated for Mixed Use	837	653
Share of "Shortfall" Accommodated by Sites Designated for Exclusively Residential Uses	**118%**	**140%**

AB 1397 also requires that sites deemed adequate for lower-income housing should be more than 0.5 acre and less than 10 acres in size. The City's Sites Inventory includes nine (9) sites that the City deems adequate for lower-income housing, even though they are larger than 10 acres. The following explains the City's rationale for including these sites, including the reasons to consider them adequate for lower-income housing development:

1. Site 15A is located in the Baldy Mesa Planning Area and is currently zoned for PUD. For the Sites Inventory, the site is projected to contain 240 units, approximately 53% of the maximum site capacity. (For this and the following calculations of "maximum site capacity," an 80% Realistic Capacity Factor is incorporated.)

f. Site 16A is located in the West Bear Valley Planning Area and is split between two zones, High Density Residential (R-3) (up to 15 dwelling units per acre) and General Commercial (C-2). The Housing Element includes a planned program (Program PP-A.3) to allow higher-density residential development in High Density Residential (R-3) and Very High Density Residential (R-4) zones in portions of the City. Specifically, as planned in the Land Use Element, this site would be rezoned Very High Density Residential (R-4), which would be adjusted to allow up to 30 dwelling units per acre. This would enable lower-income residential development on the current High Density Residential (R-3) portion of this site. The City expects that the site would be subdivided yet only projects 240 units, approximately 45% of the High Density Residential (R3) portion of the site's capacity at a 30 dwelling unit per acre density.

g. Site 17B is located west of Dunia Plaza and is zoned General Commercial (C-2). The Housing Element includes a program (Program PP-A.4) to rezone select General Commercial (C-2) sites to allow mixed-use with higher-density residential development, including lower-income residential development. The site is only slightly larger than 10 acres, at 10.16 acres. For the Sites Inventory, the site is projected to contain 163 units. This includes a 67% Mixed-Use Factor, even though the site is set back more than 500 feet from Bear Valley Road and is, therefore, a potential candidate for a 100% residential development.

h. Site 17D is located west of Dunia Plaza and is zoned General Commercial (C-2). The Housing Element includes a program (Program PP-A.4) to rezone select General

Commercial (C-2) sites to allow mixed-use with higher-density residential development, including lower-income residential development. For the Sites Inventory, the site is projected to be developed with a mix of uses, with commercial uses fronting Bear Valley Road and higher-density residential development behind the commercial uses. The site is projected to have 208 dwelling units, which includes a 67% Mixed-Use Factor and a 60% Environmental Factor for the Oro Grande Wash.

i. Site 17E is located west of Dunia Plaza and is zoned General Commercial (C-2). The Housing Element includes a program (Program PP-A.4) to rezone select General Commercial (C-2) sites to allow mixed-use with higher-density residential development, including lower-income residential development. For the Sites Inventory, the site is projected to be developed with a mix of uses, with commercial uses fronting Bear Valley Road and higher-density residential development behind the commercial uses. The site is projected to have 144 dwelling units, which includes a 67% Mixed-Use Factor and a 60% Environmental Factor for the Oro Grande Wash.

j. Site 17F is located west of Dunia Plaza and is zoned General Commercial (C-2). The Housing Element includes a program (Program PP-A.4) to rezone select General Commercial (C-2) sites to allow mixed-use with higher-density residential development, including lower-income residential development. The site significantly overlaps with the Oro Grande Wash. For the Sites Inventory, the City projects that only a 10-acre portion of the site would be developed with a residential use, resulting in 240 units. The site is sufficiently large to accommodate this even after accounting for a 67% Mixed-Use Factor and a 50% Environmental Factor.

The City received an email on June 7, 2021, from a representative of the recent buyer of this property asking about including the re-designation of this site for residential use in the General Plan Update. The buyer's representative was probably unaware that the City had already announced this intention at a May 26, 2021, Land Use Element workshop. The City considers this inquiry as representative of increasing interest in developing residential uses in current commercial zones.

k. Site 18 is located in the West City Planning Area and is zoned High Density Residential (R3) (up to 15 dwelling units per acre). The Housing Element includes a planned program (Program PP-A.3) to allow higher-density residential development in High Density Residential (R-3) and Very High Density Residential (R-4) zones within the West City area. Specifically, this site would be rezoned High Density Residential (R-4), which would be adjusted to allow up to 30 dwelling units per acre. This would enable lower-income residential development on this site. For the Sites Inventory, the City projects that the site would be developed with 240 units, approximately 79% of the site's capacity at a 30 dwelling unit per acre density.

l. Site 43 is the subject of a current development proposal for 310 dwelling units, which include 62 proposed low-income units. The site is located between two existing multifamily developments.

m. Site 105 is located in the West City Planning Area. Although the site is currently zoned Single Family Residential (R-1), it is located within walking distance of commercial services and other current or future high-density residential zones. For the Sites Inventory, the City projects that the site would be developed with 240 units, approximately 18% of the site's capacity at a 30 dwelling unit per acre density.

The Housing Element includes a program (Program PP-A.5) to encourage subdivision of the large, lower-income sites in the Sites Inventory. Because the Housing Element also includes a program (Program PP-A.4) to rezone these sites, the City anticipates that the rezoning will spur owners to re-evaluate their properties for potential subdivision.

8.15 Specific Plans

The Sites Inventory includes 34 sites located in Specific Plan areas, including 17 sites designated for lower-income housing. The lower-income sites are primarily located in the Old Town and Civic Center Specific Plan areas, with additional sites in the Vista Verde, Talon Ranch, and West Creek Specific Plan areas. Table 8-10 identifies the required information concerning the Specific Plans.

Table 8-10. Specific Plan Areas with Sites

SPECIFIC PLAN	PLAN APPROVAL	PLAN EXPIRATION	APPROVED OR PENDING PROJECTS	INDICATE ANTICIPATED AFFORDABILITY OF THE UNITS FOR ANTICIPATED PROJECTS	DEVELOPMENT AGREEMENTS, CONDITIONS, OR REQUIREMENTS, SUCH AS PHASING OR TIMING REQUIREMENTS, THAT IMPACT DEVELOPMENT
Civic Center	Adopted April 5, 2016	NA	None	NA	Green building practices
Old Town	Adopted November 2018	NA	Sites 27, 60, 63	Moderate and above moderate	Development Standards
Talon Rach	Adopted November 1989. Amended September 2002.	NA	Site 67	Above moderate	Development Plan
Vista Verde	Adopted August 1992, Amended July 2000	NA	Site 24	Above moderate	Environmental Resources, Development Plan
West Creek	Adopted July 6, 2004	NA	Sites 115–120	Above moderate	Development Regulations

Entitlements will include a public Planning Commission hearing to review design, to review a site plan, and to make a CEQA determination.

8.16 Senate Bill 330 Requirements

Adopted in 2019, Senate Bill (SB) 330 implements new requirements applicable to the Sites Inventory to conserve existing affordable housing units and units that are occupied by households with lower incomes. Pursuant to SB 330, sites with existing residential units cannot be counted toward the City's lower-income capacity unless the City has adopted a mechanism to require replacement of existing units that are, or within the last 5 years were, affordable to households with low or very-low incomes or occupied by households with low or very-low incomes (referred to by SB 330 as "Protected Units"). All of the City's sites identified for lower-income housing are vacant land; a large lot with one, unprotected home on it; a parking lot; or identified as adding an ADU, which the City has determined to be affordable to households with lower incomes. None of the sites in the Sites Inventory contains a Protected Unit.

8.17 Senate Bill 1333 Requirements – "No Net Loss"

Recent modifications to Housing Element law adopted through SB 1333, known as the "No Net Loss" provisions, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the 8-year Housing Element planning period. The City must also monitor housing production as the planning period progresses, and ensure that the City does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either (1) adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezone, or (2) approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

To address the intent of the "No Net Loss" provisions, in preparing its Sites Inventory, the City:

- Reduced the estimates of site housing capacity based on environmental features, expectations for mixed-use development, and expectations for partial large-site development.
- Further reduced estimated site housing capacity to ensure estimates are conservative (80% of the net potential housing units).
- Identified enough sites with housing capacity to provide a substantial (88% overall and 67% for the lower-income levels) capacity buffer above its RHNA targets to ensure that the City maintains adequate capacity to meet its targets.

The City will monitor its Sites Inventory regularly through the Housing Element period and prepare the Annual Progress Reports to evaluate the City's progress in permitting units in its Sites Inventory and to ensure that the City maintains sufficient housing capacity. As needed, the City will update its community plans and zoning to identify opportunities to increase housing capacity in a manner consistent with the General Plan.

8.18 Development Site Access to Water, Sewer, and Dry Utilities

8.18.1 Water and Sewer

The City provides water and wastewater services within the city limits of Victorville. The extent of the services currently provided and those that are planned into the future are detailed in the City's 2020 Urban Water Management Plan (UWMP) and 2016 Sewer Master Plan. Water resources in the region are under the control of the Mojave Water Authority, which regulates groundwater resources, and the importation of water from the State Water Project. Regional wastewater treatment is provided by the Victor Valley Water Reclamation Agency providing conveyance and treatment to Victorville and several other local communities. Approximately 20% of the wastewater generated in the City is sent to the City-owned Industrial Wastewater Treatment Plant. Licensed engineers from Harris & Associates reviewed the UWMP and 2016 Sewer Master Plan and concluded that the existing infrastructure can accommodate the City's RHNA target of 8,165 housing units. Such findings are explained in this section.

As stated in the UWMP, the Victorville Water Division (VWD) has adequate water supplies to meet demands during average, single dry, and multiple dry years throughout the 25-year planning period. VWD will continue aggressive water conservation efforts, increased use of recycled water to offset potable water demand, and participation in new water supply projects with the Mojave Water Authority to ensure supplies continue to meet current and projected demands.

A check with the Victor Valley Water Reclamation Agency indicated it had adequate wastewater treatment capacity, but could not offer a planning horizon for how long the capacity would be available. The Victor Valley Water Reclamation Agency is in the process of developing a master plan for its conveyance and treatment system. No time frame was offered when the master plan would be completed.

Through the UWMP and the 2016 Sewer Master Plan, the City plans the extension of water mains and sewer lines over the 25-year planning horizon into undeveloped and under-developed areas of the City and into its Sphere of Influence. New water mains and sewer lines in previously undeveloped and under-developed areas are installed by developers/property owners as part of the construction project. Connection fees are also assessed at the time of connection to the water main or sewer line that the developer/property owner purchases a portion of the water supply and treatment and the wastewater treatment and disposal. Water main service may or may not be immediately available at the proposed sites in the Sites Inventory, as the City does not make this information readily available for security reasons. However, the UWMP states the City has adequate supplies to meet the growth demands of the City through the UWMP 25-year planning horizon. A comparison of the Sites Inventory with an existing sewer line indicates that all sites are reasonably near or adjacent to active sewer lines, except for Site 28, which appears to be a considerable distance from an active sewer line. Site 28 is included in the Sites Inventory

because it is the site of a recently approved entitlement and is surrounded by developed sites on all four sides.

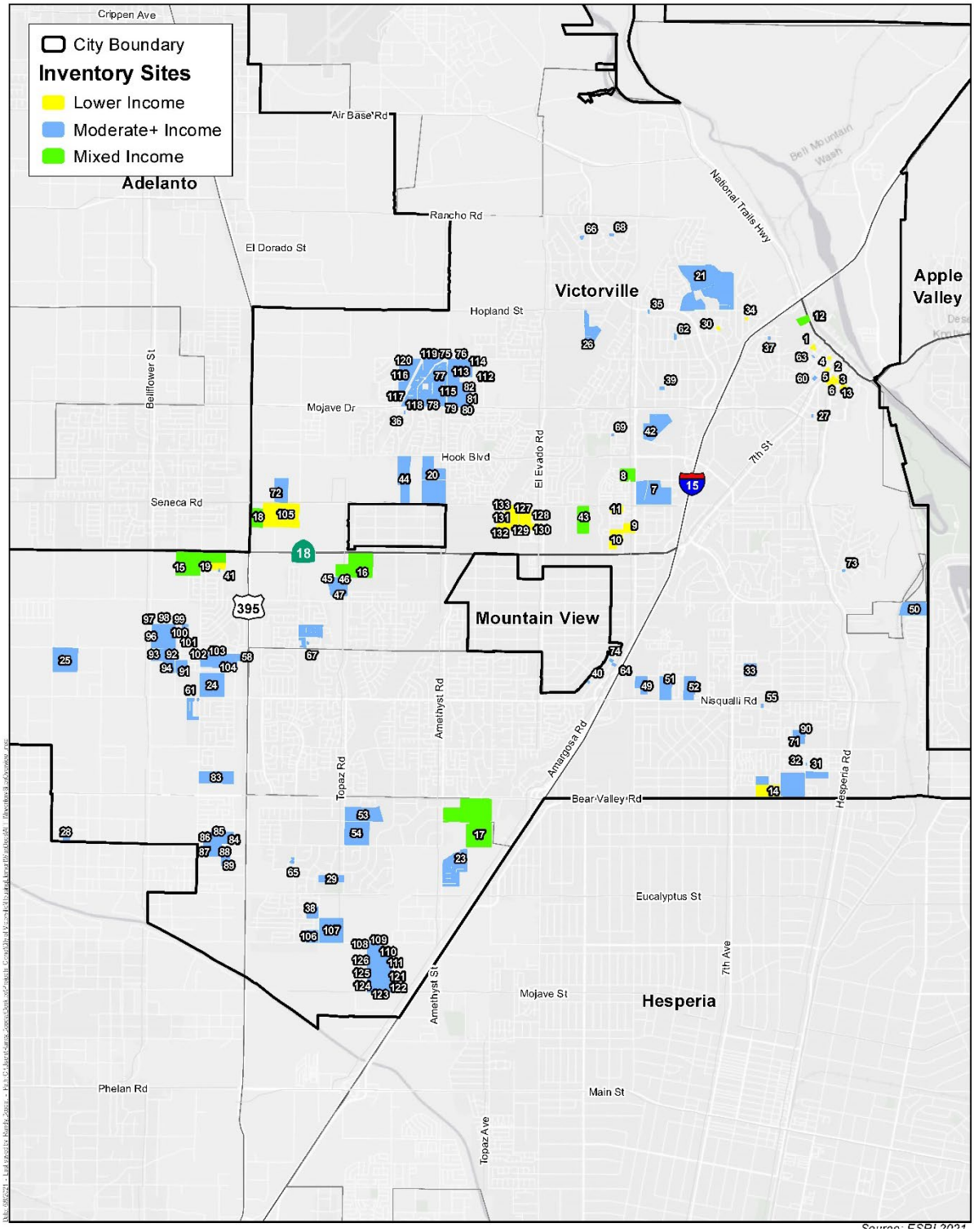
The UWMP does state that "VWD will not deny or put unreasonable conditions for water services, or reduce the amount of services applied for by a proposed development that includes housing unit affordable to households with lower incomes unless one of the following occurs:

- "VWD specifically find it does not have sufficient water supply.
- "VWD is subject to a compliance order issued by the State that prohibits new water connections.
- "The applicant has failed to agree to reasonable terms and conditions relating to the provision of services."

8.18.2 Dry Utilities

All sites in the inventory lie within the city limits of Victorville and are provided electrical service by Southern California Edison and natural gas service by Southwest Gas. Additional dry utilities include telecommunications providers, cable providers, and solid waste collection (Victorville Disposal). As with water and sewer services, with development in the City gradually shifting to be more infill, new development will largely occur as infill in areas with existing utility infrastructure or in the newly developing areas that are located near developed areas with existing utility infrastructure.

Figure 8-1. Inventory Sites



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APPENDIX A – PUBLIC ENGAGEMENT

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APPENDIX A - PUBLIC ENGAGEMENT

Government Code Section 65583(c)(7) requires that local governments "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." Compliant with this requirement and in an effort to engage the City's constituents in the planning process, the City of Victorville organized multiple activities, including a community survey, two community workshops held during special meetings held by the Planning Commission, a meeting with the Building Industry Association, and four meetings with local housing developers.

In order to promote all of these activities, the City used the City's website, social media accounts, mailers, and their public email system. Furthermore, the City made sure to reach out to local stakeholders, including community organizations, to ensure all of the mediums used for feedback were accessible to everyone in our community.

Once all the feedback was compiled, the City summarized it to find the issues that were most pressing to the Victorville community, and used that information to steer the goals, policies, and proposed activities for the planning period. All of the activities and outreach materials are documented in this Appendix A, which includes the following:

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PUBLIC ENGAGEMENT PLAN

City of Victorville General Plan Update Public Engagement Plan

1. Introduction

The Public Engagement Plan summarizes the strategies and process the City of Victorville and the consultant team (Harris & Associates and CityPlace Planning) will use and follow to engage the public and other stakeholders in the preparation of the General Plan update. The Public Engagement Plan guides and prioritizes City efforts, first summarizing goals and guiding principles for public engagement, followed by summaries of specific outreach methods the planning team will conduct during the planning process for each General Plan element. Importantly, this plan will address how engagement strategies will be adapted to achieve the goals of the Engagement Plan considering COVID-19, while ensuring the process is safe and accessible to residents.

1.1 Purpose

The purpose of the Engagement Plan is to ensure residents, businesses, community based organizations, and public agencies (collectively referred to as "stakeholders") are actively involved in updating the City's Housing Element, Land Use Element, and Safety Element, as well as preparing a new Environmental Justice Element of the General Plan. Engaging the community in the planning process and incorporating feedback is essential to ensuring that the General Plan reflects the priorities of the community it serves and that the strategies for achieving those goals are feasible, equitable, and can be implemented efficiently with support from the community. The outreach effort may evolve and change from that published in the Final Public Engagement Plan at the City's discretion to meet the program needs and coordinate with other related planning efforts.

1.2 Public Engagement Goals

The goals of this outreach and engagement effort are to (a) raise awareness of the General Plan update; (b) provide opportunities for stakeholder input, especially in updating and prioritizing goals and strategies; and (c) provide a public process that maximizes participation from all stakeholders and facilitates compliance with state laws and requirements for community involvement. The rationale for each of these goals are as follows:

a) Awareness – stakeholders must be aware of the General Plan update process in order to participate.

b) Input and Decision-Making – stakeholders' knowledge and perspectives help the consultant team verify or expand on available information and better determine the appropriateness or effectiveness of proposed strategies.

c) Public Process – State law requires the local planning agency to provide opportunities for the involvement of the community. Such involvement should include public agencies, public utility companies, community groups, and others through hearings or other appropriate methods (Gov. Code § 65351). Every effort will be made to engage all stakeholders using multiple modes, such as the City's website, paper copies of information available at City Hall

and sent to known community groups and school districts. Stakeholder participation opportunities will also be announced at City Council and Planning Commission meetings. Information on the General Plan update, including all opportunities to learn more and participate in the process, will be displayed regularly on the City's social media sites (including Facebook, Instagram and Twitter). The City will request that community groups and school districts also post about these opportunities on their own social media sites. Community surveys will also be utilized to solicit input and participation. Government Code section 65357 requires that copies of the documents adopting or amending a general plan, including the diagrams and text, shall be made available to the public.

d) Equitable Community Involvement - State law requires that a jurisdiction make a diligent effort to include all economic groups when drafting, adopting and implementing its housing element (Gov. Code § 65583(c)(8)). A special effort will be made to engage low- and moderate-income households.

1.3 Best Practices

To ensure comprehensive outreach to the community, the Public Engagement Plan identifies best practices and includes several engagement tools and strategies. One component of the General Plan update is the Environmental Justice Element, which will be the City's first. A key environmental justice principle is involving communities traditionally left out of decision-making processes that influence their environment and quality of life. SB 1000 requires local jurisdictions to promote "civil engagement in public decision-making processes." This General Plan update will be the City's first case-study in executing Environmental Justice best practices into a planning process.

The City will work to execute best practices for equitable community engagement for the General Plan Update. The COVID-19 pandemic presents challenges as best practices do include in-person meetings and events which are not possible given safety concerns. Instead, virtual events will be held to ensure communication with the public, with recordings of each event that can be accessed on the City's website for any participants who are not able to attend an event live. The consultant team will consider the possibility of conducting Planning Commission meetings, workshops, and City Council adoption hearings scheduled to take place during the summer of 2021 or later in person, assuming it is determined safe to do so by local and state agencies.

Community engagement will include, but will not be limited to, the following:

- Providing information in easily-accessible formats, such as social media (the City's as well as community groups' and school districts'), the City's dedicated web page for the General Plan update (on the City's website), and via paper copies where appropriate,
- Providing translation and interpretation for deliverables and at public meetings and events,
- Establishing a community advisory committee to oversee and influence the planning process and community engagement efforts for the preparation of the Environmental Justice Element,
- Using the Planning Commission as an advisory body for the Land Use Element, and using its platform to reach and engage more stakeholders, and

- Partnering with community-based organizations, especially those that serve low-income households and special needs populations, to cultivate the trust that is required for authentic community participation during planning processes.

More information on implementing equitable and inclusive community engagement processes can be found in Chapter 3 of the California Governor's Office of Planning and Research's General Plan Guidelines: Community Engagement and Outreach.

1.4 Outreach Coordinator

To ensure the outreach process is implemented in adherence to the goals and best practices described above, the City has designated an Outreach Coordinator. The role of the Outreach Coordinator will be to serve as a central contact for the planning team and stakeholders with respect to public engagement. Specifically, the Outreach Coordinator will be responsible for posting web-page, social media, and survey content through the City's website and other channels as appropriate. The contact information for the Outreach Coordinator is listed below:

Sue Jones, Public Information Officer
City Manager's Department
sjones@victorvilleca.gov
(760) 955-5028

2. Coordinated Public Engagement

Recognizing residents' limited time and attention and to avoid community engagement fatigue, the City will work to identify opportunities to streamline the various planning processes, while also leveraging existing partnerships and community networks created in prior engagement processes. Outreach efforts will be synchronized across General Plan elements when there are synergies between these separate efforts.

2.1 Webpage

The City, with support from the consultant team, will update their General Plan webpage on the City website that would serve as a *landing page* for the General Plan update. The landing page will have an overview of the General Plan update process, including:

- One-two paragraph description of the GP Update project;
- Link to a "What is a General Plan" document in Spanish and English;
- Project timeline graphic; and
- Notices of upcoming meetings/workshops.

In addition to this overview, the landing page would include buttons that would lead to individual pages with more Element-specific information, including current project status. For instance, the Housing Element page would include basic information about what a housing element is and why it is regularly updated, define terms like RHNA, provide the update's current status, and perhaps include any relevant maps.

The City's homepage will have an announcement that the General Plan is being updated, with a link to the General Plan landing page. The homepage could also have announcements of

opportunities to be involved in advance of each of the workshops, again with a link to the page with the workshop announcement and Zoom webinar link.

Table 1 describes the point person responsible for webpage content. All webpage content will be submitted to the City in **January, 2021.** The Outreach Coordinator is responsible for creating/updating the City website with the content provided by the consultant team. This ensures the City has an opportunity to review and approve the content prior to uploading it to their website.

Table 1: Webpage Content Deliverables

Deliverable	Responsible Party
General Plan Announcement for City Homepage	CityPlace
General Plan Update Landing Page	CityPlace
Housing Element Webpage	Harris
Land Use Element Webpage	CityPlace
Safety Element Webpage	Harris
Environmental Justice Element Webpage	Harris

2.2 Social Media

Similarly, the consultant team will create content to promote the project public meetings on the City's social media accounts, and the Outreach Coordinator will be responsible for posting to their various accounts. The designated facilitator for each public workshop will be responsible for submitting social media post content to the Outreach Coordinator two weeks prior to the workshop.

2.3 Community Surveys

In an effort not to over-burden the community and be respectful of their time, the consultant team will prepare two surveys to support the update of the four separate General Plan Elements. One community survey will focus on housing and will include a few questions on land use. Similarly, the environmental justice element survey will include a few questions related to community safety. However, Harris & Associates will primarily rely on survey responses from the City's local hazard mitigation planning effort to inform the development of the Safety Element. The consultant team will draft the survey questions for both surveys and submit to the City for review and feedback before integrating into a survey platform. The consultant team will use ESRI's Survey 123 as the survey platform.

2.4 Workshops

The workshops will be element-specific in order to meet the time frames prescribed by the State. Workshops will be hosted over Zoom, either using the City's Zoom account or a Harris Zoom account. Public meetings that require translation services will be hosted over the City's Zoom account. The choice of account will depend on whether the workshop coincides with a public meeting (e.g., the Land Use Element workshops held during Planning Commission meetings) and City staff's preferences.

CityPlace Planning will prepare an announcement template that will be used to advertise all public workshops on the City's website and social media accounts, with notices sent to all community groups and school districts with the request that the notices be posted on their social media accounts and announcements made at upcoming regular meetings. The Planning Commission and City Council will be asked to share ways to be involved by announcing upcoming General Plan workshops during their regular meetings. All workshops will be virtual Zoom meetings that will feature a PowerPoint presentation and will allow participants to provide comments and ask questions during the meeting. Presentations, meeting minutes, and recordings will be posted on the respective webpage within a week of each workshop.

3. Element Specific Engagement Plan

The following section outlines specific public engagement strategies for each element.

3.1 Housing Element Engagement Plan

Harris & Associates will organize and lead two public workshops to support the Housing Element update. The two workshops will be focused on the Housing Element update. These workshops will be scheduled as special Planning Commission meetings. Simultaneous Spanish interpretation will be provided, subject to technical capacity.

The process will include the following:

- **City staff** will prepare a list of community stakeholders including community-based organizations, local schools, and other stakeholders, including contact names and email addresses.
- **Harris** will prepare the following for City staff review 2 weeks prior to workshops:
    - Notices for each workshop (City staff will provide the Zoom link, and Harris will provide Spanish translation following staff's approval of the English versions).
    - Draft email to send to community organizations and school districts containing the following:
        - Request that the notices be posted on their social media accounts.
        - Statement to be read at community organization and school district meetings.
        - Feedback on best ways to engage stakeholder (including hard-copy paper notices and surveys).
    - Final versions of all documents will be completed 5 days prior to the notice for the first workshop.
- **Harris** will prepare draft survey questions (link to survey to be provided in the notice for the 1st meeting) with Spanish translation. The survey will remain open until about a week before the second workshop. Preliminary survey results will be shared at the first workshop, while final survey results will be shared at the second workshop.
- **Outreach Coordinator and City staff** will: -
    - Post each workshop notice on the City's social media accounts, the City's website and the Housing Element webpage at least 10 days prior to each meeting.

    - Email all identified community organizations and school districts with the following:
        - Request that the notice be posted on their social media accounts.
        - Statement to be read at community organization and school district meetings.
        - Feedback on best ways to engage stakeholder (including hard-copy paper notices and surveys)
    - Oversee delivery of paper copies of notices and surveys (total number of copies TBD)
    - Ensure adequate paper copies of the notices and surveys are available at City Hall (and replenish copies as they run low).
    - Install a drop-box for completed surveys in a highly visible and central location at City Hall (and ensure that the box is emptied regularly). Oversee scanning all surveys and emailing scanned copies to Harris weekly.
    - Record City-hosted workshops and post the recordings on the Housing Element webpage, YouTube, and the City's Facebook page.
- **Harris** will prepare meeting minutes and transmit them to the City within five business days following each workshop.

Housing Element Workshop #1: General Plan Updates Overview & Housing Element Kick-off

The notice for the first Housing Element workshop will include a link to a survey for all stakeholders. The first workshop will begin with an overview of the City's General Plan Elements update process, including a brief explanation of the Housing, Land Use, Environmental Justice, and Safety Elements. The rest of the meeting will focus on the Housing Element. This will include an explanation of what a Housing Element is, the process to update the Housing Element, a presentation about areas of the City being considered as focus areas for the sites inventory, and gathering public input and comments. Harris and City staff will request that all attendees complete the survey (link provided in the notice) and encourage others to complete the survey.

Housing Element Workshop #2: Housing Element Sites and Policies

The second Housing Element meeting will include a presentation of potential sites for the draft site inventory and an overview of proposed policies and programs to achieve the City's housing goals and an opportunity for public input and comments. The survey will close approximately a week before the second workshop so that a final update of the survey results will be presented at the workshop.

Joint Planning Commission / City Council Hearing: Draft Housing Element

Harris will present a draft Housing Element at a joint Planning Commission / City Council hearing. This meeting will enable submission of the draft Housing Element to HCD. Feedback from the Planning Commission, City Council, and public at large can be incorporated into the Housing Element even after this time. The feedback will be incorporated, along with feedback from HCD, into a final Housing Element to be presented to the Planning Commission and the

City Council for approval. In total, there will be five workshops / public meetings for the Housing Element.

3.2 Land Use Element Engagement Plan

CityPlace Planning will hold two special Planning Commission meetings to allow the Planning Commission to serve as the advisory body for the Land Use Element update. Since the two Planning Commission meetings will be in addition to their regularly scheduled meetings, the Land Use Element Workshops will be the sole focus of these meetings. Simultaneous Spanish interpretation will be provided, subject to technical capacity. The process will include the following:

- **City staff** will add to the list of community stakeholders prepared as part of the Housing Element Workshops, to include parties interested primarily in the Land Use Element, e.g., developers, the real estate community, and large landowners, including contact names and email addresses.
- **CityPlace Planning** will prepare the following for City staff review 2 weeks prior to workshops:
    - Notices for each workshop (City staff will provide the Zoom link, and CityPlace Planning will provide Spanish translation following staff's approval of the English versions).
    - Draft email to send to the above-referenced list of community stakeholders containing the following:
        - Request that the notices be posted on their social media accounts.
        - Statement to be read at community organization, school district and other public meetings.
        - Request their feedback regarding how best to notify stakeholders of opportunities to be involved in the Land Use Element Update.
    - Final versions of all documents will be completed 5 days prior to the notice for the first workshop.
- **Outreach Coordinator and City staff** will:
    - Post each workshop notice on the City's social media accounts, the City's website and the Land Use Element webpage at least 10 days prior to each meeting.
    - Email all identified community organizations, school districts, and additional stakeholders with the following:
        - Request that the notice be posted on their social media accounts.
        - Statement to be read at community organization and school district meetings.
        - Feedback on best ways to engage stakeholders, e.g., hard-copy paper notices.
    - Oversee delivery of paper copies of notices (total number of copies TBD)
    - Ensure adequate paper copies of the notices and surveys are available at City Hall (and replenish copies as they run low).
    - Record both workshops and post the recordings on the Land Use Element webpage and post on YouTube and the City's Facebook page.
- **City Place Planning** will prepare meeting minutes and transmit them to the City within five business days following each workshop.

Land Use Element Workshop #1:
The first Land Use Element (LUE) workshop will start with a brief explanation of what a LUE is and why it is important. CityPlace Planning will then conduct an interactive exercise to discuss issues and opportunities with the participants and collect input. A visioning exercise will follow, reviewing the existing vision and determining if changes are needed and what those changes should entail. The project team will then present potential Opportunity Areas (OAs), which are areas where change may be expected and encouraged and ask for input; additional OAs may be identified at the workshop. The meeting will conclude with a discussion of the Housing Element sites inventory to show how the Housing Element will necessitate some of the proposed land use changes.

Land Use Element Workshop #2:
The second Land Use Element workshop will provide an opportunity to present the Draft Land Use Plan, Vision, and Draft Goals, Objectives and Policies to the Planning Commission and other meeting participants, and gather feedback. CityPlace Planning will also present the two land use alternatives and ask for input from the attendees. The project team will encourage the Planning Commissioners to arrive at consensus on the preferred land use alternative.

Joint Planning Commission / City Council Hearing: Draft Land Use Element
CityPlace Planning will present a draft Land Use Element at a joint Planning Commission / City Council hearing. This meeting will be used to get feedback from the Planning Commission and the City Council (as well as from the public at large). The feedback will be incorporated into a final Land Use Element, to be submitted to the Planning Commission and the City Council for approval after the associated Environmental Impact Report is complete. In total, there will be five workshops / public meetings for the Land Use Element.

3.3 Environmental Justice & Safety Element Engagement Plan

Environmental Justice

Harris & Associates will assist the City in establishing a Community Advisory Committee (CAC) to support the development of the Environmental Justice Element. The purpose of establishing a CAC is to involve members of the community who do not traditionally participate in local decision-making processes that affect their environment and quality of life. The CAC will play a key role in helping maximize involvement in the planning process. The Environmental Justice Element Survey will provide an opportunity for the public to indicate interest in participating in the CAC. Harris suggests the CAC be limited to 10 active members. Spanish translation will be offered to CAC members prior to the Kick-off meeting.

All CAC meetings will be closed session meetings in order to create a space for community members to feel comfortable sharing their opinions and experiences with City staff. Meetings of temporary advisory committees—as distinguished from standing committees—made up solely of less than a quorum of a legislative body are not subject to the Brown Act, and therefore are not required to be public. **Harris will facilitate three CAC meetings:**

1. Kick-Off
The purpose of this meeting is to present information on the Environmental Justice planning process and the CAC's role, present the results of the first community survey, and solicit feedback on how best to engage with hard-to-reach residents and disadvantaged communities to ensure their perspectives and experiences inform the development of environmental justice goals and objectives. Importantly, the planning team will present the CAC By-Laws (Appendix A) for CAC members to discuss, edit if necessary, and adopt. The by-laws will help the City and CAC come to consensus on how CAC members will participate in the planning process and conduct themselves during CAC meetings.

2. Existing Conditions
The purpose of this meeting is to present and solicit feedback on the Existing Conditions assessment. The CAC will validate that the data and indicators used are consistent with CAC members' experiences and local knowledge ("ground-truth").

3. Objectives and Policies
The purpose of this meeting is to solicit feedback on proposed objectives and policies to include in the Environmental Justice Element.

Preparation for the CAC meetings will be a shared responsibility among City Staff and Harris.

- **City Staff** will be responsible for:
    - Identifying community representatives, members, and activists; community-based organizations; public health officials, and other groups that have a history of under-representation in civic proceedings to participate in the CAC
    - Selecting CAC members
- **Harris** will be responsible for:
    - Drafting email invitation and meeting agenda 3 weeks prior to meetings
    - Drafting meeting presentation materials 2 weeks prior to meetings
    - Providing meeting minutes within 3 business days following each meeting

To support the development of the Safety Element, Harris will work with the City to form a Safety Committee that includes representatives from departments or agencies involved with police, fire, water, sewer, storm water, power, parks, and education. As is the case for CAC Meetings, all Safety Committee meetings are closed meetings. **Harris will facilitate two Safety Committee meetings:**

1. Plan Update Process and Existing Conditions
Harris will review the Safety Element update process, including existing state legislation driving the Safety Element update. Harris will also present the topics and hazards that will be covered in the safety element update. This first meeting will provide an opportunity to document the conditions of public facilities and services in the community, including fire protection services, emergency medical services, and law enforcement and their associated response times.

2. Goal and Policy Development

The purpose of this meeting is to solicit input from the Safety Committee on draft Safety Element goals, policies, and implementation actions.

Preparation for the CAC meetings will be a shared responsibility among City Staff and Harris.

- **City Staff** will be responsible for:
  - Identifying key stakeholders including police, fire, water, sewer, storm water, power, parks, and education to serve on the Safety Committee.
- **Harris** will be responsible for:
  - Drafting email invitation and meeting agenda 3 weeks prior to meetings
  - Drafting meeting presentation materials 2 weeks prior to meetings
  - Providing meeting minutes within 3 business days following each meeting

Joint Public Workshop

In addition to Community Advisory & Safety Committee Meetings, the planning process for the Environmental Justice Element and Safety Element will feature a public workshop to provide the general public an opportunity to voice their input on the Environmental Justice and Safety Elements. After the Public Review Drafts have been posted, Harris & Associates will be responsible for facilitating a joint Planning Commission/City Council Public Workshop to share key findings, present goals and strategies, and solicit feedback on the Draft Environmental Justice and Safety Elements. In addition to providing a forum for the general public to express their feedback on the Draft Plans, the workshop will provide planning commission members and council members the opportunity to ask questions prior to adoption hearings.

- **Harris** will be responsible for:
  - Drafting email invitation and meeting agenda 3 weeks prior to workshop
  - Drafting workshop presentation materials 2 weeks prior to workshop
  - Providing meeting minutes within 3 business days following the workshop
- **City Staff** will be responsible for:
  - Coordinating with Planning Commission and City Council to set workshop date
  - Distributing email invitation and agenda to Planning Commission and City Council 2 weeks prior to meetings
- **The Outreach Coordinator will be responsible for:**
  - Posting the Public Review Draft on the City's webpage
  - Posting workshop notice on the City's social media accounts, the City's website and the Element webpages at least 10 days prior to the workshop.
  - Posting agenda, presentations, and meeting minutes to the website following the workshop

4. Timeline

Figure 1 below provides a timeline of the coordinated as well as the element specific public engagement deliverables and milestones (i.e., workshops, meetings).

Figure 1: Public Engagement Timeline

	Deliverable/Milestone	December	January	February	March	April	May	June	July	August
All Elements	Draft Public Engagement Plan	X								
	Final Public Engagement Plan					X				
	Homepage Announcement	X								
	Draft GP Landing Page Content		X							
	Homepage and Landing Page Posted		X							
	GP Update Kickoff Workshop		X X							
Housing Element	Draft HE Webpage Content		X							
	HE Webpage Posted		X							
	HE Workshop #1			X						
	Draft HE Survey		X							
	HE Survey Posted		X							
	HE Workshop #2				X					
Land Use Element	Draft LUE Webpage Content		X							
	LUE Webpage Posted		X							
	LUE Workshop #1			X						
	LUE Workshop #2						X			
Environmental Justice & Safety Element	Draft EJ Webpage Content		X							
	Draft EJ Survey		X							
	EJ Webpage Posted		X							
	EJ Survey Posted		X							
	Select CAC Members				X					
	CAC Meeting #1					X				
	CAC Meeting #2						X			
	CAC Meeting #3						X			
	Draft SE Webpage		X							
	Form Safety Committee									
	Safety Committee Meeting #1						X			
	Safety Committee Meeting #2							X		
	EJ & SE Public Workshop									X

Appendix A: By-Laws for Environmental Justice Element Community Advisory Committee

1. The Community Advisory Committee (Committee) shall be comprised of people with local experience and knowledge about the community and environmental challenges.
2. The Committee shall consist of no less than 3 committee members and should not exceed 10 committee members.
3. The Committee agrees to provide feedback on draft materials and make recommendations based on respectful debate and consensus-seeking.
4. The Committee was convened in X 2021, as reflected by the minutes of that meeting, and agrees to meet two additional times throughout the planning period to identify and review existing environmental injustices and feasible policy and/or strategy recommendations.
5. Committee members will provide feedback on environmental justice objectives and policies from recommendations provided by the City's planning consultant, which will be developed from existing plans and documents and input from private citizens and community organizations. If necessary, committee members will recommend additional policies and strategies that address inequities identified during the planning process.
6. The Committee will identify potential and existing constraints to implementing selected policies and strategies.
7. Committee members that exhibit disrespectful behavior that disrupts the decorum of a meeting may be removed from the Committee at the discretion of City staff.

Each Committee member needs to acknowledge and accept these terms via written correspondence prior to becoming a Committee member.

COMMUNITY SURVEY

- English Survey (Blank)
- Spanish Survey (Blank)
- English Survey Results Summary
- Spanish Survey Results Summary
- Archived Survey Items (City Website)

Community Survey

English Survey (Blank)

Victorville Housing and Land Use

Introduction

The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period, as required by State law, as well as the Land Use Element of the General Plan. The Housing Element establishes policies and programs to address Victorville's existing and projected housing needs. The Land Use Element provides a guide for where the City's residential, commercial, and industrial land uses should be located.

If you live or work in the City of Victorville, please complete the following short survey to provide us with your input. Your results will help to identify important housing needs for everyone in Victorville, to indicate land use preferences, and will help the community. Thank you in advance for your participation. Please complete only one (1) survey per household.

1. Do you live and/or work in the City of Victorville?

- ○ I live in Victorville and work somewhere else.
- ○ I work in Victorville and live somewhere else.
- ○ I live and work in Victorville.
- ○ I live in Victorville and do not currently work/I am retired.

2. If you live in Victorville, how long have you lived in the City?

Please skip if you do not live in Victorville.

- ○ 0-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ 10+ years

3. What is the Zip Code where you live?

4. If you live in the City of Victorville, why have you chosen to live in the City?

Select **all** that apply.

- [ ] Close to job/work
- [ ] Quality of housing stock
- [ ] Recreation, parks and/or scenery
- [ ] Close to family and/or friends
- [ ] It's affordable
- [ ] Good schools
- [ ] Safe neighborhood
- [ ] City services and programs
- [ ] Close to shopping and services
- [ ] I do not live in Victorville
- [ ] Other (please specify)

5. If you work outside of your home or worked outside of your home prior to the COVID-19 pandemic, about how long is/was your commute to work one-way?

- ○ Less than 5 miles
- ○ 5-10 miles
- ○ 10-25 miles
- ○ 25-40 miles

- [ ] More than 40 miles

6. My current home is a:

Select one.

- [ ] Single Family Home (Detached)
- [ ] Duplex (2 units in 1 building)/Attached Home
- [ ] Apartment/Condominium
- [ ] Other (Mobile Home, Guesthouse, Accessory Dwelling Unit, etc.) (please specify)

7. Which of the following applies to you?

Select **all** that apply.

- [ ] I rent in the City of Victorville
- [ ] I own a home that I live in within the City of Victorville
- [ ] I own rental property in the City of Victorville
- [ ] Other (please specify)

8. Are you satisfied with your current housing situation?

- [ ] Yes
- [ ] No
- [ ] Other (please specify)

9. How would you rate the physical condition of the unit you live in?

- [ ] Excellent condition

- ○ Needs some maintenance (i.e., peeling paint, chipped stucco, etc.)
- ○ Needs one or more modest rehabilitation improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, new window, etc.)
- ○ Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, new roof, new wood siding, etc.)
- ○ Other (please specify)

10. What are the three most important factors to you in choosing your current home or apartment?

(Select **only the three most important**.)

- ☐ Cost
- ☐ Close to public transportation/transit stops
- ☐ Close to services (libraries, banks, doctor's offices, etc.)
- ☐ Close to work or other job opportunities
- ☐ Close to parks and open space
- ☐ Close to restaurants, entertainment, and/or shopping
- ☐ Close to quality public schools
- ☐ Low crime rate/safety
- ☐ Number of bedrooms
- ☐ Landlord accepts Section 8 housing vouchers
- ☐ Landlord accepts pets
- ☐ Walkability

- [ ] Large yard
- [ ] Desirable neighborhood
- [ ] Adequate space

11. Do the housing options in the City of Victorville meet your needs?

- ○ Yes
- ○ No
- ○ Other (please specify)

12. If you want to buy a home in Victorville (and don't currently own one), it is because:

Select **all** that apply.

- [ ] I can't find a home in my price range in Victorville
- [ ] I can't find a home that suits my living needs in Victorville (housing size, disability accommodations)
- [ ] I don't have the financial resources for a down payment
- [ ] I don't have the financial resources for a monthly mortgage payment
- [ ] I can't find a home that meets my quality standards in Victorville
- [ ] I don't wish to own a home in Victorville (I prefer to rent in Victorville or live outside of Victorville)

13. As a City resident, what do you feel is the biggest housing problem in Victorville?

Choose the **top two only**.

- [ ] Not enough homes for sale
- [ ] Not enough housing for rent

- [ ] Housing is not affordable
- [ ] Housing size does not meet my family needs (e.g., not enough 3+ bedroom units at affordable prices, or not enough studio or small options)
- [ ] Housing is not located in the right places (e.g. near transit stops, schools, hospitals, jobs, etc.)
- [ ] The conditions of neighborhoods (streetlights, sidewalks, parks) are poor
- [ ] Housing conditions are poor
- [ ] Other (please specify)

14. What types of housing are most needed in the City of Victorville?

Select **all** that apply.

- [ ] Single Family (Detached)
- [ ] Duplex/Attached Housing
- [ ] Condominiums or townhomes (multifamily ownership homes)
- [ ] Apartments (multifamily rental homes)
- [ ] Senior or Affordable Housing
- [ ] Housing for persons with disabilities
- [ ] Transitional or supportive housing
- [ ] Emergency Shelter
- [ ] Other (please specify)

15. What do you think can be done to address these issues (questions 13 and 14)?

1000

16. What type of single family (detached) communities are needed in the City of Victorville?

Select **only one**.

- More of the same development pattern (minimum 7,200 square foot lots)
- Housing on smaller lots
- Housing on larger estate lots
- Other (please specify)

17. Would you prefer to see more housing communities within Victorville with Home Owner Associations (HOAs)?

- Yes
- No
- Other (please specify)

18. Do you think there are factors that prevent affordable housing from being built in the community?

- Yes
- No

19. How important are the following concerns to you and your family?

Check one column per line in the table below.

	Very Important	Somewhat Important	Not Important	Don't Know
Children who grow up in Victorville				

should be able to afford to live in Victorville.	○	○	○	○
There is a need to create mixed-use (commercial/ office and residential) projects in the community where residents can walk to work and services so there is less driving	○	○	○	○
The housing market in Victorville should have many types of housing, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents.	○	○	○	○
Establish special needs housing for seniors, large families, and/or persons with disabilities	○	○	○	○
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	○	○	○	○
Encourage energy conservation through site and building design.	○	○	○	○
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.	○	○	○	○
Encourage the rehabilitation of existing housing stock in older neighborhoods.	○	○	○	○
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.	○	○	○	○
Fair/Equitable				

Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	○	○	○	○

20. What types of programs or activities do you believe the City should concentrate on over the next eight years?

Select your **top three recommendations**.

- ☐ Promote fair housing services to address fraud, displacement, or discrimination
- ☐ Assist residents with housing costs
- ☐ Encourage housing near transit
- ☐ Allow for greater density at existing housing developments
- ☐ Encourage innovative design with emphasis on community and amenities
- ☐ Help prospective residents find available housing
- ☐ Promote mixed-use development with both commercial and residential components
- ☐ Focus on transitional, supportive, or other emergency housing types
- ☐ Focus efforts on rehabilitation of existing housing
- ☐ Provide incentives for developments that include low-income or affordable units
- ☐ Streamline permit processes
- ☐ Other (please specify)

21. Please rank the following groups by order of their need for housing and related services in the community.

1 represents the greatest need
5 represents the least need

- Large families (five or more members)
- Young adults
- Persons experiencing homelessness
- Seniors
- Persons with disabilities

Reset

22. Please show your support for the following potential housing strategies for your community in ranking order

1 represents the strongest support
5 represents the least support

- Allow for the option to have tiny homes on wheels.
- Rezone more sites to allow for higher density housing (e.g., apartments).
- Replace commercial zoning with residential zoning to allow for housing.
- Reduce or waive development fees.
- Encourage the development of Accessory Dwelling Units, which includes garage/interior conversions in existing homes.

Reset

23. Growth projections indicate that Victorville will grow in population from approximately 123,000 residents in 2020 to approximately 184,000 residents by 2040. The Land Use Element will help guide that growth. What types of development do you think the City should encourage, allow but not encourage, or discourage?

Check one column per line in the tables below.

Retail and Entertainment

Check one column per line in the table below.

	Encourage	Allow But Not Encourage	Discourage
Convenience stores	○	○	○
Grocery stores	○	○	○
Shopping centers/general retail	○	○	○

serving local residents			
Shopping centers/retail with a regional draw			
Food trucks and other types of "pop-up" uses			
Restaurants			
Bars/clubs			
Entertainment uses			
Breweries/brew pubs			
Wineries/wine bars			
Outdoor venues for public events			
Outdoor venues for private events			

Office, Education and Industrial

Check one column per line in the table below.

	Encourage	Allow But Not Encourage	Discourage
Professional Office/business parks			
Medical Offices			
K-12 public schools			
K-12 private schools			
K-12 charter schools			
K-12 supplemental educational services			
Public and Private Universities			
Trade Schools			

Light industry/manufacturing	○	○	○
Heavy industry/manufacturing	○	○	○

Residential

Check one column per line in the table below.

	Encourage	Allow But Not Encourage	Discourage
Condominiums	○	○	○
Small multi-family (2 to 4 dwelling units on the same lot)	○	○	○
Townhouses	○	○	○
Apartments/multi-family residences	○	○	○
Single-family residential on small lots	○	○	○
Single-family residential on large lots	○	○	○
Mobile home parks	○	○	○
Accessory dwelling units (second units/casitas on single-family residential lots)	○	○	○

Mixed Use

Check one column per line in the table below.

	Encourage	Allow But Not Encourage	Discourage
Live/work units (living and working spaces in one building or separated but still on the same lot)	○	○	○
Mixed use development (residential & non-residential in the	○	○	○

same development, on the same lot, or in the same building)			
Traditional village-type development with a mix of housing types in one neighborhood or area, with small commercial and service uses nearby	○	○	○

24. How important is it to you that new housing is located within walking/biking distance to the following?

	Very Important	Somewhat Important	Not Important
Grocery store	○	○	○
Businesses Victorville residents use regularly	○	○	○
Park, recreation center, playground, ball field, etc.	○	○	○
School	○	○	○
Church	○	○	○
Entertainment, restaurants, etc.	○	○	○
Medical facilities	○	○	○
Transit stop	○	○	○
Bicycle facility (bike lane, trail, path, etc.	○	○	○

25. How important are the following ideas regarding future development in Victorville?

	Very Important	Somewhat Important	Not Important
Create jobs	○	○	○
Is sustainable/energy efficient	○	○	○
Develop vacant land	○	○	○

Develop vacant land	○	○	○
Revitalize existing underutilized commercial/industrial properties	○	○	○
Redevelop existing underutilized commercial/industrial properties and corridors with residential development	○	○	○
Redevelop existing underutilized commercial/industrial properties and corridors with mixed use (residential & non-residential) development	○	○	○
Lay out development in a pattern that is more walkable and bikeable than Victorville's existing development pattern	○	○	○
Provide a greater variety of housing sizes and types	○	○	○

26. What age range most accurately describes you?

- ○ 18-21 years old
- ○ 22-30 years old
- ○ 31-40 years old
- ○ 41-50 years old
- ○ 50 + years old

27. Are there any comments you would like to share with the City of Victorville relevant to the upcoming Housing and Land Use Element Updates?

1000

More Information

28. Please leave your name and email address to receive updates and information on the 2021-2029 Housing Element Update and the Land Use Element Update.

Optional

Name:

Email:

Submit

Powered by ArcGIS Survey123

Community Survey

Spanish Survey (Blank)

Vivienda y Uso de la Tierra de Victorville

Introduction

La Ciudad está en proceso de actualizar el Elemento de Vivienda del Plan General para el periodo 2021-2029, como lo requiere la ley estatal, así como el Elemento de Uso de la Tierra del Plan General. El Elemento de Vivienda establece políticas y programas para abordar las necesidades de vivienda existentes y proyectadas de Victorville. El Elemento de Uso de la Tierra proporciona una guía sobre donde deben ubicarse los usos de la tierra residencial, comercial e industrial de la ciudad.

Si vive o trabaja en la ciudad de Victorville, complete esta breve encuesta para brindarnos su opinión. Sus respuestas ayudarán a identificar las necesidades de vivienda importantes para todos en Victorville, las preferencias de uso de la tierra, y ayudarán a la comunidad. Gracias de antemano por su participación. Por favor complete solo una (1) encuesta por hogar.

1. ¿Vive y/o trabaja en la ciudad de Victorville?

- ○ Vivo en Victorville, pero trabajo en otro lugar
- ○ Trabajo en Victorville, pero vivo en otro lugar
- ○ Vivo y trabajo en Victorville
- ○ Vivo en Victorville y actualmente no trabajo/estoy jubilado

2. Si vive en Victorville, ¿cuánto tiempo ha vivido en la ciudad?

Por favor sáltelo si no vive en Victorville.

- ○ 0-2 años
- ○ 2-5 años
- ○ 5-10 años
- ○ Más de 10 años

3. ¿Cuál es el código postal donde vive?

4. Si vive en la ciudad de Victorville, ¿por qué ha elegido vivir en la ciudad?

Seleccione **todas** las que apliquen.

- [ ] Cerca del trabajo
- [ ] Calidad del surtido de viviendas
- [ ] Recreación, parques y/o paisajes
- [ ] Cercanía a familiares y/o amigos
- [ ] Es asequible
- [ ] Buenas escuelas
- [ ] Vecindario seguro
- [ ] Servicios y programas de la ciudad
- [ ] Cercanía a tiendas y servicios
- [ ] No vivo en Victorville
- [ ] Otro (por favor especifique)

5. Si trabaja fuera de su hogar o trabajó fuera de su hogar antes de la pandemia de COVID-19, ¿cuánto tiempo es / fue su viaje diario al trabajo de ida?

- ○ Menos de 5 millas
- ○ 5-10 millas
- ○ 10-25 millas
- ○ 25-40 millas
- ○ Más de 40 millas

6. Mi hogar actual es un(a):

Seleccione una.

- ○ Vivienda Unifamiliar (Independiente)
- ○ Dúplex (2 unidades en 1 edificio)/Vivienda Adjunta
- ○ Apartamento/Condominio
- ○ Otro (Casa Móvil, Casa de Huéspedes, Unidad de Vivienda Accesoria, etc.) (por favor especifique)

7. ¿Cuál de las siguientes opciones se aplica a usted?

Seleccione **todas** las que apliquen.

- ☐ Alquilo en la ciudad de Victorville
- ☐ Soy dueño de una casa en la que vivo en la ciudad de Victorville
- ☐ Soy dueño de una propiedad de alquiler en la ciudad de Victorville
- ☐ Otro (por favor especifique)

8. ¿Está satisfecho con su situación actual de vivienda?

- ○ Sí
- ○ No
- ○ Otro (por favor especifique)

9. ¿Cómo calificaría la condición física de la unidad en la que vive?

- ○ Excelente condición
- ○ Necesita algún mantenimiento (es decir, pintura descascarada, estuco astillado, etc.)
- ○ Necesita una o más mejoras modestas de rehabilitación (es decir, reparaciones de

techos, gabinetes rotos, reemplazo de alfombras/tejas por desgaste, ventana nueva, etc.)

- ○ Necesita una o más mejoras importantes (es decir, cimientos nuevos, plomería nueva, electricidad nueva, techo nuevo, revestimiento de madera nueva, etc.)
- ○ Otro (por favor especifique)

10. ¿Cuáles son los tres factores más importantes para usted a la hora de elegir su hogar o apartamento actual?

Seleccione **solo las tres más importantes**.

- ☐ Costo
- ☐ Cerca de paradas de transporte público/tránsito
- ☐ Cerca de servicios (bibliotecas, bancos, consultorios médicos, etc.)
- ☐ Cerca del trabajo u otras oportunidades laborales
- ☐ Cerca de parques y espacios abiertos
- ☐ Cerca de restaurantes, lugares de entretenimiento y/o tiendas
- ☐ Cerca de escuelas públicas de calidad
- ☐ Baja tasa de criminalidad/seguridad
- ☐ Número de habitaciones
- ☐ El propietario acepta vales de vivienda de la Sección 8
- ☐ El propietario acepta mascotas
- ☐ Accesibilidad para caminar
- ☐ Patio grande
- ☐ Vecindario deseable

- [ ] Espacio adecuado

11. ¿Las opciones de vivienda en la ciudad de Victorville satisfacen sus necesidades?

- ○ Sí
- ○ No
- ○ Otro (por favor especifique)

12. Si desea comprar una casa en Victorville (y actualmente no posee una), es porque:

Selecciones **todas** las que apliquen.

- [ ] No puedo encontrar una casa en mi rango de precios en Victorville
- [ ] No puedo encontrar un hogar que se adapte a mis necesidades de vida en Victorville (tamaño de la vivienda, adaptaciones para personas discapacitadas)
- [ ] No tengo los recursos financieros para un pago inicial
- [ ] No tengo los recursos financieros para un pago hipotecario mensual
- [ ] No puedo encontrar un hogar que cumpla con mis estándares de calidad en Victorville
- [ ] No deseo tener una casa en Victorville (prefiero alquilar en Victorville o vivir fuera de Victorville)

13. Como residente de la ciudad, ¿cuál cree que es el mayor problema de vivienda en Victorville?

Seleccione **solo las dos más importantes**.

- [ ] No hay suficiente vivienda en venta
- [ ] No hay suficiente vivienda en alquiler
- [ ]

- [ ] La vivienda no es asequible
- [ ] El tamaño de la vivienda no satisface las necesidades de mi familia (por ejemplo, no hay suficientes unidades de 3+ habitaciones a precios asequibles, o no hay suficientes opciones de estudio u hogares pequeños)
- [ ] La vivienda no se encuentra en los lugares adecuados (por ejemplo, cerca de paradas de tránsito, escuelas, hospitales, trabajos, etc.)
- [ ] Las condiciones de los vecindarios (alumbrado público, aceras, parques) son malas
- [ ] Las condiciones de la vivienda son malas
- [ ] Otro (por favor especifique)

14. ¿Qué tipos de vivienda son más necesarios en la ciudad de Victorville?

Seleccione **todas** las que apliquen.

- [ ] Unifamiliar (Independiente)
- [ ] Dúplex (2 unidades en 1 edificio)/Vivienda Adjunta
- [ ] Condominios o Casas Adosadas (hogares de propiedad multifamiliar)
- [ ] Apartamentos (casas de alquiler multifamiliares)
- [ ] Vivienda Para Personas de la Tercera Edad o Asequibles
- [ ] Vivienda Para Personas Con Discapacidad
- [ ] Vivienda de Transición o de Apoyo
- [ ] Refugio de Emergencia
- [ ] Otro (por favor especifique)

15. ¿Qué cree que se puede hacer para hacer frente a estas barreras

(preguntas 13 y 14)?

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16. ¿Qué tipo de comunidades unifamiliares (separadas) se necesitan en la ciudad de Victorville?

Seleccione **solo una**.

- ○ Más del mismo patrón de desarrollo (lotes mínimos de 7,200 pies cuadrados)
- ○ Vivienda en lotes más pequeños
- ○ Vivienda en lotes inmobiliarios más grandes
- ○ Otro (por favor especifique)

17. ¿Preferiría ver más comunidades de viviendas en Victorville con asociaciones de propietarios de viviendas (HOAs por sus siglas en inglés)?

- ○ Sí
- ○ No
- ○ Otro (por favor especifique)

18. ¿Cree que hay factores que impiden que se construyan viviendas asequibles en la comunidad?

- ○ Sí
- ○ No

19. ¿Cuán importantes son las siguientes preocupaciones para usted y su familia?

Seleccione una casilla por linea en la tabla siguiente.

	Muy importante	Algo importante	No importante	No sé

Los niños que crecen en Victorville deberían poder tener la oportunidad financiera de vivir en Victorville	○	○	○	○
Hay una necesidad de crear proyectos de uso mixto (comercial/oficina y residencial) en la comunidad donde los residentes puedan caminar al trabajo y los servicios para que haya menos conducción	○	○	○	○
El mercado de la vivienda en Victorville debería tener muchos tipos de viviendas, incluyendo viviendas unifamiliares, casas adosadas, apartamentos, y condominios para satisfacer las diversas necesidades de los residentes locales	○	○	○	○
Establecer vivienda para personas de la tercera edad, familias numerosas y/o personas con discapacidades	○	○	○	○
Integrar viviendas asequibles en toda la comunidad para crear vecindarios de ingresos mixtos	○	○	○	○
Fomentar la conservación de la energía a través del diseño de sitios y edificios	○	○	○	○
Proporcionar refugios y viviendas de transición para las personas sin hogar, junto con servicios para ayudar a trasladar a las personas a una vivienda permanente	○	○	○	○
Fomentar la rehabilitación del				

rehabilitación del surtido de viviendas existente en los vecindarios más antiguos	○	○	○	○
Establecer programas para ayudar a los propietarios de viviendas en riesgo a mantener sus viviendas, incluyendo programas de préstamos hipotecarios	○	○	○	○
Oportunidades y programas de vivienda justa/equitativa para ayudar a mantener y asegurar los vecindarios que han sufrido ejecuciones hipotecarias	○	○	○	○

20. ¿En qué tipos de programas o actividades cree que la ciudad debería concentrarse en los próximos ocho años?

Seleccione las **tres recomendaciones mas importantes.**

- ☐ Promover servicios de vivienda justa para abordar el fraude, el desplazamiento o la discriminación
- ☐ Ayudar a los residentes con los costos de vivienda
- ☐ Fomentar la vivienda cerca del tránsito
- ☐ Permitir una mayor densidad en los desarrollos de viviendas existentes
- ☐ Fomentar el diseño innovador con énfasis en la comunidad y las comodidades
- ☐ Ayudar a los posibles residentes a encontrar vivienda disponible
- ☐ Promover el desarrollo de uso mixto con componentes comerciales y residenciales
- ☐ Centrarse en vivienda de transición, de apoyo, u otros tipos de vivienda de emergencia
- ☐ Centrar los esfuerzos en la rehabilitación de la vivienda existente

Centrar los esfuerzos en la rehabilitación de la vivienda existente

- [ ] Proporcionar incentivos para desarrollos que incluyan unidades de bajos ingresos o asequibles
- [ ] Agilizar los procesos de permisos
- [ ] Otro (por favor especifique)

21. Por favor clasifique los siguientes grupos por orden de su necesidad de vivienda y servicios relacionados en la comunidad.

1 representa la mayor necesidad
5 representa la menor necesidad

- Personas de la tercera edad
- Familias numerosas (cinco o más miembros)
- Personas con discapacidades
- Jóvenes adultos
- Personas sin hogar

Reset

22. Por favor, muestre su apoyo a las siguientes estrategias de vivienda potenciales para su comunidad en orden de clasificación.

1 representa el mayor apoyo
5 representa el menor apoyo

- Permitir la opción de tener casas pequeñas sobre ruedas
- Reemplazar la zonificación comercial por la zonificación residencial para permitir la vivienda
- Reducir o renunciar a las tarifas de desarrollo
- Rezonificar más sitios para permitir viviendas de mayor densidad (por ejemplo, apartamentos)
- Fomentar el desarrollo de unidades de vivienda accesoria, que incluye conversiones de garaje/interior en viviendas existentes

Reset

23. Las proyecciones de crecimiento indican que la población de Victorville crecerá de aproximadamente 123,000 residentes en 2020 a aproximadamente 184,000 residentes para 2040. El Elemento de Uso de la Tierra ayudará a guiar ese crecimiento. ¿Qué tipos de desarrollo cree que la Ciudad debe apoyar, permitir pero no apoyar, o desanimar?

Seleccione una casilla por línea en la tabla siguiente.

Comercio y Entretenimiento

Seleccione una casilla por línea en la tabla siguiente.

	Apoyar	Permitir Pero No Apoyar	Desanimar
Tiendas de abarrotes	○	○	○
Supermercados	○	○	○
Centros comerciales/tiendas generales que sirven a los residentes locales	○	○	○
Centros comerciales/tiendas generales con atracción regional	○	○	○
Camiones de comida y otros tipos de usos emergentes ("pop-up")	○	○	○
Restaurantes	○	○	○
Bares/clubes	○	○	○
Usos de entretenimiento	○	○	○
Cervecerías	○	○	○
Bares de vinos	○	○	○
Lugares al aire libre para eventos públicos	○	○	○
Lugares al aire libre para eventos privados	○	○	○

Oficina, Educación e Industrial

Seleccione una casilla por línea en la tabla siguiente.

	Apoyar	Permitir Pero No Apoyar	Desanimar
Oficina profesional/parques empresariales	○	○	○
Oficinas médicas	○	○	○
Escuelas públicas K-12	○	○	○
Escuelas privadas K-12	○	○	○
Escuelas chárter K-12	○	○	○
Servicios educativos K-12 complementarios	○	○	○
Universidades públicas y privadas	○	○	○
Escuelas técnicas	○	○	○
Industria ligera/manufactura	○	○	○
Industria pesada/ manufactura	○	○	○

Residential

Seleccione una casilla por línea en la tabla siguiente.

	Apoyar	Permitir Pero No Apoyar	Desanimar
Condominios	○	○	○
Residencias multifamiliares pequeñas (2 a 4 unidades de vivienda en el mismo lote)	○	○	○
Adosados	○	○	○
Apartamentos/residencias multifamiliares	○	○	○
Residencias unifamiliares en lotes pequeños	○	○	○
Residencias unifamiliares en lotes grandes	○	○	○

Parques para casas móviles	○	○	○
Unidades de vivienda accesoria (segundas unidades/casitas en lotes residenciales unifamiliares)	○	○	○

Uso Mixto

Seleccione una casilla por línea en la tabla siguiente.

	Apoyar	Permitir Pero No Apoyar	Desanimar
Unidades de vida/trabajo (espacios de vida y de trabajo en un edificio o separados, pero todavía en el mismo lote)	○	○	○
Desarrollos de uso mixto (residencial y no residencial en el mismo desarrollo, en el mismo lote o en el mismo edificio)	○	○	○
Desarrollos tradicionales tipo pueblo (con una mezcla de tipos de vivienda en un vecindario o área, con pequeños usos comerciales y de servicio cercanos)	○	○	○

24. ¿Qué tan importante es para usted que la nueva vivienda se encuentre a poca distancia a pie/en bicicleta de lo siguiente?

	Muy Importante	Algo Importante	No Importante
Supermercado	○	○	○
Negocios que los residentes de Victorville usan regularmente	○	○	○
Parque, centro recreativo, parque infantil, campo de béisbol, etc.	○	○	○
Escuela	○	○	○

Iglesia	○	○	○
Entretenimiento, restaurantes, etc.	○	○	○
Instalaciones médicas	○	○	○
Parada de tránsito	○	○	○
Instalaciones para bicicletas (carril de bicicletas, sendero, etc.)	○	○	○

25. ¿Qué importancia tienen las siguientes ideas con respecto al desarrollo futuro en Victorville?

	Muy Importante	Algo Importante	No Importante
Crea trabajos	○	○	○
Es sostenible/energéticamente eficiente	○	○	○
Desarrolla terrenos baldíos	○	○	○
Revitaliza las propiedades comerciales/industriales infrautilizadas existentes	○	○	○
Reurbaniza las propiedades y corredores comerciales/industriales infrautilizados existentes con desarrollo residencial	○	○	○
Reurbaniza las propiedades y corredores comerciales/industriales infrautilizados existentes con desarrollo de uso mixto (residencial y no residencial)	○	○	○
Está diseñado en un patrón que es más transitable y ciclista que el patrón de desarrollo existente de Victorville	○	○	○
Proporciona una mayor variedad de tamaños y tipos de vivienda	○	○	○

26. ¿Qué rango de edad lo describe con mayor precisión?

- ○ 18-21 años
- ○ 22-30 años
- ○ 31-40 años
- ○ 41-50 años
- ○ Mas de 50 años

27. ¿Hay algún comentario relevante para las próximas actualizaciones de elementos de uso de vivienda y tierra que le gustaría compartir con la ciudad de Victorville?

1000

Más Información

28. Por favor, deje su nombre y dirección de correo electrónico para recibir actualizaciones e información sobre la Actualización del Elemento de Vivienda 2021-2029 y la Actualización del Elemento de Uso de la Tierra.

Opcional

Nombre:

Correo Electrónico:

Enviar

Community Survey

English Survey Results Summary

VICTORVILLE COMMUNITY SURVEY SUMMARIZED RESULTS (ENGLISH)

1. Do you live and/or work in the City of Victorville?

Responses	Total	%
I live in Victorville and work somewhere else.	31	31%
I work in Victorville and live somewhere else.	10	10%
I live and work in Victorville.	34	34%
I live in Victorville and do not currently work/I am retired.	26	26%

2. If you live in Victorville, how long have you lived in the City?

Responses	Total	%
0-2 years	12	13%
2-5 years	19	20%
5-10 years	15	16%
10+ years	49	52%

3. What is the Zip Code where you live?

Responses	Total	%
61111	1	1%
90601	1	1%
91730	1	1%
92130	1	1%
92301	1	1%
92307	3	3%
92308	2	2%
92371	1	1%
92372	1	1%
92392	27	26%
92392	1	1%
92393	1	1%
92394	34	33%
92394-7447	1	1%
92395	25	24%
92595	1	1%
92935	1	1%

4. If you live in the City of Victorville, why have you chosen to live in the City?

Responses	Total	%
Close to job/work	19	19%
Quality of housing stock	15	15%
Recreation, parks and/or scenery	9	9%
Close to family and/or friends	28	28%
It's affordable	0	0%
Good schools	3	3%
Safe neighborhood	13	13%
City services and programs	3	3%
Close to shopping and services	8	8%
I do not live in Victorville	7	7%
Other (please specify)	17	17%

Other:

Other Responses
I moved up here in 2009 because the cost of living was cheaper.
It's Peaceful and Quiet.
I live in a HOA community so my house is keeping good value.
Victorville moved here in 1981 and stayed.
Initially, for safe neighborhood. That has long passed and gone.
Forced.
Chose this city as a place to settle down and lay roots. Great Housing large property's and great community. I Love the city and the positive direction it is heading.
I have rental properties.
Came to Victorville in 1962. It's always been home.
city had a commitment with residents.
Originally because of the quiet country community feel and blue skys. Now not so sure due to the high crime rates.
My boyfriend owns a house in Victorville.
My hometown.
Moved in with boyfriend who has been a resident of victorville for 15 years.
I like Victorville.
Half way to LA , vegas and san Diego.

5. If you work outside of your home or worked outside of your home prior to the COVID-19 pandemic, about how long is/was your commute to work one-way?

Responses	Total	%
Less than 5 miles	17	19%
5-10 miles	23	25%
10-25 miles	13	14%
25-40 miles	16	18%
More than 40 miles	22	24%

6. My current home is a:

Responses	Total	%
Single Family Home (Detached)	89	86%
Duplex (2 units in 1 building)/Attached Home	2	2%
Apartment/Condominium	7	7%
Other (Mobile Home, Guesthouse, Accessory Dwelling Unit, etc.) (please specify)	6	6%

Other:

Other Responses
Manufactured home
Car
Hotel
Rented room
Own a new track home in Adelanto

7. Which of the following applies to you?

Responses	Total	%
I rent in the City of Victorville	21	21%
I own a home that I live in within the City of Victorville	67	66%
I own rental property in the City of Victorville	4	4%
Other (please specify)	10	10%

Other:

Other Responses
Own land, will develop housing as an investment strategy.
I work in Victorville and live elsewhere.
Live in Apple Valley.
Live with parents.
I live in Hesperia.
My wife and I are presently in KEYS veterans program searching for a home.
Homeowner in Pinon Hills.
Own my home in Adelanto.
I live out of state but own property in Victorville. I used to be a resident of Victorville.

8. Are you satisfied with your current housing situation?

Responses	Total	%
No	25	24%
Other	6	6%
Yes	74	70%

Other:

Other Responses
There is no trauma center in the High Desert. That should be the #1 goal of all politicians and city workers.
Homeless.
Want to move to Rancho but housing is too expensive.
There's a lot of homeless encampments in the desert areas too close to home.
Wish was. A two story conversion Las Piedra's Dr. with two story renovate single family homes.
Wish houses can be renovated to 2 story in vs one story on Las Piedra's Dr.

9. How would you rate the physical condition of the unit you live in?

Responses	Total	%
Excellent condition	62	60%
Needs some maintenance (i.e., peeling paint, chipped stucco, etc.)	26	25%
Needs one or more modest rehabilitation improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, new window, etc.)	10	10%
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, new roof, new wood siding, etc.)	1	1%
Other (please specify)	5	5%

Other:

Other Responses
N/A
Temporary housing.
My home is great, it's surrounding homes that are not maintained giving my home less value. We are uneasy in talking to neighbors to at least clean up the front yard given they are not friendly. We love our home regret not paying to live in an HOA.
Need to update windows and door (energy sufficient).
Needs fence repairs.

10. What are the three most important factors to you in choosing your current home or apartment?

Responses	Total	%
Cost	79	75%
Close to public transportation/transit stops	4	4%
Close to services (libraries, banks, doctor's offices, etc.)	18	17%
Close to work or other job opportunities	21	20%
Close to parks and open space	12	11%
Close to restaurants, entertainment, and/or shopping	8	8%
Close to quality public schools	8	8%
Low crime rate/safety	40	38%
Number of bedrooms	17	16%
Landlord accepts Section 8 housing vouchers	2	2%
Landlord accepts pets	4	4%
Walkability	2	2%
Large yard	8	8%
Desirable neighborhood	32	30%
Adequate space	16	15%

11. Do the housing options in the City of Victorville meet your needs?

Responses	Total	%
No	27	26%
Other	12	12%
Yes	64	62%

Other:

Other Responses
Wish there were more condominimum / townhome developments for purchase, as there are in 909, greater LA, etc.
Safety, cleanliness, house rentals are not maintained.
In Cypress Pointe our needs are met due to the HOA, can't say the same for rest of Victorville.
I live in a relatively nice, quiet and safe community but I always fear that nearby communities will bring unwanted activities and crime into my neighborhood.
We are in need of additional affordable housing.
More HOA development, I want out of our current area of VV & want more options of HOA with a single story and fireplace.
Nothing found yet.
Yes they do. Please add more HOAs to Victorville it will add value and the only problem is the services provided by the City that need to be more avid in addressing issues presented by the community members.
Accepted in low income housing.
Wish was more space available.
Wish some older homes 1950s in Las Piedra's Dr would be improved as with convert all two story as more families move in during pandemic or more.population increase in future or dire need I'm present.

12. If you want to buy a home in Victorville (and don't currently own one), it is because:

Responses	Total	%
Not enough homes for sale	9	10%
Not enough housing for rent	11	12%
Housing is not affordable	27	29%
Housing size does not meet my family needs (e.g., not enough 3+ bedroom units at affordable prices, or not enough studio or small options)	8	9%
Housing is not located in the right places (e.g. near transit stops, schools, hospitals, jobs, etc.)	10	11%
The conditions of neighborhoods (streetlights, sidewalks, parks) are poor	54	59%
Housing conditions are poor	10	11%
Other (please specify)	23	25%

13. As a City resident, what do you feel is the biggest housing problem in Victorville?

Responses	Total	%
Not enough homes for sale	9	10%
Not enough housing for rent	11	12%
Housing is not affordable	27	29%
Housing size does not meet my family needs (e.g., not enough 3+ bedroom units at affordable prices, or not enough studio or small options)	8	9%
Housing is not located in the right places (e.g. near transit stops, schools, hospitals, jobs, etc.)	10	11%
The conditions of neighborhoods (streetlights, sidewalks, parks) are poor	54	59%
Housing conditions are poor	10	11%
Other (please specify)	23	25%

Other:

Other Responses
Streets are horrible need repairing especially on Bear valley near 15fwy.
Gangs and drugs and a lot of police people.
Find safe neighborhoods.
All around VV you will find beautiful homes, great price however if you look a few homes down you will see weeds, cars parked on jacks, or rocks/dead grass in front yard, big cabs on driveways, no curb appeal. This is not desirable, need more HOA's.
Not enough HOA Communities in Victorville giving the city only pockets of communities w/curb appeal, parks the city does not have to pay to maintain, the rest of the city has blocks that are beautiful then turn the corner & make sure your doors are locked.
We need more HOA communities.
You need to have builders build more HOA communities. The HOA keeps the homes looking nice, safe & less strain on the city who currently can't handle the load or the city would not look so bad!
We have little to no homeless assistance facilities in this area.
Nice homes surrounded by or are located in section 8 areas.
Neighborhood quality.
City does not enforce code violations ! City lack respect for the city. They appear to not care.
No entertainments.
Not enough walking/biking space for people to feel safe doing so. Not enough lighting, dog parks.
Homeowners/Renters not keeping up yard and home. Beautiful homes that are not being taken care of.
Please make more HOA communities Such as condos, Townhomes, and single family residence.
To much low income housing and crime
Too high a percentage of rental properties taking away from owner occupied homes. Which in turn has decreased the average property exterior conditions and increased crime rates.
Homeless and a lot of illegal dumping/trash
Too many homeless too close to neighborhoods.
We need more parks and open areas.
Increase in crime rate in many neighborhoods.
Crime
Homelessness and crime rate.

14. What types of housing are most needed in the City of Victorville?

Responses	Total	%
Single Family (Detached)	64	62%
Duplex/Attached Housing	17	17%
Condominiums or townhomes (multifamily ownership homes)	37	36%
Apartments (multifamily rental homes)	24	23%
Senior or Affordable Housing	51	50%
Housing for persons with disabilities	24	23%
Transitional or supportive housing	31	30%
Emergency Shelter	30	29%
Other (please specify)	12	12%

Other:

Other Responses
HOA Communities to keep curb appeal & less strain on city to maintain (parks, code issues, curb appeal, add more tax dollars to the city along with jobs & so on).
Do not do more in regards to homeless, Victorville has the most homeless in the High Desert than any surrounding neighboring city.
We need more HOA communities .
HOA Communities Only, it adds to the value of the homes in the area & people who buy into HOA's know they have to follow rules & brings better quality of residents.
No more housing should be built. Already overcrowded and streets aren't even being taking care of for the neighborhoods we already have.
Victorville already achieves plenty of homes that are described in the categories above.
nicer communities that bring in people who want to live and invest in the city.
What is really needed in the City to do their job. Maintain city codes, so we don't end up like a "Hill Billy Haven"!
Insist on HOA to make this city at least look nice. Clearly what has been done with out HOA doesn't work. You have nice homes with surrounding homes, neighbors who do what they want. Without HOA the crime rate will continue to rise with value declining.
community land trusts, limited equity cooperative housing.
All levels of housing need to be considered. There is a need on every level.

15. What do you think can be done to address these issues (questions 13 and 14)?

Responses
13 Hire more employees. # 14 a senior housing in downtown. There is much land available.
Affordable housing has been the biggest obstacle. And non accepting large pets in the housing
Allocate more land for park and recreation services.
Allow builders to come in to develop condos, townhomes and single-family units with HOA's this way the city will always have a steady stream of revenue for backflow testing, HOA communities require residents to maintain properties and in doing so residents will be shopping local, hiring locally to comply w/the HOA. HOA's require insurance that could also drive local insurance agents. Condo's & Townhomes require fire sprinklers & annual inspection along w/5 yr interior inspection to ensure the sprinklers are in working condition. With that being said the amount of jobs, tax dollars along with other revenue to the city is huge.
Allow such development to happen
Beautification of the city Various levels of support for the homeless
better the conditions of neighborhoods
Build more homes
Build at least one trauma center hospital. Build industrial complexes. That brings higher paying jobs instead of car wash's and fast food minimum wage jobs that leave people struggling to pay rent. That will then bring a need for new housing developments while still maintaining old developments. Stop fleecing the developers with impact fees and hurting residents . The city puts tax dollars and fees ahead of its citizens. More sheriffs to make are city safer so that people will want to move to it instead of referring to it as Victorville.
Build more affordable housing units.
Build more duplexes, families want to have more privacy and not have to share walls with neighbors.
Build more single family units.
Build senior buildings.
Building the facility is great but also building a subsidize housing facility that helps the homeless. And some thing that we could also become a sort of revenue that pays for itself charging homeless a sort of fee. No I'm not aware of any memorandums that are required or anything like that I don't know the red tape but we could do that and figure out how much that would be that something that we know would be a help and not a hindrance to help transition them. Again I don't know if there is a program like that it's already been established with you but this is what I would like to know.
City of Victorville can pump life back into the community by buying commercial spaces in the areas where homeless are and turn them into emergency shelters and services that the homeless will need at any time of the year. Our weather is usually always inclimate and I'm sure they can agree they could still use shelter even if it's over 40° at night. Purchasing the available commercial spaces allows the community to give these buildings a purpose and not sit around to be vandalized or destroyed. The new campus plans for the homeless services is a great idea but will take time to build and bring to life and they need something for now and also options for those who just can't seem to stay sober even though they would like to get out of the heat/cold too.
City staff should apply to state grants like Homekey and Roomkey.
Clean up the homeless problem!
Clean up the streets and build smaller affordable homes for smaller families.
Code enforcement and more police to deter crime. Cleaner landscaping. Make Victorville a place people want to stay and raise their family not a place to wish they can leave.
Commercial business with above housing to meet zoning requirements or change in zoning . Rebates or incentives for builders. Percentage of homes built or apartments for affordable housing .

Responses (Cont.)
Definitely add more street light, at the end of Montecito Dr there is 0 street light beside my motion sensor and it is ridiculous. So many strangers drive towards the end of Montecito Dr and get into the “desert-y” area with there entire car and God knows what they do.
Encourage that type of development.
financial resources for those seeking to purchase
Get people on the city board to have respect and love for VV. People who will do their job and enforce code violations. Why have city codes if the city will not enforce them ! All new residents to VV should be issued a copy of the city codes. I have lived here > 37 years. It has gone downhill . The sad thing about this is, not a dam thing will be done !
Get the homeless away from neighborhoods.
Give funding to organizations doing shared living, transitional programs that serve low income young adults and single parents/pregnant young adults. Getting funding for these smaller organizations is very difficult. Most funding is given to repeat recipients and large organizations. Many opportunities are passed over and limits their ability to provide housing options that are much needed and wanted.
Hire local
Hire more law enforcement officers to help with the crime & graffiti that has invaded Victorville. I've lived in my home in Victorville for 30 plus years and the crime and graffiti has gotten out of hand. Get rid of Blanca Gomez.
Hire people locally not from down the hill .where it's more expensive
Holding neighbors and neighborhoods to code informant when it comes to trash or how their yards look. Keeping the crime out of our neighborhoods.
Homeless need somewhere to sleep at night.
Hosing Advocacy with input from stakeholders from various segments of the building, funding, advocacy organizations/collaborations, city staff, homeowners, business owners...
I believe that focusing on affordable housing programs along with supportive services would play an important part in addressing these issues.
I feel I need to be more educated on these issues. Before I can give a responsible answer.
I feel that we need more single family housing, I also feel you cannot mix single family housing with apartments, It brings down the value of property and the conditions of single family neighborhoods. If apartments need to be built they need to be in areas where they already exist.
If we have more HOA communities in Victorville, the communities could give to the families clean parks, keeping the value of their property, city of Victorville doesn’t need to pay for maintenance of parks, low crimes, clean communities etc etc
Implement policies, systems & environmental changes to address the issues.
Incentivize businesses and hospitals to open in Victorville Have the city finish sidewalks and lighting throughout the city Incentivize home builders so they purchase land and build both SFR and Townhomes
Increase in law enforcement and fire, increase public safety, cleaner safer neighborhoods
Increase policy and code enforcement officers. 2 weeks response time for code enforcement to go inspect a situation is too long. I have called the police about intruders in my yard and officer never shows up.

Responses (Cont.)
Instead of focusing so much on low income accommodations focus more on average to above average construction
Invest tax payers money in. social programs for residents benefits
Limit the amount of section 8 residents in the nicer communities of Victorville. Typically, some section 8 residents tend to bring down the overall appearance & safety of the neighborhood/community. This seems to have an affect on property value and discourages stable and working families from moving into the area.
More Action is needed implementing the housing issues in the City of Victorville instead of the continous meetings that aren't going anywhere wasting time when the issues needs to begin now.
More affordable housing gor the younger startup families.
More code enforcement More law enforcement A homeless shelter that would be adequate to get the homeless off the streets. Doing that will enable law-enforcement to pick up homeless individuals who do not seek help but want to panhandle on our street and shopping centers
More homeless services/shelters. More dumping/recycling programs.
More pride in the city. Restore historical sites and roads. More activities and nature preservation for locals to enjoy.
offer assistance to first time home buyers and families with children
Only allow builders who want to build in Victorville to make HOA Communities. They could put in parks, walking trails, tot lots and all would be maintained by the HOA and it would allow for a better quality of life in Victorville. HOA cost can be as low as $36.00 - $50.00 per month on single family residance with 250 + homes and that would cover all needed to keep up the community to relieve the strain on the city. They also add tax dollars and jobs to the local economy in Victorville.
Pass an inclusive housing ordinance, with a required percentage of units made affordable with no option for in lieu fees. City staff should apply to state grants like Homekey and Roomkey. Decrease minimum lot for single family homes size by 1/2. Provide technical support to people who are interested in building ADUs.
Pass an inclusive housing ordinance, with a required percentage of units made affordable with no option for in lieu fees. City staff should apply to state grants like Homekey and Roomkey. Decrease minimum lot for single family homes size by 1/2. Provide technical support to people who are interested in building ADUs.
Pave the street in neighborhoods.
Promote them to new developers.. Sometimes people can not afford a house but but something cheaper.. people does not want to live in apt...giving Mooney away
Provide incentive for private, multifamily housing construction. Provide city owned property to individual investors (not large builders) willing to construct multifamily units for sale. Set standards for housing units, including ADA accessibility, energy efficiency/independence, with purchase priorities given to elderly, veterans, and disabled.
Provide pathway-to-ownership education for low-income residents. Give first right of refusal to individual low-to-moderate income home buyers over cash investors.
Raise taxes to 10%, no low income housing, hire more police officers, send homeless back to la county.
Rebuild old town. Offer city properties to affordable housing builders. Enforce housing codes to build nice neighborhoods.

Responses (Cont.)
Reduce as much as possible the red tape and regulations that in getting a way of building for providing affordable housing. Allow for adus on lots that support them.
Rent fixing/regulation on rent increases
Research the city of Eastvale & Fontana. They clearly understand working to make those cities more desirable. From parks, HOA, helping small businesses, shopping, old town, community needs. People move to VV because they can't afford to live in areas they would like. We need to do all that can be done to get them to embrace living in VV & love it. This way it will become desirable vs a dumping ground for homeless, inmate releases, investors buying homes to rent to low-end people just to clean up down the hill of the crime, they make it more attractive to send them to VV. HOA communities bring in big bucks to the local economy & people who live in them are more likely to get involved in the community, bring value to the city in a positive way vs what VV currently is and has been dealing with for the past 20 years.
Review the neighborhood conditions, determine funding abilities to provide better quality neighborhoods, enforce section 8 expectations, limit the amount of section 8 houses in each neighborhood. Evaluate the crime in each neighborhood and encourage neighborhood watches. Strongly advertise government programs for modifying and updating older houses. Neighborhood yard competitions, neighborhood socialization programs (COVID compliant). Street and lot cleaning days. Partner with community agencies like churches or daycares to provide safe havens for foster youth, homeless resources, etc.
Since Measure P has passed I think immediate actin needs to be taken in repairing the roadways on Bear Valley a very congested street and the roads surrounding restaurant row. Also, there should be speed bumps placed to slow traffic on more streets like Luna Rd. A very busy street as well.
Start a large gated community that helps people who work here and want to live here in a safe, robust community that is well-lit with community amenities. We need to attract people who want to live in up-scale homes who will attract larger businesses that have been hard to come by. Like Sprouts, Wholefoods, entertainment options, and restaurants.
Starter homes for young families and younger adults. Tiny homes for seniors (elderly veterans and civilians)
Streamline the process, market opportunity zones, adopt a finance mechanism such as an affordable housing bond and/or affordable housing fund, adopt density bonuses, maximize unused space such as unused commercial buildings by amending zoning to allow for mixed commercial and residential use. Help people move into ownership by working with banks to maximize first time home buyer programs, promote the development of multi-family units not just track homes. Build smaller units on smaller lots that are affordable for people on fixed income and/or the growing millennial population that cannot afford large mortgage loans due to student loan barriers.
That's a good question! I'm not sure.
The City of Victorville should hold town meetings and between the city officials and concerned residents come up with solutions to the problems.
The housing in Victorville does not offer any range for the higher income demographic. It is well known that if yo0u want a nice home, you have to move to Apple Valley. There are no gated communities or large parcels. There needs to be some different development standards like Orange County or Rancho Cucamonga. The roads have trees and wide landscaped right-of-ways. All of SoCal is a desert. Have some areas that feel like a higher end City. Otherwise Victorville will be the "Moreno Valley" of the HD.
There are many existing home tracts that are isolated, with no local parks, and no easy access to commercial areas. Isolation is fine for communities like Phelan, but Victorville is more of a city, and should feel more like it.
There must be some kind of law to the rent increase and price of renting a home in the high desert.

Responses (Cont.)
There needs to be apts set-up for low income/senior housing. My sister in-law is considered low income and she cannot afford an apt. in Victorville, with the exception of down by 7th Street, and the crime rate over there is ridiculous and not at all safe for anyone. Also, need to start tearing down the dilapidated buildings where crime is high and homeless live and put up new apts. and/or houses. There is no reason why these buildings are just sitting there. They are an eyesore and do nothing but promote illegal activity and keep potential new residents from moving into the area. Victorville is now considered the new "Watts". That is not something this town should be proud of. This city has a lot to offer, unfortunately it is going from bad to worse as more and more decent residents and businesses are leaving.
We need atleast 2 libraries in better locations
We need to actively sell more land and utilize prefab construction techniques because it is quicker and more affordable.
Well for starters. We need more urban infrastructure in this city. Fix the areas where they should have sidewalks and remove the excess amount of dirt piled up. Ex: Armargosa towards village. Add more pleasing to the eye street lights that will make it safer to have casual strolls. The streets are torn up turning into gravel and just does not feel comfortable to drive on. Small cracks in the streets will turn into large pot holes soon. Allowing for these positive changes to occur will change the surrounding areas to be more livable and safer for community members/ citizens of Victorville. We will start to pull in a more positive demographic. Much more suburban.
When new builders come in, enforce HOA communities! If you look down the hill, most new builders are making HOA communities & the values are up due to amenities, safety, curb appeal. VV has a model HOA Cypress Pointe & the amount of tax revenue for local business and less strain on city code enforcement, home values & quality of life speaks for itself. They have community events upwards of $15K per year that goes to local business, landscaper, backflow, insurance, contractors, electricians, security, security cameras just as a few of what goes back into the city when you have HOA's. Another thing done in HOA's is yard of the month, $50.00 gift card to Lowes/Home Depot to motivate residents to keep the curb appeal. Home decorating contest for Christmas/Halloween to keep community spirit & make for residents want to stay in VV & with the gift card the HOA provides they use it at local stors giving more tax revene. So far of the current council only Deborah Jones as been to an event.
You need to create jobs in the city limits that way people can spend more time with their families and cut down on traffic in the pass. Better quality restaurants and entertainment in the city for example a waterpark here in the city for the kids new skating rinks, then we can spend our money here in the city instead of Ontario.

16. What type of single family (detached) communities are needed in the City of Victorville?

Responses	Total	%
More of the same development pattern (minimum 7,200 square foot lots)	30	30%
Housing on smaller lots	23	23%
Housing on larger estate lots	34	34%
Other (please specify)	14	14%

Other:

Other Responses
min 7,200 lot single family in an HOA community or or else Victorville will become one big Brentwood.
More communities with HOA
HOA Communities to help clean up the area of Victorville.
I think the more housing developments that we have the more people we could get into those developments.
Rather than building large communities and taking away the small city environment, pursue investors to update older neighborhoods that will fix the integrity of older areas of VV.
You need to have a variety, otherwise discrimination could become an issue.
NO SECTION 8 !!!!!!!!!!!!!!!!!!
SAFE AND AFFORDABLE HOUSING
More homes with 5 or higher number of bedrooms.
All of the above with HOA's as the city of VV does not have the resources to address what an HOA can. This will allow for the city to address homeless & other needed items & use tax $$ more efficiently.
Smaller homes for senior citizens and houses with a large backyard (for owners to be able to extend square footage, in the future)
The HD is affordable per California standards. But a large segment of the population's salary increases/wages do not match healthy indexes for home ownership which is a known factor to halt generational poverty. Affordable housing must be a priority.
Reasonable size space, that is Affordable for average families.

17. Would you prefer to see more housing communities within Victorville with Home Owner Associations (HOAs)?

Responses	Total	%
Yes	50	50%
No	43	43%
Other (please specify)	8	8%

Other:

Other Responses
Yes I think that we could do this with developments By charging again them an HO a that is subsidized again to help pay for itself I'll pay back the city where ever the money comes from.
No more developments.
Yes, but with affordable dues.
If the city would just do their job, you won't need HOAs.
Thats an extra cost mist cant afford.
I think that with many people's income leve, it would be difficult to be an owner. Ownership is always a great thing to have, I just don't believe that it would be the best thing for the mass majority of those who are faced with housing problems.
Yes, but monthly fees should be capped to an affordable price.
Rather be more affordable vs home owner association.

18. Do you think there are factors that prevent affordable housing from being built in the community?

Responses	Total	%
Yes	47	49%
No	49	51%

What do you think can be done to address these barriers?

Responses
Small, private investor opportunities, incentives, rezoning, financing assistance.
Builders that work more with low income families starting out or over in life.
The city should welcome more contractors to devolpe. Give them more incentives to build here.
Not sure what the factors are. But I see huge plats of undeveloped land sitting for sale, and know there is the demand if residential were built on them. Unclear to me why so much undeveloped land is sitting vacant. (For example, on Hook Blvd / Amargosa / Seneca Rd area. This is a prime location near the courthouse, I-15 exits, grocery stores.)
We cannot let non-profit developers take on these projects as they build on unrealistic margins. Also, we need to create prefab affordable housing because the price per unit is lower and quality is not compromised.
Jobs, corruption and crime.
The city of Victorville could work closely with builders in building affordable houses with rules like HOA communities that mostly prevent crime.
Eliminate corruption in contractors and city officials

Responses (Cont.)
I think if the barriers could be reached by subsidize housing that's helping low income families especially now in this time that can't afford but still are paying something on an HOA.
Poor conditions in city do not attract buyers.
Safer Neighborhoods, more law enforcement and public safety, less homeless and crime rates, cleaner streets and vacant land.
Actionable plans & policies that can be easily & efficiently implemented.
There are not enough houses being built for the needs of first-time home buyers. The availability of houses in desired areas are scarce. There needs to be more construction of parks, schools, and grocery stores that are convenient for people.
Financial support and or resources.
The City needs to work with the developers to come up with a plan as to make affordable housing beneficial. I can see that developers don't want to build as there is a likelihood they will not get their money out of the project. Unless someone upgrades the surrounding areas of affordable housing and make the area safe to live in, you will only get residents who don't care and won't maintain their living space, which drives down property values and again, you have more of a "crime neighborhood" instead of an affordable house/apartment/condo. I understand there is a huge homeless problem in Victorville and that needs to be dealt with on a separate issue, but lets get some of the existing areas cleaned up and usable, instead of having it become a huge garbage dump for homeless, gangs, drug dealers, etc.
Get people on the city board to have respect and love for VV. People who will do their job and enforce code violations. Why have city codes if the city will not enforce them ! All new residents to VV should be issued a copy of the city codes.
Laws. Someone to over see these prices!
Stop Discriminating against low income families and seniors.
Loosen up on red tape for family homes. Give Grant's to multi-family and Transitional housing projects.
Jobs not pay enough.. Need to bring more industrial businesses to the area... not just retailers....you need manufacturing.
Pass an inclusive housing ordinance, with a required percentage of units made affordable with no option for in lieu fees. City staff should apply to state grants like Homekey and Roomkey. Decrease minimum lot for single family homes size by 1/2. Provide technical support to people who are interested in building ADUs.
Pass an inclusive housing ordinance, with a required percentage of units made affordable with no option for in lieu fees.
Rent fixation/regulation.
Sale off all distressed land not being upkept by owner. Or issue fines. City looks so run down with distressed properties.

Responses (Cont.)
I believe that developers that purchased lots leave them unattended and inaccessible to maintain while they are not being constructed on. Allowing for constant overgrowth of weeds and or for the city to do anything constructive with that purchased lot as well as the streets. WE could really utilize the purchased lots for the city like adding parks and or sidewalks and or brick walls with plants or leafy desert plants. Anything to really enhance the appeal of some of these streets with empty lots. For example village and oceanside!
Streamline the process for developers, create a local funding mechanism.
Need open minded decision makers.
Personally if feel that what's being built is already more affordable. That's why so many people are looking for homes in the area. More low income development isn't of interest to me.
Advocacy with a strong dose of reality.
city codes to reflect the current needs.
Mello-roos should not be allowed, effects mortgage lending. Too many rental properties decrease the appeal of neighborhoods. City entitlement and building fees are too high. School fees are too high.
Builder incentives.
Create j good paying jobs great entertainment and restaurant so families can spend money here in the city and spend more time in our city.
Economics stand in the way of this, primarily, but should housing/land prices drop, the City should take advantage of this to plan for affordable housing.
I don't have a good answer for that right now.
Hire local.
The development costs can be quite high and therefore developers or builders pass on the cost to the homeowner. Permits, fees, etc need to be re-evaluated to make sure that the costs of development is less and hence lower price for prospective homeowners.

19. How important are the following concerns to you and your family?

Responses	Average Score Out of 3
Encourage the rehabilitation of existing housing stock in older neighborhoods.	2.6
Children who grow up in Victorville should be able to afford to live in Victorville.	2.5
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.	2.5
The housing market in Victorville should have many types of housing, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents.	2.5
Encourage energy conservation through site and building design.	2.5
Establish special needs housing for seniors, large families, and/or persons with disabilities.	2.4
Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures.	2.4
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.	2.4
There is a need to create mixed-use (commercial/ office and residential) projects in the community where residents can walk to work and services so there is less driving	2.2
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	2.0

20. What types of programs or activities do you believe the City should concentrate on over the next eight years?

Responses	Total	%
Promote fair housing services to address fraud, displacement, or discrimination	30	29%
Assist residents with housing costs	26	25%
Encourage housing near transit	11	11%
Allow for greater density at existing housing developments	9	9%
Encourage innovative design with emphasis on community and amenities	57	55%
Help prospective residents find available housing	21	20%
Promote mixed-use development with both commercial and residential components	36	35%
Focus on transitional, supportive, or other emergency housing types	25	24%
Focus efforts on rehabilitation of existing housing	38	37%
Provide incentives for developments that include low-income or affordable units	31	30%
Streamline permit processes	25	24%
Other (please specify)	13	13%

Other:

Other Responses
Bring in more HOA's
Provide incentives for developments only if they build an HOA condos, Townhomes or single family residents.
HIGH PAYING JOBS, EDUCATION, SAFETY & HOSPITALS IS THE REALLY PROBLEM. ONCE PEOPLE HAVE QUALITY SERVICES THEN DEVELOPERS AND HOUSING PROJECTS COME BECAUSE PEOPLE ACTUALLY THEN WANT TO LIVE THERE. ALL RESIDENTS NEED QUALITY LIFE NOT ONE GROUP.
Building better communities with rules for homeowners
Bring in HOA communities to keep area clean and bring in amenities at no cost to the city!
Provide opportunities for higher income earners to want to move to Victorville.
Reprogram to rehabilitate existing commercial buildings that sit empty especially on seventh
Fix the cultures of neighborhoods; create a limit for section 8 houses in neighborhoods.
You missed the whole point. It's not a housing issues, it's a perspective issue. In short, VV is veiwed as a DUMP.
Some type of entertainments... and a larger mall...
Encourage the repaving and smoothing of current streets, remove any loose gravel from worn streets, build more sidewalks for commuters or bikers, encourage more street lighting with favorable and beautifying fixtures and more decorative plant landscape.
Crime fighting programs needed much more than housing issues
Rental housing percentage is over 40 percent, too high. renters dont care about the exterior condition. Additionally building a homeless "campus" will cause more homeless to move here.

21. Please rank the following groups by order of their need for housing and related services in the community.

Responses	Average Score Out of 5 (5 Being the Most Important) [1]
Seniors	3.7
Persons experiencing homelessness	3.2
Persons with disabilities	2.9
Young adults	2.7
Large families (five or more members)	2.5

[1] Scores are calculated using a weighted average. Participants were asked to rank each of the answers from 1 - 5, based on importance (1 being the most important). Then, each ranking was assigned a score from 1 to 5 (5 being the most important). Finally, the scores were averaged out to produce with an average score.

22. Please show your support for the following potential housing strategies for your community in ranking order

Responses	Average Score Out of 5 (5 Being the Most Important) [1]
Reduce or waive development fees.	3.4
Replace commercial zoning with residential zoning to allow for housing.	3.3
Encourage the development of Accessory Dwelling Units, which includes garage/interior conversions in existing homes.	3.2
Rezone more sites to allow for higher density housing (e.g., apartments).	2.6
Allow for the option to have tiny homes on wheels.	2.5

[1] Scores are calculated using a weighted average. Participants were asked to rank each of the answers from 1 - 5, based on importance (1 being the most important). Then, each ranking was assigned a score from 1 to 5 (5 being the most important). Finally, the scores were averaged out to produce with an average score.

23. Growth projections indicate that Victorville will grow in population from approximately 123,000 residents in 2020 to approximately 184,000 residents by 2040. The Land Use Element will help guide that growth. What types of development do you think the City should encourage, allow but not encourage, or discourage?

Retail and Entertainment	
Responses	Average Score Out of 3 (3 Being the most popular) [1]
Grocery stores	2.8
Outdoor venues for public events	2.8
Shopping centers/retail with a regional draw	2.7
Restaurants	2.7
Entertainment uses	2.7
Shopping centers/general retail serving local residents	2.6
Outdoor venues for private events	2.6
Food trucks and other types of "pop-up" uses	2.3
Wineries/wine bars	2.2
Breweries/brew pubs	2.1
Bars/clubs	2.0
Convenience stores	1.9

[1] Scores are calculated using an average calculation. Participants were asked to score each of the developments as projects that should be 1) encouraged 2) allowed but not encouraged or 3) discouraged. Then, each ranking was assigned a score from 1 to 3 (3 being developments that should be encouraged). Finally, the scores were averaged out to produce an average score. The closer the score is to 3, the more encouraged it is by respondents.

Office, Education, & Industrial	
Responses	Average Score Out of 3 (3 Being the most popular) [1]
Medical Offices	2.9
Public and Private Universities	2.9
Trade Schools	2.8
K-12 public schools	2.8
Light industry/manufacturing	2.7
Professional Office/business parks	2.7
K-12 supplemental educational services	2.7
K-12 private schools	2.6
Heavy industry/manufacturing	2.5
K-12 charter schools	2.5

[1] Scores are calculated using an average calculation. Participants were asked to score each of the developments as projects that should be 1) encouraged 2) allowed but not encouraged or 3) discouraged. Then, each ranking was assigned a score from 1 to 3 (3 being developments that should be encouraged). Finally, the scores were averaged out to produce an average score. The closer the score is to 3, the more encouraged it is by respondents.

Residential	
Responses	Average Score Out of 3 (3 Being the most popular) [1]
Single-family residential on large lots	2.7
Townhouses	2.6
Single-family residential on small lots	2.6
Condominiums	2.5
Small multi-family (2 to 4 dwelling units on the same lot)	2.4
Accessory dwelling units (second units/casitas on single-family residential lots)	2.3
Apartments/multi-family residences	2.1
Mobile home parks	1.8

[1] Scores are calculated using an average calculation. Participants were asked to score each of the developments as projects that should be 1) encouraged 2) allowed but not encouraged or 3) discouraged. Then, each ranking was assigned a score from 1 to 3 (3 being developments that should be encouraged). Finally, the scores were averaged out to produce an average score. The closer the score is to 3, the more encouraged it is by respondents.

Mixed Use	
Responses	Average Score Out of 3 (3 Being the most popular) [1]
Live/work units (living and working spaces in one building or separated but still on the same lot)	2.3
Mixed use development (residential & non-residential in the same development, on the same lot, or in the same building)	2.1
Traditional village-type development with a mix of	2.5

[1] Scores are calculated using an average calculation. Participants were asked to score each of the developments as projects that should be 1) encouraged 2) allowed but not encouraged or 3) discouraged. Then, each ranking was assigned a score from 1 to 3 (3 being developments that should be encouraged). Finally, the scores were averaged out to produce an average score. The closer the score is to 3, the more encouraged it is by respondents.

24. How important is it to you that new housing is located within walking/biking distance to the following?

Responses	Average Score Out of 3 (3 Being the most popular) [1]
Park, recreation center, playground, ball field, etc.	2.8
School	2.7
Grocery store	2.6
Medical facilities	2.5
Bicycle facility (bike lane, trail, path, etc.	2.5
Businesses Victorville residents use regularly	2.4
Entertainment, restaurants, etc.	2.3
Transit stop	2.3
Church	2.2

[1] Scores are calculated using an average calculation. Participants were asked to score each of the developments as projects that should be 1) Very Important 2) Somewhat Important or 3) Not Important. Then, each ranking was assigned a score from 1 to 3 (3 being developments that should be encouraged). Finally, the scores were averaged out to produce an average score. The closer the score is to 3, the more encouraged it is by respondents.

25. How important are the following ideas regarding future development in Victorville?

Responses	Average Score Out of 3 (3 Being the most popular) [1]
Create jobs	3.0
Revitalize existing underutilized commercial/industrial properties	2.8
Is sustainable/energy efficient	2.7
Redevelop existing underutilized commercial/industrial properties and corridors with residential development	2.6
Lay out development in a pattern that is more walkable and bikeable than Victorville's existing development pattern	2.6
Redevelop existing underutilized commercial/industrial properties and corridors with mixed use (residential & non-residential) development	2.5
Provide a greater variety of housing sizes and types	2.5
Develop vacant land	2.5

[1] Scores are calculated using an average calculation. Participants were asked to score each of the developments as projects that should be 1) Very Important 2) Somewhat Important or 3) Not Important. Then, each ranking was assigned a score from 1 to 3 (3 being developments that should be encouraged). Finally, the scores were averaged out to produce an average score. The closer the score is to 3, the more encouraged it is by respondents.

26. What age range most accurately describes you?

Responses	Total	%
18-21 years old	4	4%
22-30 years old	11	11%
31-40 years old	22	22%
41-50 years old	27	27%
50 + years old	37	37%

27. Are there any comments you would like to share with the City of Victorville relevant to the upcoming Housing and Land Use Element Updates?

Other Responses
Enforce existing laws for trash and littering in encampments.
Thank you!
Have greater input from people in the age range from 20-35 years old. We need to continue to hold the youth of Victorville so they can invest in the community instead of leaving elsewhere to fulfill their goals and ambitions. If we work to provide better-paying jobs, with entertainment, housing, and opportunity more people will stay and better the community.
support the homeless and low-income community
You need to get a developer in and plan out the area. Not only is housing needed, but the surrounding area needs to be updated. Plan a housing area with a park surrounding it, or bike trails, something that makes the area more appealing and gives residents some pride in their area and makes people want to live in Victorville instead of move out because the homeless and crime rate has made it unsafe for anyone to live here.
Too many to state. I've lived here off and on since the late 70's. Present home about 37 years. I've become very disheartened with VV. It's not a housing issue, it's the lack of care/control from the city. You want more housing , yet you (City), can't seem to take/control off what is here ! VV is seen as a little country town with no care about how your home looks like. No pride in their homes. No lawn/house care, Hilly Billy parking lots (5 cars on your front lawn) and trash/multiple items out front. Could go on, but I'm sure you get the picture. More hosing, more of the same issues. That is until the city start doing their job. Implausible .
Please consider some type of law or ordinance on rent
The City of Victorville needs a Girls and Boys facility so the youth in the community can go to were it is safe for resources after school.
Please include new and/or small programs in funding. Give these projects a fair chance at funding so they can offer diverse housing types to the community.
You need to make the public aware of future development... either thru news, radio, newspaper... some type of communication to the community....

Other Responses (Cont.)
We want the High Desert to remain affordable for young people! Incentivizing ADUs, streamlining the permitting process, allowing for more multi-family units, encouraging the development of co-ops, lowering minimum lot size, and building around transit will help us keep the desert accessible for everyone who wants to live here.
Decrease minimum lot for single family homes size by 1/2. Provide technical support to people who are interested in building ADUs.
If we had better schools and or better assortment of schools up here in the category as safe and high in education, I guarantee that more people would live and or move up here to start a family. If there is anyway I can be more involved in aiding or contributing to the beautification and or capitol improvement to the city of Victorville I would do it and I am available to do so. So please try and listen to the needs of the citizens of Victorville and help bring this city from its already low standards to a higher one; to a place people could feel like " Yeah My city is the next Beverly hills". I know that's far out there but hey, Why cant we be nice like orange county.
I would like to participate in the Community Advisory Committee (CAC). I have lived in Victorville for six years. I work throughout the High Desert with a heavy focus in Victorville and have a pulse on community needs due to my community outreach and organizing background. I have a masters degree in urban planning from USC and I would be honored to work with my neighbors, partners and the Harris and Associates team to help shape the future of my city that leads to equitable growth and development.
Not at this time
update building to meet current needs by residents
Sidewalks and bike lanes on bear valley. Sidewalks and crosswalks on Eagle Ranch parkway for student safety. Bear Valley road replaced west of Amethyst. Stop wasting money on power plant and train spur failure type projects.
One of the things we liked most about the house we bought, is the open desert that surrounds our neighborhood. We would like to see that stay intact.
Wish would include sidewalks on Las Piedra's Dr in Victorville but I don't see how it will fit unless redevelop all around the neighborhood
I have property along east side of I-15 with APN 0472-182-08 titled under JBL investments, Inc. It is currently zoned Low Density residential. The surrounding property to the south is zoned industrial, to the west is the freeway, I-15, to the north and east is the Town of Apple Valley. I am requesting the City of Victorville re-zoned my property to industrial. Thank you.

Community Survey

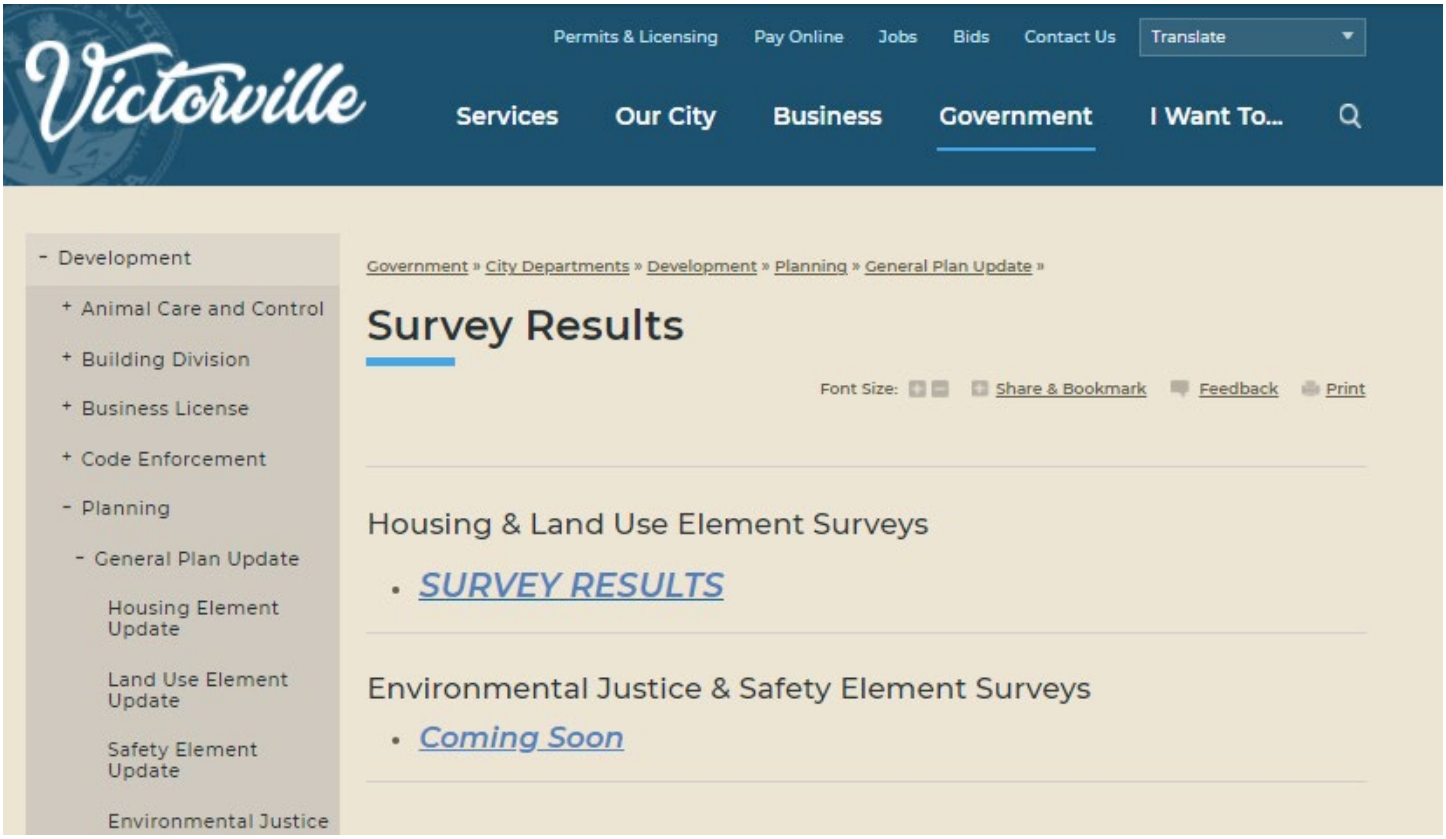
Spanish Survey Results Summary

The City of Victorville did not receive any responses for the Spanish Community Survey.

Community Survey

Archived Survey Items (City Website)

City Website Survey Posting (Currently closed – Results posted instead):



https://www.victorvilleca.gov/government/city-departments/development/planning/housing-element-update/surveys

COMMUNITY WORKSHOP #1 (FEBRUARY 1, 2021)

- Notices
- Stakeholder List
- Social Media
- Agenda
- Presentation
- Meeting Notes
- Archived Meeting Items

Community Workshop #1 (February 1, 2021)

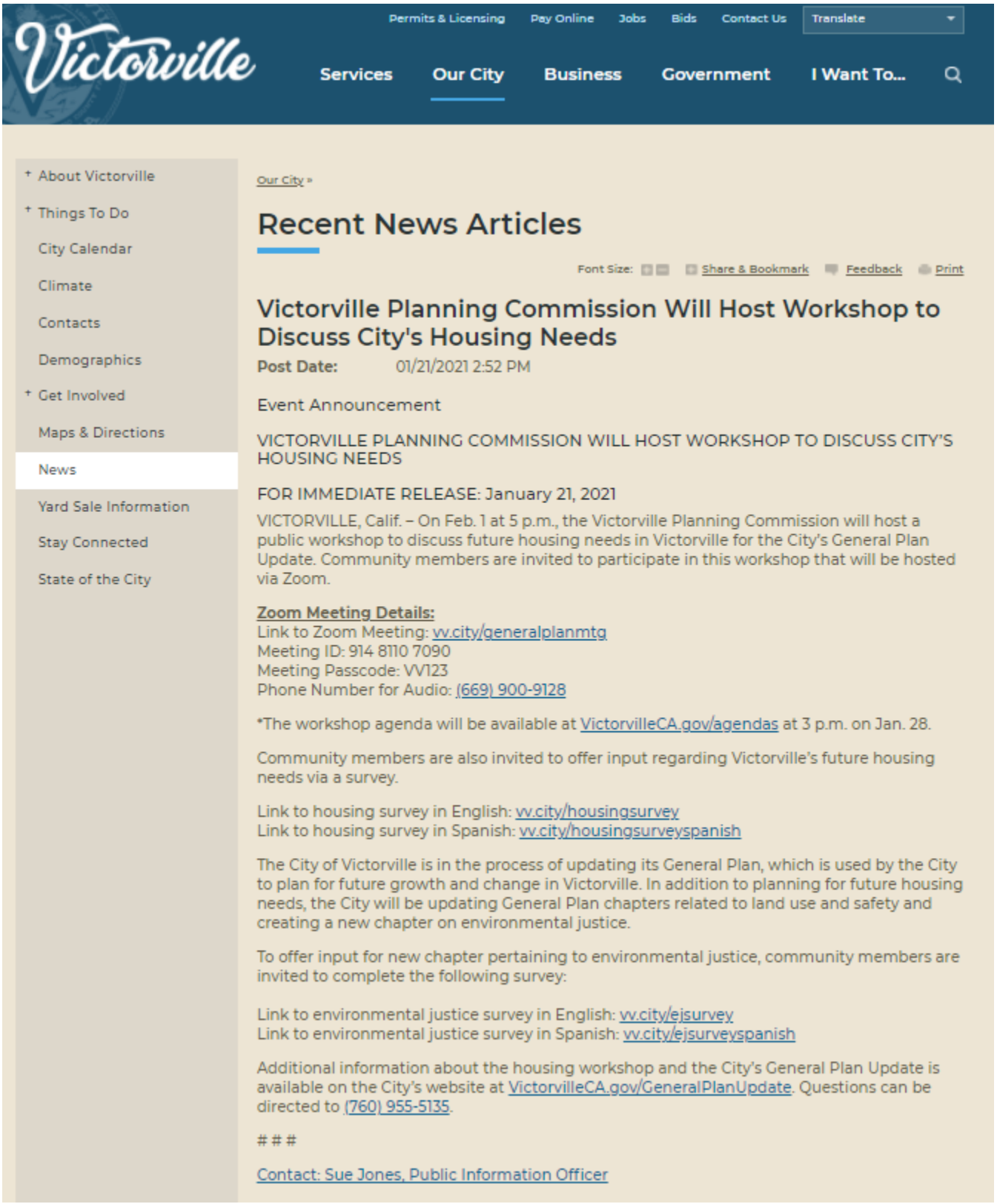
Notices

City Calendar Workshop Announcement:



https://www.victorvilleca.gov/Home/Components/Calendar/Event/831/728

City News Article Workshop Announcement:



Victorville

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Victorville Planning Commission Will Host Workshop to Discuss City's Housing Needs

Post Date: 01/21/2021 2:52 PM

Event Announcement

VICTORVILLE PLANNING COMMISSION WILL HOST WORKSHOP TO DISCUSS CITY'S HOUSING NEEDS

FOR IMMEDIATE RELEASE: January 21, 2021

VICTORVILLE, Calif. – On Feb. 1 at 5 p.m., the Victorville Planning Commission will host a public workshop to discuss future housing needs in Victorville for the City's General Plan Update. Community members are invited to participate in this workshop that will be hosted via Zoom.

Zoom Meeting Details:
Link to Zoom Meeting: vv.city/generalplanmtg
Meeting ID: 914 8110 7090
Meeting Passcode: VV123
Phone Number for Audio: (669) 900-9128

*The workshop agenda will be available at VictorvilleCA.gov/agendas at 3 p.m. on Jan. 28.

Community members are also invited to offer input regarding Victorville's future housing needs via a survey.

Link to housing survey in English: vv.city/housingsurvey
Link to housing survey in Spanish: vv.city/housingsurveyspanish

The City of Victorville is in the process of updating its General Plan, which is used by the City to plan for future growth and change in Victorville. In addition to planning for future housing needs, the City will be updating General Plan chapters related to land use and safety and creating a new chapter on environmental justice.

To offer input for new chapter pertaining to environmental justice, community members are invited to complete the following survey:

Link to environmental justice survey in English: vv.city/ejsurvey
Link to environmental justice survey in Spanish: vv.city/ejsurveyspanish

Additional information about the housing workshop and the City's General Plan Update is available on the City's website at VictorvilleCA.gov/GeneralPlanUpdate. Questions can be directed to (760) 955-5135.

# # #

Contact: Sue Jones, Public Information Officer

https://www.victorvilleca.gov/Home/Components/News/News/705/16

Irlanda Martinez

Subject: FW: Bulletin Detail Report: Victorville Connect: Jan. 28

From: City of Victorville <cityofvv@info.victorvilleca.gov>
Sent: Thursday, January 28, 2021 5:30 PM
To: Kelly Brady <kbrady@victorvilleca.gov>
Subject: Bulletin Detail Report: Victorville Connect: Jan. 28

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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GOVDELIVERY

Report Generated: 01/28/2021 05:30 PM PST

This report automatically generates after a bulletin is sent. View the Bulletin Detail Report online to see the most recent performance metrics for this bulletin.

Subject: Victorville Connect: Jan. 28

Sent: 01/28/2021 03:30 PM CST

Sent By: kbrady@victorvilleca.gov

Sent To: Subscribers of Above Ground, Advertising, Airport Leasing Opportunities, Animal Care & Control, Approvals - Janelle, Approvals - PIO, Approvals - Sophie, Brentwood, Business Assistance, CDBG, COVID-19, CSAC, City Council, City Council Members, City Financials, City Newsletter, Code Enforcement, Community, Community Services, Community Services Advisory Council, Contractor, Customers, Eagle Ranch, Emergency Preparedness, Energov Customers, Event Information, Filming Permits, Fire, Firefox, Full-time, General Plan Update, Golden Triangle, Green Tree, HSTF, Homelessness Solutions Task Force, Homelessness Task Force, Hook, Housing, Infrastructure, Intern, Internal Test Topic, Las Haciendas, Leasing Opportunities, Library, Limited Term, MRO, Manufacturing, Mesa Linda, Mountain View Acres, Newsletter, Old Town, On and Off Airport, Outage Notifications, Placeholder topic for Newsletter widget feed, Planning Commission, Planning Commissioners, Police, Press Release, Products & Equipment, RFB, RFP, RFQ, Recreation, Ridgecrest, Services, Small Business (<100), Sponsorship Information, Sports, Technology, Temporary,

Traffic, Trash & Recycling, Trespass Agreement, Vendor Information, Veteran's Day, Virtual Programs, Volunteer, Water, or Water Conservation,

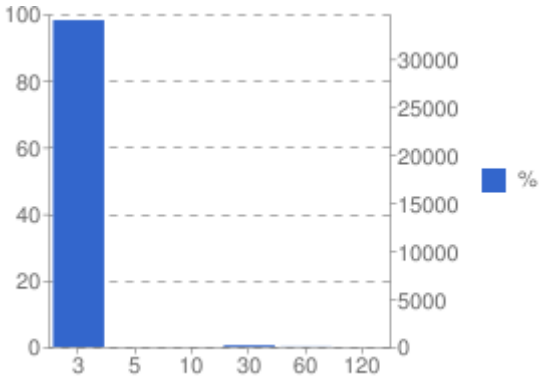
34,667 Recipients

✓ Email
✓ SMS
✓ Facebook
✓ Twitter
✓ RSS

94.6% Delivered

1% Pending
4% Bounced
24% Open Rate
3% Click Rate

Email Delivery Stats



Minutes	Cumulative Attempted
3	98%
5	98%
10	98%
30	99%
60	99%
120	99%

Delivery Metrics - Details

34,667 Total Sent
32,800 (95%) Delivered
398 (1%) Pending
1,469 (4%) Bounced
36 (0%) Unsubscribed

Bulletin Analytics

10,259 Total Opens
7,135 (24%) Unique Opens
1,057 Total Clicks
903 (3%) Unique Clicks
19 # of Links

Delivery and Performance

Channel	Progress	Percent Delivered	Number of Recipients	Number Delivered	Opened / Unique	Bounced / Failed	Unsubscribed
Email Bulletin	Sending...	94.7%	31,738	30,051	7135 / 23.7%	1,289	36
SMS Message	Delivered	93.9%	2,929	2,749	n/a	180	n/a

Bulletin Link Overview

Link URL	Unique Clicks	Total Clicks
https://sbcovid19.com/vaccine/?utm_medium=email&utm_source=govdelivery	128	152
https://l.facebook.com/l.php?__tn__=-UK-R&c%5B0%5D=AT13tBs5RT4nmfzW494Ix...	100	123
https://www.victorvilleca.gov/services/homeless-outreach/homeless-land-p...	82	98
https://covid19.ca.gov/safer-economy/?utm_medium=email&utm_source=govdel...	79	92
https://www.victorvilleca.gov/government/city-departments/development/pl...	65	79
https://content.govdelivery.com/accounts/CAVICTORVILLE/bulletins/2bd0f38	45	62
https://www.cdph.ca.gov/Programs/OPA/Pages/NR21-030.aspx?utm_medium=emai...	51	57
http://sbcovid19.com/testing-sites?fbclid=IwAR3v5PzSXyrweYOCXaiTJ28cbOEJ...	46	52
https://public.govdelivery.com/accounts/CAVICTORVILLE/subscriber/one_cli...	37	46
https://www.victorvilleca.gov/Home/Components/Calendar/Event/833/728?utm...	42	44
https://www.victorvilleca.gov/?utm_medium=email&utm_source=govdelivery	37	42
https://www.victorvilleca.gov/government/city-departments/development/pl...	29	32
https://www.facebook.com/CityOfVictorville/?utm_medium=email&utm_source=...	28	31
https://vimeo.com/victorville?utm_medium=email&utm_source=govdelivery	25	30
https://public.govdelivery.com/accounts/CAVICTORVILLE/subscriber/edit?pr...	27	29
https://twitter.com/cityofvv?utm_medium=email&utm_source=govdelivery	25	28
https://subscriberhelp.granicus.com/?utm_medium=email&utm_source=govdeli...	25	27
https://subscriberhelp.govdelivery.com/	25	27
https://www.instagram.com/cityofvv/?utm_medium=email&utm_source=govdelivery	25	27

Need more reports? Additional reporting is available in your account. If you want additional information on reporting, please visit the reporting help menu.

Want to learn more about these metrics and the best practices for improving results? Contact your dedicated Client Success Consultant! Not sure who that is? Send us an email at help@govdelivery.com and we'll help you find out.



Irlanda Martinez

Subject: FW: Bulletin Detail Report: Victorville Planning Commission Will Host Workshop to Discuss City's Housing Needs

From: City of Victorville <cityofvv@info.victorvilleca.gov>
Sent: Thursday, January 21, 2021 6:01 PM
To: Kelly Brady <kbrady@victorvilleca.gov>
Subject: Bulletin Detail Report: Victorville Planning Commission Will Host Workshop to Discuss City's Housing Needs

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Having trouble viewing this email? View this report in your account.

GOVDELIVERY

Report Generated: 01/21/2021 06:01 PM PST

This report automatically generates after a bulletin is sent. View the Bulletin Detail Report online to see the most recent performance metrics for this bulletin.

Subject: Victorville Planning Commission Will Host Workshop to Discuss City's Housing Needs

Sent: 01/21/2021 04:01 PM CST

Sent By: kbrady@victorvilleca.gov

Sent To: Subscribers of Press Release

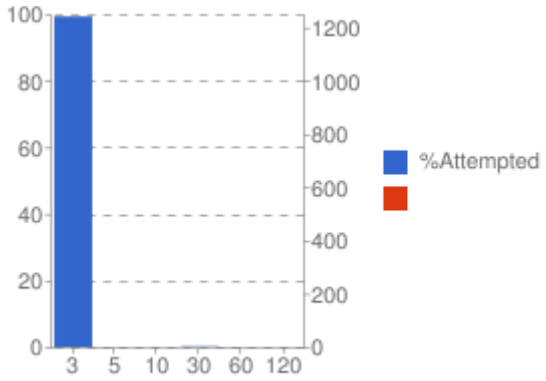
1,250 Recipients

✓ Email
X SMS
X Facebook
X Twitter
✓ RSS

98.3% Delivered

1% Pending
1% Bounced
23% Open Rate
0% Click Rate

Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

Delivery Metrics - Details

1,250 Total Sent

1,229 (98%) Delivered

7 (1%) Pending

14 (1%) Bounced

1 (0%) Unsubscribed

Bulletin Analytics

480 Total Opens

278 (23%) Unique Opens

6 Total Clicks

6 (0%) Unique Clicks

16 # of Links

Delivery and Performance

Channel	Progress	Percent Delivered	Number of Recipients	Number Delivered	Opened / Unique	Bounced / Failed	Unsubscribed
Email Bulletin	Sending...	98.3%	1,250	1,229	278 / 22.6%	14	1
SMS Message	Delivered	0.0%	0	0	n/a	0	n/a

Bulletin Link Overview

Link URL	Unique Clicks	Total Clicks
http://vv.city/housingsurvey?utm_medium=email&utm_source=govdelivery	2	2
http://vv.city/housingsurveyspanish?utm_medium=email&utm_source=govdelivery	1	1
https://www.victorvilleca.gov/government/city-departments/development/pl...	1	1
https://public.govdelivery.com/accounts/CAVICTORVILLE/subscriber/one_cli...	1	1
http://vv.city/generalplanmtg?utm_medium=email&utm_source=govdelivery	1	1
https://www.victorvilleca.gov/government/agendas?utm_medium=email&utm_so...	0	0
https://subscriberhelp.govdelivery.com/	0	0
https://content.govdelivery.com/accounts/CAVICTORVILLE/bulletins/2ba9a6b	0	0
https://www.facebook.com/CityOfVictorville/?utm_medium=email&utm_source=...	0	0

https://survey123.arcgis.com/share/f54e7e432ea54c21b2a6faf4ac2c125d?utm_...	0	0
http://vv.city/ejsurvey?utm_medium=email&utm_source=govdelivery	0	0
https://subscriberhelp.granicus.com/?utm_medium=email&utm_source=govdeli...	0	0
https://www.instagram.com/cityofvv/?utm_medium=email&utm_source=govdelivery	0	0
https://twitter.com/cityofvv?utm_medium=email&utm_source=govdelivery	0	0
https://public.govdelivery.com/accounts/CAVICTORVILLE/subscriber/edit?pr...	0	0
https://vimeo.com/victorville?utm_medium=email&utm_source=govdelivery	0	0

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CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

Sue Jones, Public Information Officer
(760) 955-5028 (Office)
(760) 953-6940 (Cell)
sjones@victorvilleca.gov

Event Announcement

VICTORVILLE PLANNING COMMISSION WILL HOST WORKSHOP TO DISCUSS CITY'S HOUSING NEEDS

FOR IMMEDIATE RELEASE: January 19, 2021

VICTORVILLE, Calif. – On Feb. 1 at 5 p.m., the Victorville Planning Commission will host a public workshop to discuss future housing needs in Victorville for the City's General Plan Update. Community members are invited to participate in this workshop that will be hosted via Zoom.

Zoom Meeting Details:

Link to Zoom Meeting: vv.city/generalplanmtg

Meeting ID: 914 8110 7090

Meeting Passcode: VV123

Phone Number for Audio: (669) 900-9128

*The workshop agenda will be available at VictorvilleCA.gov/agendas at 3 p.m. on Jan. 28.

Community members are also invited to offer input regarding Victorville's future housing needs via a survey.

Link to survey in English: vv.city/housingsurvey

Link to survey in Spanish: vv.city/housingsurveyspanish

The City of Victorville is in the process of updating its General Plan, which is used by the City to plan for future growth and change in Victorville. In addition to planning for future housing needs, the City will be updating General Plan chapters related to land use and safety and creating a new chapter on Environmental Justice.

Questions about the housing workshop and the City's General Plan Update can be directed to (760) 955-5135.

###

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

Sue Jones, Oficial de Información Publica
(760) 955-5028 (Oficina)
(760) 953-6940 (Móvil)
sjones@victorvilleca.gov

Anuncio de Evento

LA COMISIÓN DE PLANIFICACIÓN DE VICTORVILLE INSTALARÁ UN TALLER PARA DISCUTIR LAS NECESIDADES DE VIVIENDA DE LA CIUDAD

PARA PUBLICACIÓN INMEDIATA: 19 de enero de 2021

VICTORVILLE, Calif. – En el 1 de febrero a las 5 p.m., la Comisión de Planificación de Victorville organizará un taller público para discutir las necesidades futuras de vivienda en Victorville para la Actualización del Plan General de la Ciudad. Los miembros de la comunidad están invitados a participar en este taller que se realizara a través de Zoom.

Detalles de la reunión de Zoom:

Enlace a la reunión de Zoom: vv.city/generalplanmtg

ID de la reunión: 914 8110 7090

Código de acceso a la reunión: VV123

Número de teléfono para el audio: (669) 900-9128

*La agenda del taller estará disponible en VictorvilleCA.gov/agendas a las 3 p.m. el 28 de enero.

Los miembros de la comunidad también están invitados a ofrecer información sobre las futuras necesidades de vivienda de Victorville a través de una encuesta.

Enlace a la encuesta en inglés: vv.city/housingsurvey

Enlace a la encuesta en español: vv.city/housingsurveyspanish

La Ciudad de Victorville está en proceso de actualizar su Plan General, que es utilizado por la Ciudad para planificar el futuro crecimiento y cambio en Victorville. Además de planificar las necesidades futuras de vivienda, la Ciudad actualizara los capítulos del Plan General relacionados con el uso del suelo y la seguridad y creara un nuevo capítulo sobre Justicia Ambiental.

Las preguntas sobre el taller de vivienda y la Actualización del Plan General del a Ciudad pueden dirigirse al (760) 955-5135.

###

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

VICTORVILLE PLANNING COMMISSION WILL HOST ITS FIRST VIRTUAL WORKSHOP TO DISCUSS THE CITY'S HOUSING NEEDS



VICTORVILLE, Calif. – On Feb. 1 at 5 p.m., the Victorville Planning Commission will host the first of two public workshops to discuss future housing needs in Victorville for the City's General Plan Update. Community members are invited to participate in this workshop that will be hosted via Zoom.

Zoom Meeting Details:

Link: **vv.city/generalplanmtg** Meeting ID: **914 8110 7090** Passcode: **VV123** Call In Number: **(669) 900-9128**

The workshop agenda will be available at VictorvilleCA.gov/agendas at 3 p.m. on Jan. 28.

We want to hear what is important to you! Comments and questions are always welcome. If you do not plan to attend the Planning Commission meeting, please email your comments prior to the meeting to planning@victorvilleca.gov . Include "General Plan Update" in the subject line of your email.

Check www.victorvilleca.gov/generalplanupdate for updates, upcoming meeting schedules, links to surveys & more.

For questions about the housing workshop and the City's General Plan Update please call the Planning Department at (760) 955-5135.

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

LA COMISIÓN DE PLANIFICACIÓN DE VICTORVILLE ORGANIZARÁ SU PRIMER TALLER VIRTUAL PARA DISCUTIR LAS NECESIDADES DE VIVIENDA DE LA CIUDAD



VICTORVILLE, Calif. – El 1 de febrero a las 5 p.m., la Comisión de Planificación de Victorville organizará el primero de dos talleres públicos para discutir las necesidades futuras de vivienda en Victorville para la Actualización del Plan General de la Ciudad. Los miembros de la comunidad están invitados a participar en este taller que se realizará a través de Zoom.

Detalles de la reunión de Zoom:

Enlace: **vv.city/generalplanmtg** ID de la reunión: **914 8110 7090**
Código de acceso: **VV123** Numero de llamada: **(669) 900-9128**

La agenda del taller estará disponible en VictorvilleCA.gov/agendas a la 3 p.m. el 28 de enero.

¡Queremos escuchar lo que es importante para usted! Los comentarios y preguntas son bien recibidos. Si no planea asistir al taller de la Comisión de Planificación, por favor envíe sus comentarios por correo electrónico a planning@victorvilleca.gov antes de la junta. Incluya "Actualización del Plan General" en la línea de asunto de su correo electrónico.

Visite www.victorvilleca.gov/generalplanupdate para obtener actualizaciones, horarios de próximas reuniones, enlaces a encuestas y más.

Si tiene preguntas sobre el taller de vivienda y la Actualización del Plan General de la Ciudad, llame al Departamento de Planificación al (760) 955-5135.

Community Workshop #1 (February 1, 2021)

Stakeholder List

(Stakeholders contacted for Workshops #1 & #2)

TABLE A-1. LIST OF STAKEHOLDERS CONTACTED

	Workshop #1	Workshop #2
Bamidbar Shei Ma'alah		x
Burning Bush Church		x
Victory Outreach Victorville		x
New Destiny Church		x
Unitarian-Universalist Society of the High Desert		x
Gate of the Desert		x
St. Joan of Arc-Catholic Church		x
High Desert Church		x
Golden Years Elderly Care Inc		x
Gracelight Home Health		x
MHS Helping Hands Kinship		x
Impressions at Valley Center		x
Northgate Village	x	x
Rodeo Drive Meadows		x
Sherwood Villa Apartments		x
Summer Breeze Apartments		x
Newporter Apartments		x
Department of Behavioral Health		x
Mercy Housing	x	x
Jamboree Housing Corporation	x	x
Jamboree Housing Corporation		x
Habitat for Humanity, Los Angeles	x	
Victor Elementary School District		x
Victor Elementary School District	x	x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District	x	
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District	x	x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Valley Union High School District		x
Victor Valley Union High School District	x	
Victor Valley Union High School District		x
Victor Valley Union High School District		x
Bradco - Joe Brady	x	x
High Desert Association of Realtors - Diana Carlton	x	x
High Desert Association of Realtors - Don Brown		x
Providence - Suzanne Schwab	x	x
Abundant Living Family Church		x
Acore Solution	x	

	Workshop #1	Workshop #2
Assistance League of Victor Valley		x
Catholic Charities		x
Cedar House	x	
Community Health Action Network		x
Court Appointed Special Advocates of San Bernadino		x
EAH Housing	x	
Family Assistance Program	x	x
Foothill AIDS Project		x
Global Institute for Public Strategies	x	x
God's Hand Extended		x
High Desert Community Foundation		x
High Desert Homeless Services, Inc.	x	x
High Desert Second Chance		x
High Desert Transitional Living Connection	x	
Housing for All Corporation		x
Inland Empire United Way		x
Inland Fair Housing and Mediation Board		x
Legal Aid Society of San Bernardino	x	
Lesly's CPR		x
Millionaire Mind Kids		x
National Community Renaissance		x
Orenda Veterans Project		x
Rolling Start		x
Samaritan's Helping Hand		x
St. Joan of Arc	x	x
St. John of God Health Care Services		x
St. Joseph Health St. Mary	x	x
Victor Valley Community Services Council		x
Victor Valley Family Resource Center		x
Victor Valley Rescue Mission	x	x
Victorville Senior Citizens Club Inc.		x
Voices for Immigrants	x	x
Wawela Cancer Support		x
Women of Noble Character		x
Burrtec Waste Industries	x	
County Service Area 64		x
Frontier California, Inc.	x	
Mojave Water Agency		x
Southwest Gas Corporation	x	
Victor Elementary School District		x
VV Union High School District	x	
Adelanto Elementary School District	x	
Hesperia Unified School District		x
City of Adelanto		x
Building Industries Association	x	x

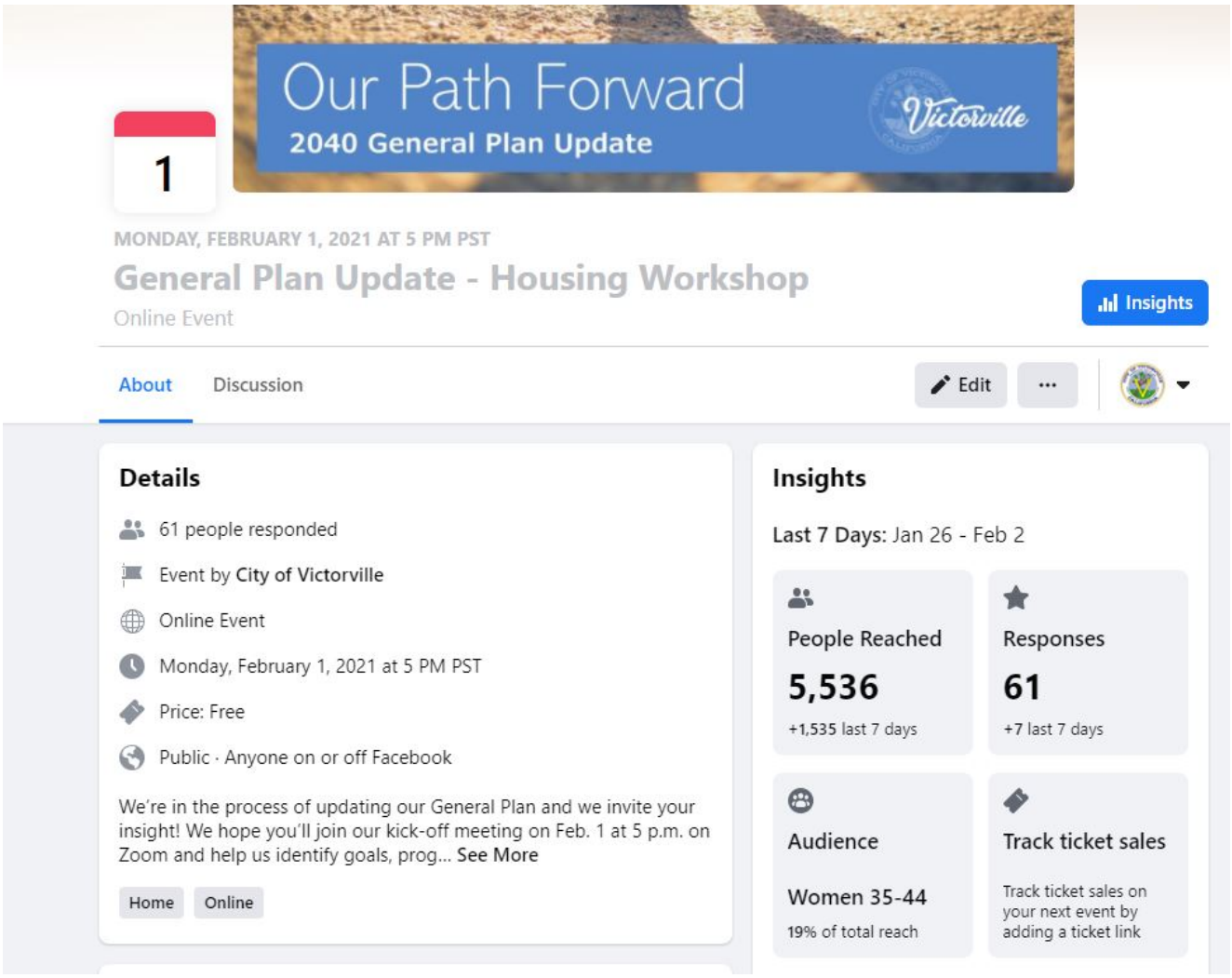
	Workshop #1	Workshop #2
Victorville Chamber of Commerce		x
Caltrans	x	x
Department of Fish and Wildlife		x
Flood Control District		x
Mojave Desert AQMD		x
San Bernardino Associated Governments (SANBAG)	x	x
Southern California Association of Governments (SCAG)	x	
VVTA		x
Charles Speelman		x
Claudia Harris	x	
Cynthia White		x
Elaine Navarrete	x	x
HOPE Team		x
LaRon Whitfield		x
Margaret Diaz	x	x
Martha Powell		x
Mike Catalano	x	x
Roger LaPlante		x
Stacy DeVoll		x
Susan Drake	x	x
Tanya Benitez		x
Tony McCampbell		x
Linda Ingle-Calloway	x	x
Alyce Belford		x
Amber Allen		x
Andrew Gruchy		x
Christal Hampton		x
Daniel Herrera Garcia	x	x
Delbert Stanley	x	x
Dr. Shawn Smith	x	x
Ernest Rios		x
Gregory Lincoln	x	x
Inger Robertson		x
Jackie Rocha	x	x
Jason Judkins		x
Jennifer Neri		x
John Simmons		x
Karla Franko	x	
Laura Davis		x
Lori Smith	x	x
Maria Razo		x
Mike Jones	x	x
Regina Linares	x	x
Rene Keres		x
Sergeant John Rodriguez		x

	Workshop #1	Workshop #2
Silvia I. Urenda		x
Veronica Dugay		x
Adam		x
Anthony Kim		x
Bob Shiota		x
Brian Waterhouse		x
Carl	x	x
Carlos Rodriguez		x
Dan Tate		x
Deputy Snyder		x
Giselle		x
Gordon - BIA		x
Jane Warren		x
Katherine Duncan	x	x
khanni krish		x
Kim Sampson		x
Leah Anderson		x
Liz Hewson		x
Martin Estacio	x	x
Ramiro Rodriguez		x
Satcey	x	x
Susan Pierce		x
Veronica Tavares		x
VV Chamber		x
William Hogan	x	x
Rob Kurth Contact		x

Community Workshop #1 (February 1, 2021)

Social Media

Facebook (English & Spanish):



City of Victorville
Published by Hootsuite · 5d ·

Ayúdenos a planificar para el crecimiento futuro y las necesidades de vivienda en la #cityofvv mientras nos preparamos para actualizar nuestro Plan General durante nuestro taller el 1 de febrero a las 5 p.m. a través de Zoom. Se proporcionará interpretación al español. Para ver los detalles de la reunión, visite VictorvilleCA.gov/GeneralPlanUpdate. También lo invitamos a brindar su opinión a través de una encuesta en vv.city/gpsurveys.

> Help us plan for future growth and housing needs in the #cityofvv as we prepare to update our General Plan during our workshop on February 1 at 5 pm via Zoom. Spanish interpretation will be provided. For meeting details visit VictorvilleCA.gov/GeneralPlanUpdate. We also invite you to give your opinion through a poll at vv.city/gpsurveys.
>
> · Hide original · Rate this translation



1,565	173	Boost Post
People Reached	Engagements	

17 5 Comments 5 Shares

City of Victorville
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Help us plan for future growth and housing needs in the #cityofvv as we prepare to update our General Plan during our workshop on Feb. 1 at 5 p.m. via Zoom. Spanish translation will be provided. For meeting details please visit VictorvilleCA.gov/GeneralPlanUpdate. We also invite you to provide your input via a survey at vv.city/housingsurvey or vv.city/housingsurveyspanish.



1,066	14	Boost Post
People Reached	Engagements	

3 2 Shares

Like Comment Share

Comment as City of Victorville

City of Victorville
Published by Hootsuite · 2d ·

¡Estamos en el proceso de actualizar nuestro Plan General y le invitamos a participar! Ayúdenos a planificar para las necesidades futuras de vivienda en #cityofvv durante nuestro taller el 1 de febrero a las 5 p.m. a través de Zoom. Se proporcionará interpretación al español. Se puede acceder a los detalles de la reunión en VictorvilleCA.gov/GeneralPlanUpdate. También lo invitamos a brindar su opinión a través de una encuesta en vv.city/gpsurveys.

> We're in the process of updating our General Plan and inviting you to participate! Help us plan for future housing needs at #cityofvv during our workshop on February 1th at 5 pm via Zoom. Spanish interpretation will be provided. Meeting details can be accessed at VictorvilleCA.gov/GeneralPlanUpdate. We also invite you to give your opinion through a poll at vv.city/gpsurveys.
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612	17	
People Reached	Engagements	Boost Post

6 1 Share

City of Victorville
Published by Hootsuite · 1d ·

We're in the process of updating our General Plan and we invite your input! Help us plan for future housing needs in the #cityofvv during our workshop on Feb. 1 at 5 p.m. via Zoom. Spanish translation will be provided. Meeting details can be accessed at VictorvilleCA.gov/GeneralPlanUpdate. We also invite you to provide your input via a survey at vv.city/housingsurvey or vv.city/housingsurveyspanish.



597	18	
People Reached	Engagements	Boost Post

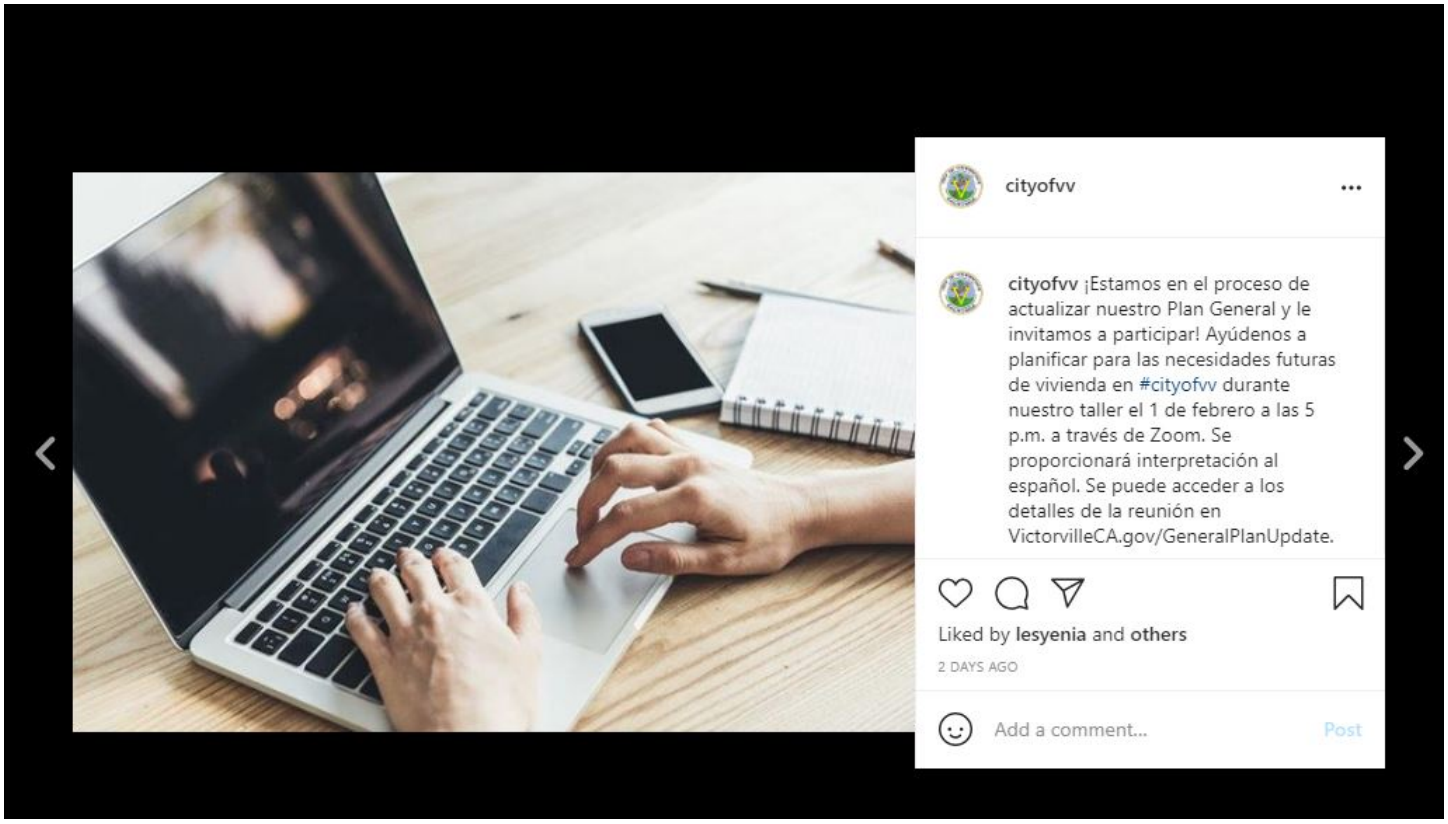
7 3 Shares

Like Comment Share

Comment as City of Victorville

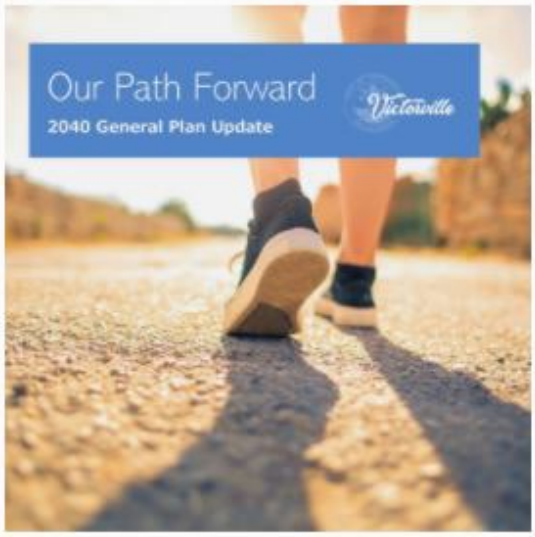
Instagram (English & Spanish):





City of Victorville @cityofvv
3 days ago

Help us plan for future growth and housing needs in the #cityofvv as we prepare to update our General Plan during our workshop on Feb. 1 at 5 p.m....
Read more



City of Victorville @cityofvv
1 day ago

We're in the process of updating our General Plan and we invite your input! Help us plan for future housing needs in the #cityofvv during our...
Read more



Twitter (English & Spanish):

City of Victorville @cityofvv · Jan 23

Help us plan for future housing needs in the #cityofvv as we prepare to update our General Plan on Feb. 1 at 5 p.m. via Zoom. Meeting details: VictorvilleCA.gov/GeneralPlanUpd.... We also invite you to provide your input via a survey at vv.city/housingsurvey or vv.city/housingsurveys....



1 5

City of Victorville @cityofvv · Jan 25

Help us plan for future housing needs in the #cityofvv on Feb. 1 at 5 p.m. via Zoom. Spanish translation will be provided. Meeting details: VictorvilleCA.gov/GeneralPlanUpd.... We also invite you to provide your input via a survey at vv.city/housingsurvey or vv.city/housingsurveys....



1 2

City of Victorville @cityofvv · Jan 27

Ayude a planear para la necesidad de vivienda en #cityofvv para actualizar el Plan General el 1 de feb. a las 5 pm. Detalles de la junta: VictorvilleCA.gov/GeneralPlanUpd.... También puede opinar en una encuesta en vv.city/gpsurveys.



City of Victorville @cityofvv · Jan 30

Ayude a planear para la necesidad de vivienda en #cityofvv el 1 de feb. a las 5 pm. - Interpretación al español disponible. Detalles de la junta: VictorvilleCA.gov/GeneralPlanUpd.... También puede opinar en una encuesta en vv.city/gpsurveys.



Community Workshop #1 (February 1, 2021)

Agenda

ZOOM
VICTORVILLE, CA
www.victorvilleca.gov

PLANNING COMMISSION

SPECIAL MEETING AGENDA **ZOOM**
FEBRUARY 1, 2021

Notice to the Public: This meeting is being held in accordance with the Brown Act that is currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020. In order to minimize the spread of COVID-19, City Council Chambers will be closed to the public.

Members of the public can observe the meeting using Zoom or YouTube.

To join via Computer, Laptop, or Smart Device:
Click the blue Zoom icon located on the City's website
at victorvilleca.gov/government/agendas or enter the following:
Meeting ID: 914 8110 7090
Passcode: VV123
*To provide comment, click the "Raise Hand" button and the Clerk will unmute you.

To join via Audio only (cell phone or landline):
Dial: (669) 900-9128
Meeting ID: 914 8110 7090
*To provide comment dial *9 to "Raise Hand"

Email: If you would like to provide comments to be read into the record, please email your comments to planning@victorvilleca.gov no later than 4 p.m. the day of the meeting. Please include the Agenda Item number or indicate General Public Comment in the subject line.

Participants will be given the opportunity to address the Commission during the comment period of each agenda item or during Public Comment. Each person is allotted three (3) minutes. Should the speaker conclude their comments prior to the expiration of three (3) minutes, the speaker waives the rights to speak for any remaining amount of time.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 955-5135 no later than 72 hours prior to the meeting.

Call to Order

Roll Call

5:00 PM Special Meeting

Call to Order

Roll Call

Invocation and Pledge of Allegiance

Special Orders of the Day Presentation

To Recognize Planning Commissioner Larry Huber's Service to the City of Victorville

Swearing in of New Commissioner Cook-Askins, Jr. and Commissioner Jurth for another Term

Roll Call

Call for Nominations for Chair and Vice Chair

Public Hearing

6th Cycle Update to the City's Housing Element

Public Comments

Presentation of Reports by Commission Members and Staff

Adjournment

Community Workshop #1 (February 1, 2021)

Presentation

VICTORVILLE GENERAL PLAN UPDATES

02/01/2021

Harris & Associates



Harris & Associates

- Team Overview
- How to Participate in Today's Workshop
- General Plan
- Proposed Updates
  - Housing
  - Land Use
  - Safety
  - Environmental Justice
- Questions
- 2021-2029 Housing Element Update



GENERAL PLAN UPDATES

TEAM



Scott Webb
City of Victorville

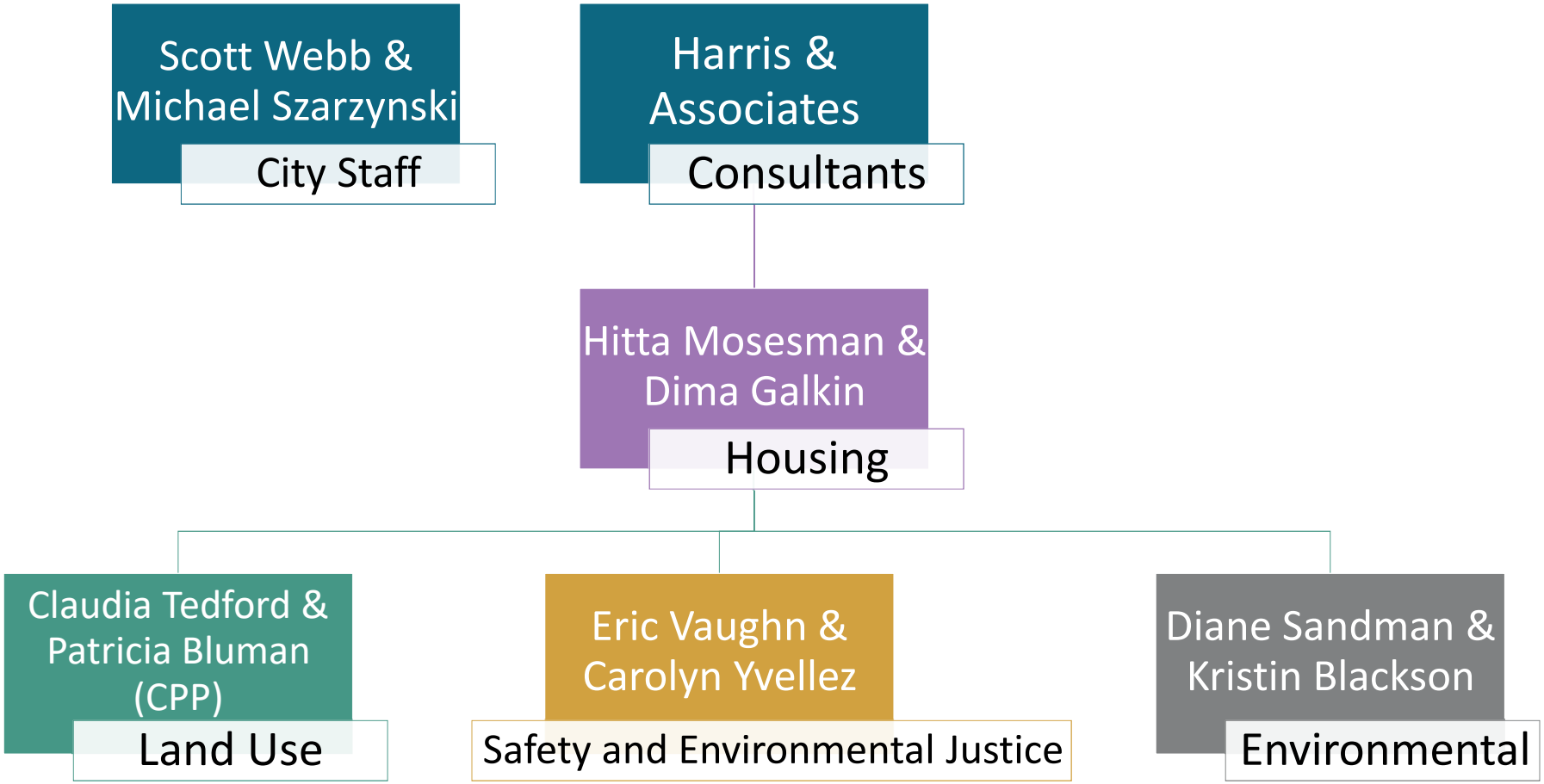


Hitta Mosesman
Harris & Associates



Dima Galkin
Harris & Associates

GENERAL PLAN UPDATES - COMPLETE TEAM



5

HOW TO PARTICIPATE

SHARE YOUR IDEAS WITH US VIA ZOOM

Meeting etiquette to allow everyone to participate

- During the presentation
  - Audience will be muted.
  - If you have a question, type it into Chat Box.
- After the presentation
  - Questions in Chat Box answered first.
  - After Chat questions answered, click the Raised Hand.
  - Please be mindful of background noise when not on mute.

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GENERAL PLAN OVERVIEW

BASICS

- Primary Community Planning Document
- Required by State Law
- Chapters are Called “Elements”
- Blueprint for community’s future development (long-term vision)
- Goals, Policies & Actions

- **Land Use**
- **Housing**
- **Safety**
- **Environmental Justice (new)**
- Conservation
- Open Space
- Circulation
- Noise

Visit the City’s website: http://www.victorvilleca.gov/generalplanupdate

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HOUSING ELEMENT PRINCIPLES

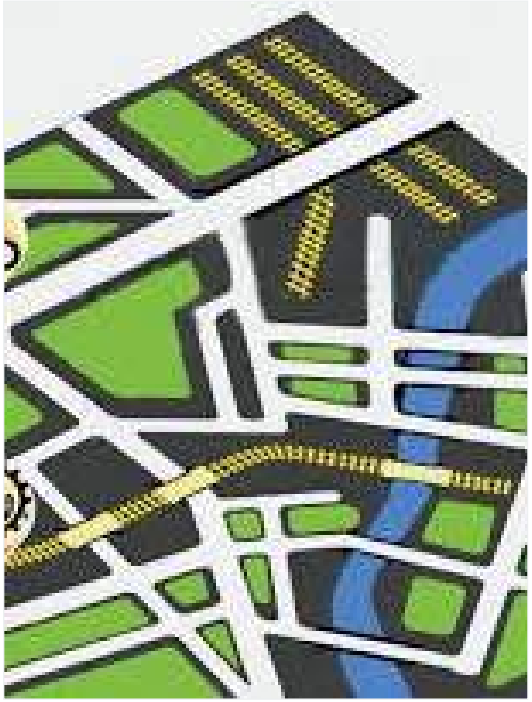
ROLE OF HOUSING ELEMENT

- Required by State Law & **Updated Every 8 Years**
- **Purpose** - Plan for Adequate Housing For All Residents
- More Specific Information Other Elements
- Consistent With Other Elements (Land Use)
- *Public Meetings in February & March*
  - http://www.victorvilleca.gov/generalplanupdate
  - English survey: https://arcg.is/1zPCaz
  - Spanish survey: https://arcg.is/084ym8

LAND USE ELEMENT PRINCIPLES

ROLE OF LAND USE ELEMENT

- Where Specific Land Uses will be in City
  - (Residential, Commercial, Industrial, Agricultural & Open Space)
- Reflect Community's Vision
- **Purpose -** Equitable/Accessible Distribution of Future Land Uses
  - Interacts with All Other Elements
- *Public Engagement - Planning Commission Workshops (February & May)*
  - http://www.victorvilleca.gov/generalplanupdate
  - English survey: https://arcg.is/1zPCaz
  - Spanish survey: https://arcg.is/084ym8



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SAFETY ELEMENT PRINCIPLES

ROLE OF SAFETY ELEMENT

- **Purpose** - ID & Reduce Impacts of Natural/Man-Made Disasters
  - Fire, Flood, Drought, Earthquake, Climate Change, Hazardous Materials, etc.
- Goals & Policies Reducing Risk, Disaster Prevention & Preparedness
  - Prevent/Reduce Death, Injury, Property Damage, Dislocation
  - Emergency Care & Response
- *Public Engagement - Safety Committee (in process)*
  - *Police, Fire, Water, Sewer, Storm Water, Power, Parks & Education (Open to Public)*

ENVIRONMENTAL JUSTICE ELEMENT PRINCIPLES

ROLE OF ENVIRONMENTAL JUSTICE ELEMENT

- Required for Identified Disadvantaged Communities
- **Purpose -** Plan for Equitable Distribution of Public Facilities/Services to Enhance Community Quality of Life
  - Clean air
  - Access to fresh food
  - Safe and sanitary housing
  - More access to public facilities
  - Physical activity
  - Civic engagement



ENVIRONMENTAL JUSTICE ELEMENT

COMPLETE ONLINE SURVEY

- *Public Engagement* - Community Advisory Council (CAC)
- Interested in CAC/Provide Input:
  - English: https://arcg.is/WDb9j
  - Spanish: https://arcg.is/0LiSuD
- **CAC Meetings - March – May**



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ENVIRONMENTAL ASSESSMENT

WHY IS IT NEEDED?

- Required Under California Environmental Quality Act
- **Analysis Of Potential *Physical* Impacts** Resulting from Housing, Land Use, Environmental Justice & Safety Element Policies
- Environmental Impact Report

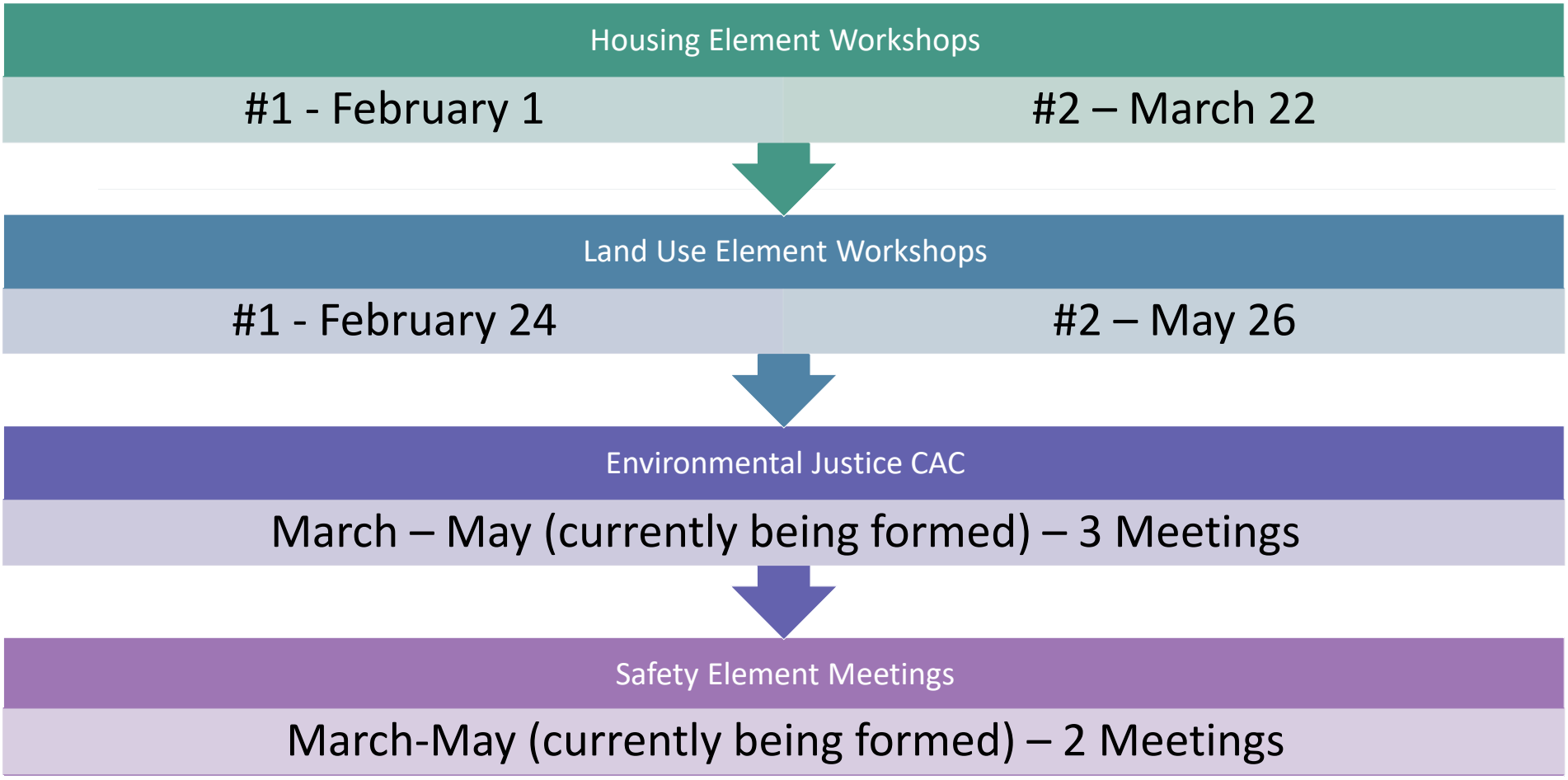
OVERALL PROJECT SCHEDULE

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Housing Element	Land Use Element	Safety Element	Environmental Justice Element
Survey – March 15	Survey – March 15	Committee – Feb/March - May	CAC Formed and Meet – Feb. – May
Draft – May 12	Draft – July (est.)	Draft - July	Draft – July
Final – August 12	Final – Sept. (est.)	Final – August (est.)	Final – August (est.)
Plan. Comm. / Council Approval – Sept.	Plan. Comm. / Council Approval – Jan. 2022 (est.)	Plan. Comm. / Council Approval – Jan. 2022 (est.)	Plan. Comm. / Council Approval – Jan. 2022 (est.)

PUBLIC MEETINGS

Harris & Associates



QUESTIONS & COMMENTS

Visit the City's website:
http://www.victorvilleca.gov/generalplanupdate



PARA ACCEDER A LA INTERPRETACIÓN

Por computadora



Por teléfono inteligente



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2021-2029 HOUSING ELEMENT UPDATE

PUBLIC WORKSHOP #1

02/01/2021

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AGENDA

- What is Housing Element?
- What is Regional Housing Needs Assessment (RHNA)?
- Preliminary Site Inventory
- Ways to Get Involved
- Next Steps: Housing Element Update Schedule
- Questions

HOUSING ELEMENT BASICS



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WHAT IS A HOUSING ELEMENT?

- Primary planning document to address City's housing needs
- State Law requirement for all cities & counties
- Housing needs of residents of all income levels
- State Department of Housing and Community Development reviews and certifies

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WHAT'S IN A HOUSING ELEMENT?

- Community Characteristics:
  - Population, income, employment
- Existing & Projected Housing Needs by Category
  - (Challenges and Opportunities)
- Goals & Objectives/Programs & Policies to Address Housing Needs
- List of Land for Future Housing at Different Income Levels

WHY IS THE HOUSING ELEMENT BEING UPDATED?

- Every 8 Years Required by State Law
- Updates in State Housing Laws
- Shows How City will Facilitate Housing Demand/Growth
- Allows Eligibility for State Funding for Housing
- Involves Community in Housing Planning Process



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HOUSING ELEMENT UPDATE & APPROVAL PROCESS

- Public involvement first and present draft/final to Planning Commission/Council
- Submitted to HCD for certification
- “Certified” means State officially certifies State Law compliance
- Benefits of certification include:
  - Eligibility for state funding and assistance programs
  - Demonstrates ability to plan for Housing Needs

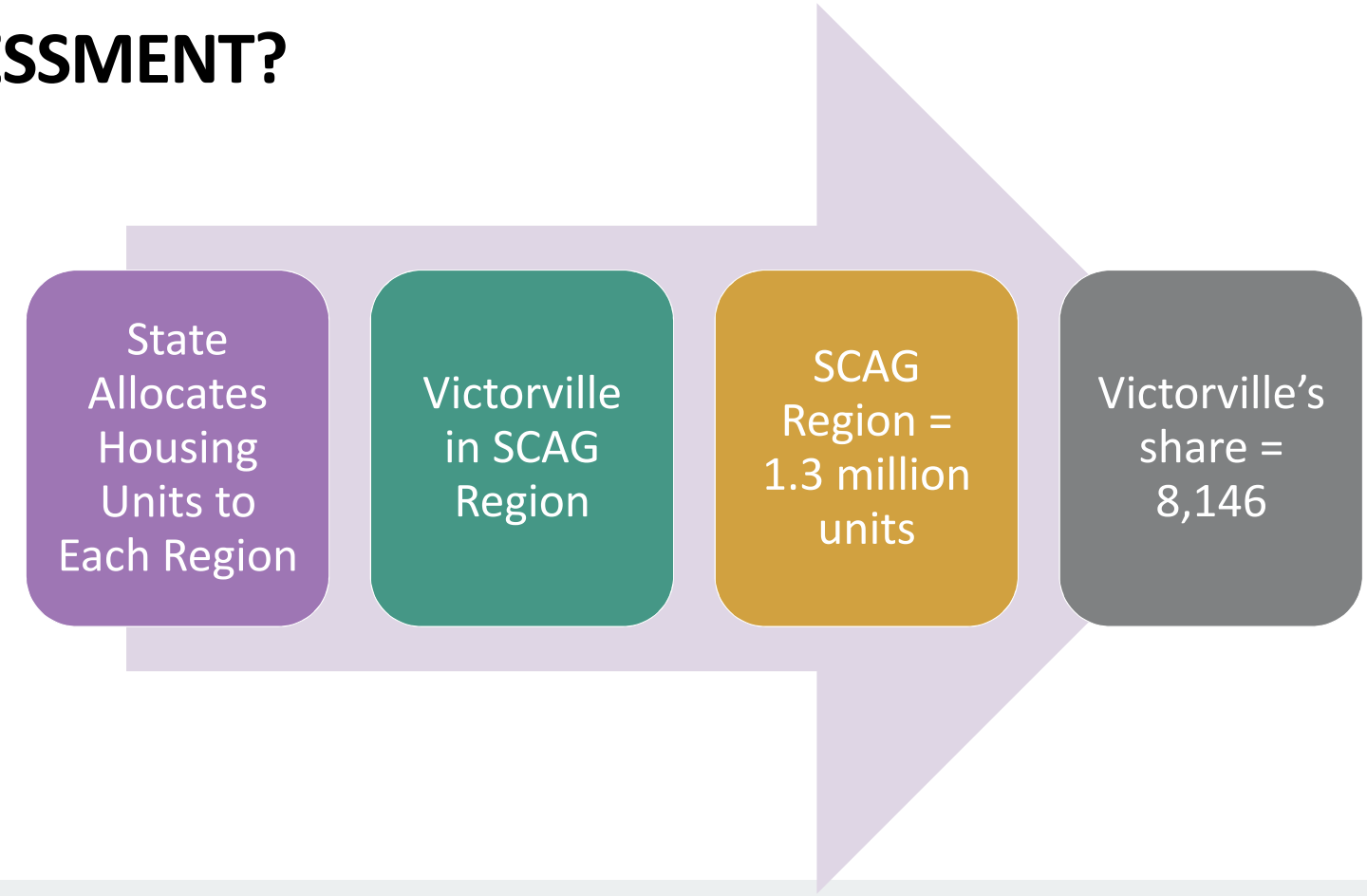


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Regional Housing Needs Assessment (RHNA)

WHAT IS VICTORVILLE'S REGIONAL HOUSING NEEDS ASSESSMENT?



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VICTORVILLE'S RHNA ALLOCATION

6TH CYCLE (2021-2029)

Income Category	% of Area Median Income	Income Range Minimum*	Income Range Maximum*	RHNA Allocation (Housing Units)	% of Total
Extremely low / Very low income	0 – 50% MFI	--	$37,650	1,731	21.2%
Low income	50% - 80% MFI	$37,651	$60,240	1,134	13.9%
Moderate income	81% - 120% MFI	$60,241	$90,360	1,500	18.4%
Above moderate income	120%+ MFI	$90,361	$91,361+	3,781	46.4%
TOTAL				8,146	

*Income range is based on the HCD 2020 State Income Limits for San Bernardino County of $75,300 for a 4-person household.

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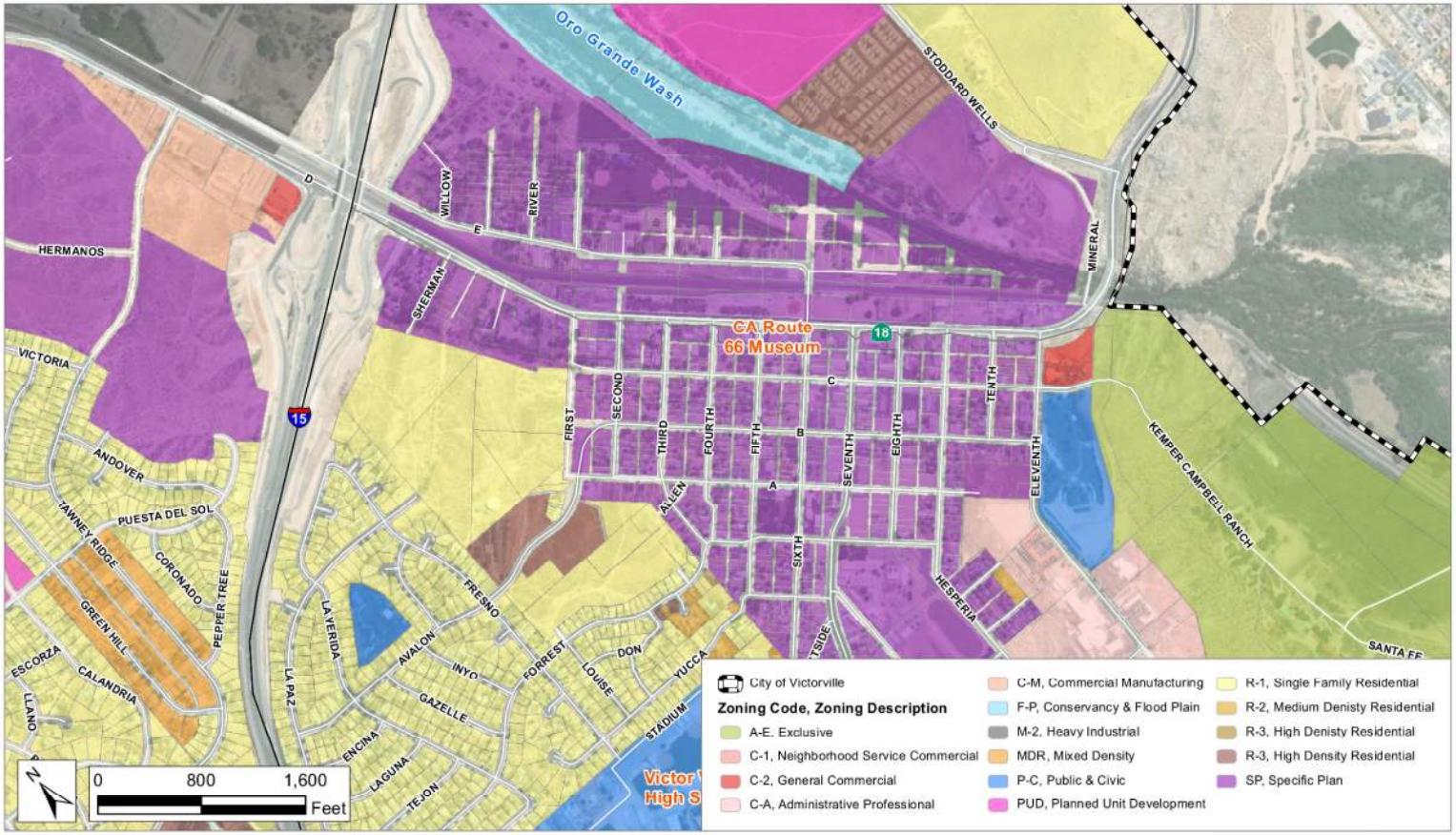
REGIONAL HOUSING NEEDS ASSESSMENT – SITE INVENTORY

- List of All Properties Must = RHNA
- Fair Housing Requirements
  - Affordable Units Spread Throughout City
- Zone Changes Potentially Required

Site	# of Units	Income Category
Site # 1	20	Very Low
Site # 2	50	Moderate
Site # 3	10	Above Moderate
Site # 4	75	Low
Site # 5	15	Very Low
Site # 6	100	Moderate
Site # 7	18	Low
Site # 8	5	Above Moderate
Site # 9	25	Moderate
Site # 10	10	Very Low
Total	**328**	

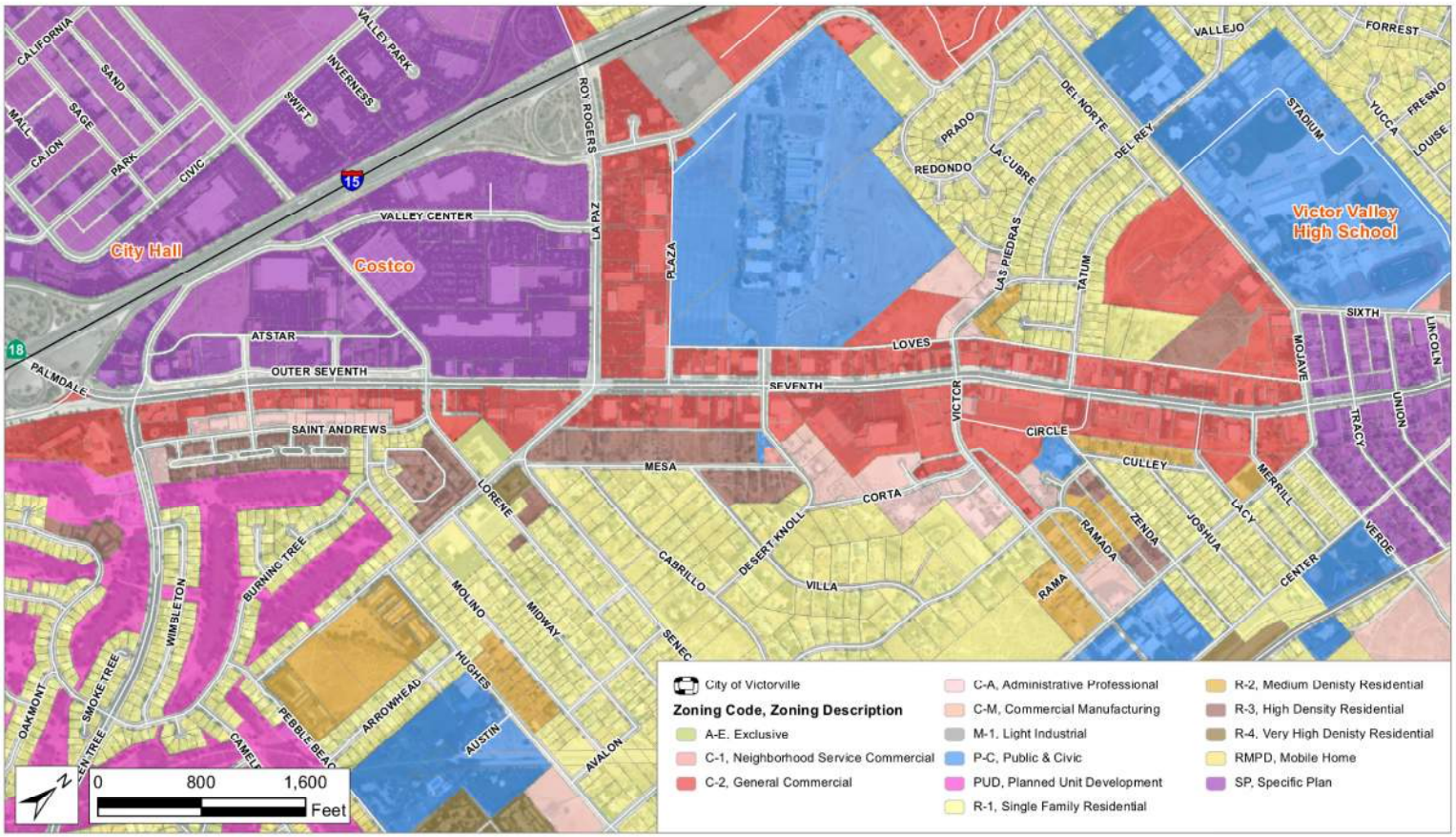
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SITE INVENTORY – OLD TOWN



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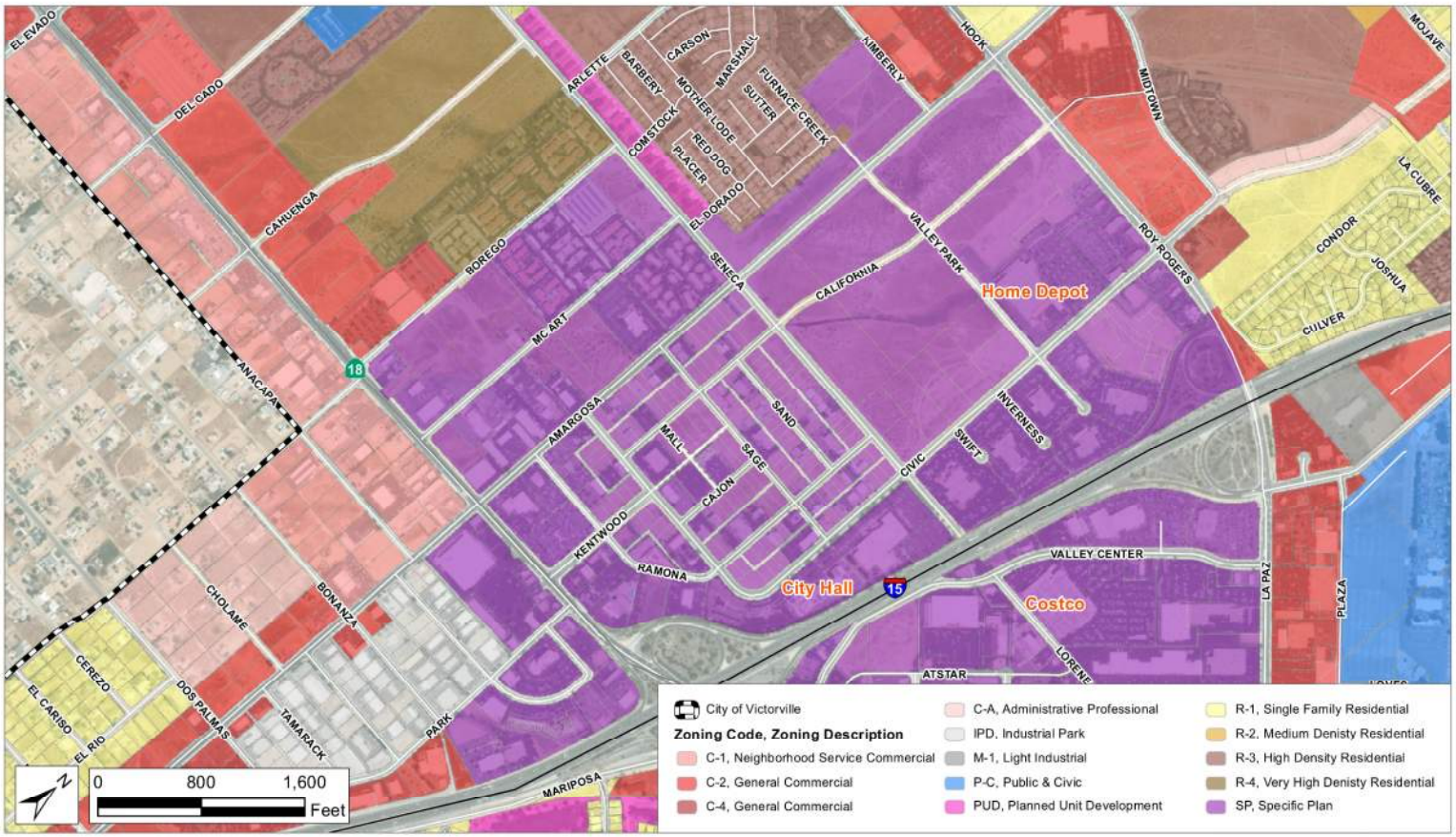
SITE INVENTORY – 7TH STREET



UG10

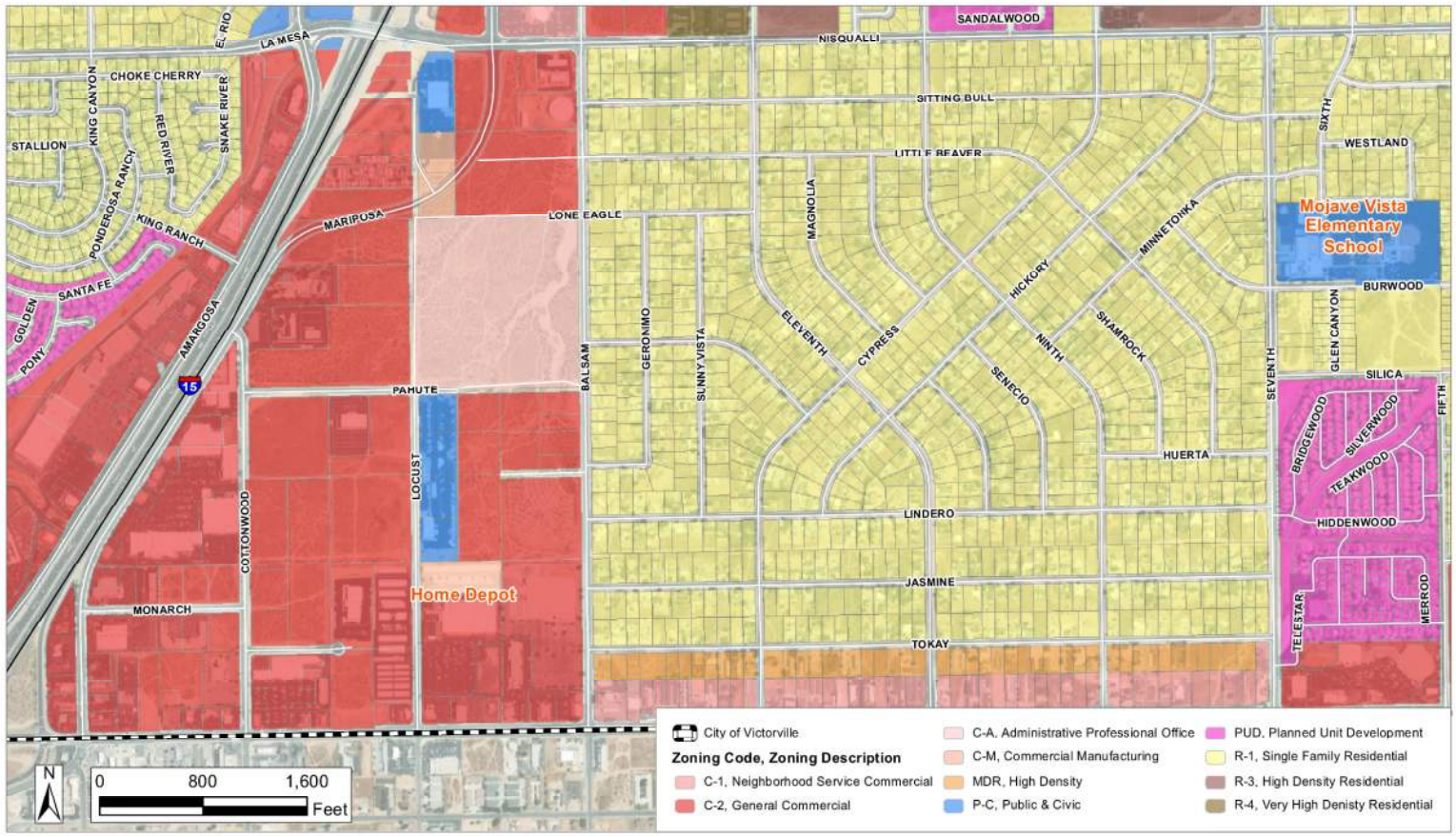
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SITE INVENTORY – CIVIC CENTER

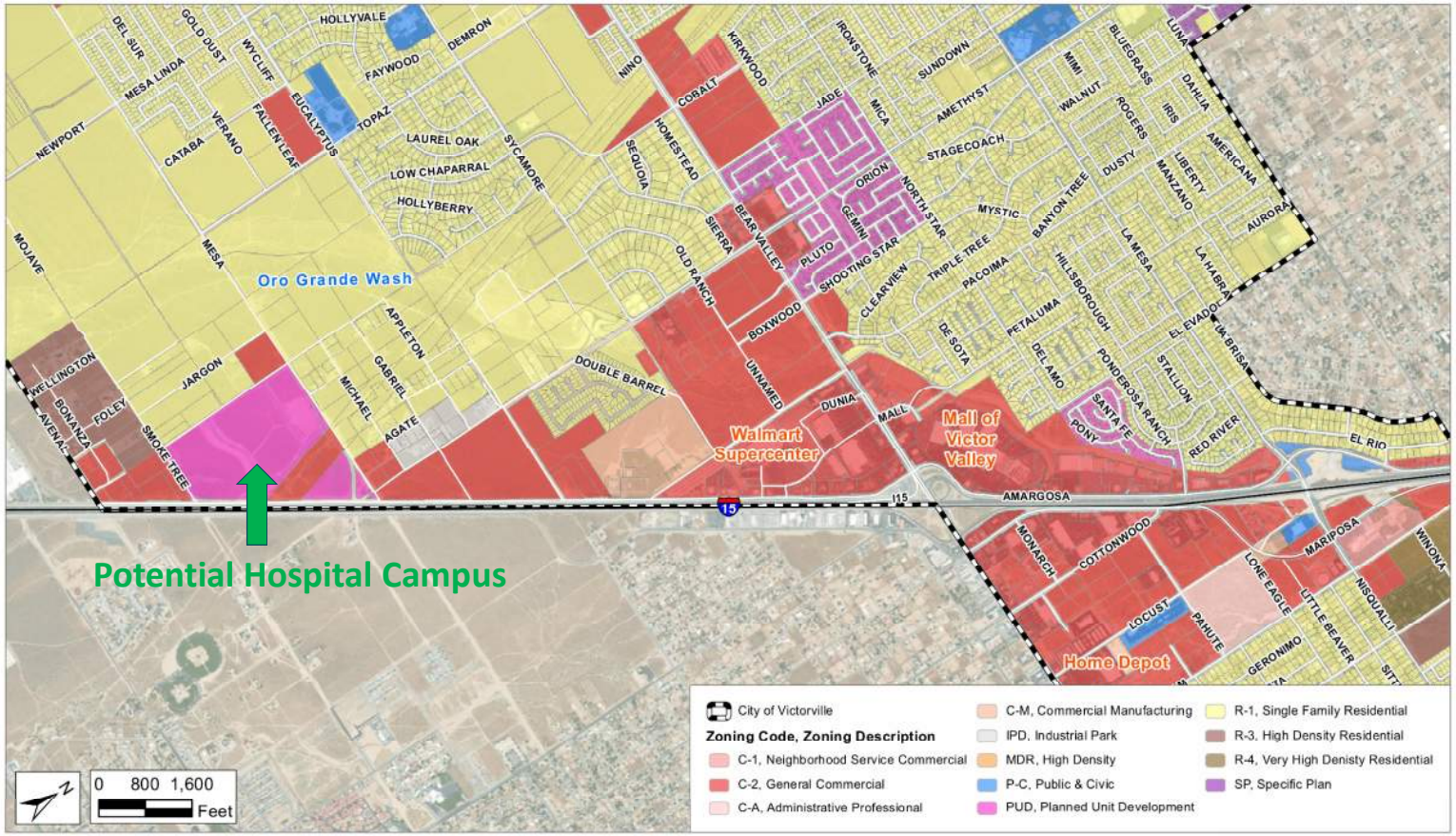


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SITE INVENTORY – SOUTH OF NISQUALLI

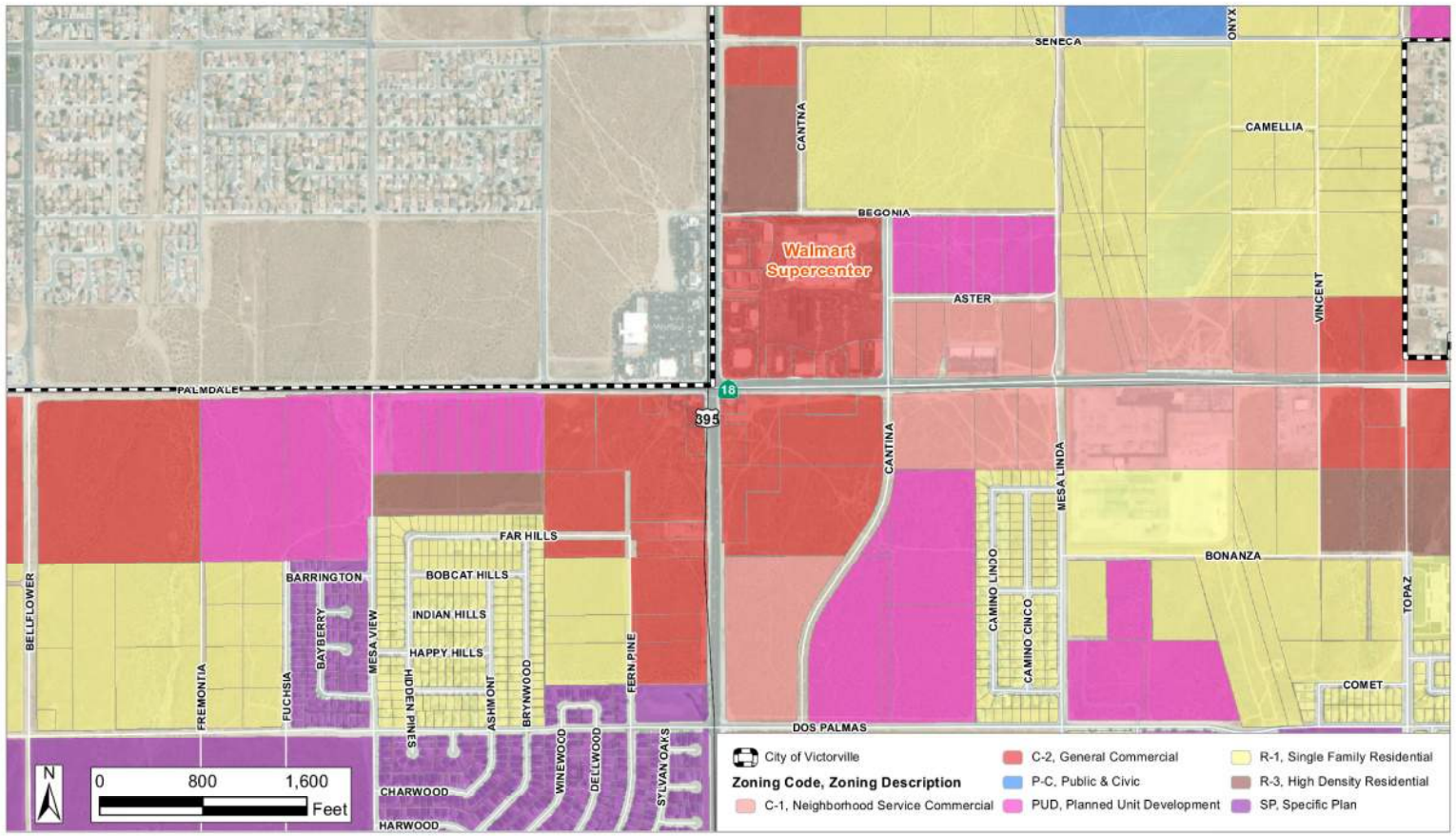


SITE INVENTORY – ST. MARY MEDICAL CAMPUS



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SITE INVENTORY – WALMART SUPERCENTER



OUTREACH OPPORTUNITIES



- Complete online survey
- 2nd public workshop, **March 22, 2021**
  - RHNA Sites Inventory
- Draft Housing Element – Public Review
- Public hearings before Planning Commission & Council

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WE WANT TO HEAR FROM YOU

COMPLETE ONLINE SURVEY

Provide input, suggestions, and concerns by taking our online survey!

- Visit the City's Housing Element webpage http://www.victorvilleca.gov/generalplanupdate
- English survey: https://arcg.is/1zPCaz
- Spanish survey: https://arcg.is/084ym8



NEXT STEPS

PROJECT SCHEDULE

JANUARY - FEBRUARY
- Site Inventory

MARCH
- Public Outreach/ Workshop #2

MAY
- Planning Commission, City Council Study Sessions

MAY - JULY
- HCD Review (Draft)

SEPTEMBER - OCTOBER
- City Council approval, submit to HCD

Please join us at the next public workshop in March!

QUESTIONS & FEEDBACK



THANK YOU!

Scott Webb
City Planner
(760) 955-5135
planning@victorvilleca.gov

Questions? Comments?



Please email planning@victorvilleca.gov or contact:

Hitta Mosesman, hitta.Mosesman@weareharris.com or
Dima Galkin, dima.Galkin@weareharris.com

Visit the City's website: http://www.victorvilleca.gov/generalplanupdate

Community Workshop #1 (February 1, 2021)

Meeting Notes

VICTORVILLE PLANNING COMMISSION WORKSHOP

GENERAL PLAN/ 6TH CYCLE HOUSING ELEMENT UPDATE

February 1, 2021 @ 5pm

Meeting Notes

Attendees:

1. Paul Marsh
2. Dima Galkin
3. Melissa Nelson
4. Scott Webb
5. Irlanda Martinez
6. Kenneth Cook-Askins
7. Larry Huber
8. Karem Ostrom
9. Hitta Mosesman
10. Debra Jones
11. Frank Tanner
12. Charlene Johnson
13. Fannie
14. Etta
15. Frank Kelly
16. Council member Bec
17. Sandie
18. Terry
19. Valentin Godina
20. Cori Steelman
21. Lmarin
22. Jessica
23. Rob Kurth
24. Bob Harriman
25. James Murawski
26. Jenele Davidson
27. Denise Wells
28. S. Cobb
29. Gregory Cook
30. Jorge Duran
31. Betty Henderson
32. Armando C. Jr
33. Lesyenia Pineda
34. Stephanie
35. Travis Clark
36. Bill Thomas
37. Greg Devereaux
38. Melissa
39. Steph Vida Paza
40. Claudia Tedford
41. Don Brown
42. Patricia Bluman
43. Bret Thorpe
44. Kisha Collier
45. Tara Taguchi
46. Suzanne Schwab
47. Alex Jauregui
48. Jorge Duran
49. 909-***-*148
50. “Others up to 70”

Notes

1. Recognizing Planning Commissioner Larry Huber's Service to the City of Victorville

2. Swearing in of New Commissioner Cook-Askins, Jr. and Commissioner Kurth for another Term

3. General Plan Update Public Workshop

    a. Overview of presentation – We will present a general overview of all the General Plan updates, pause for questions, then present on Housing Element.
        i. Introduce to the team, go over how tonight’s workshop will work and how people can participate, what a general plan is, each of the general plan

updates at a high level, questions, then presentation on the Housing Element specifically.

Note: These minutes focus on public comments. The details of the presentation are available for review in the PowerPoint.

b. Introduction
    i. Illustration of team.
    ii. How to participate.
c. General Plan overview.
    i. Housing Element. Survey is available online.
        1. We encourage everyone to participate.
    ii. Land Use Element.
    iii. Safety Element.
    iv. Environmental Justice Element.
    v. Environmental Assessment.
    vi. Overall project schedule.
        1. Housing Element schedule dictated by deadline for submission to State.
    vii. Public Meetings.
    viii. Questions.
        1. **How will the EJ CAC be formed?** Express your interest in the EJE/SE survey. City staff will select CAC members.
        2. **Is there a vetting process?** Ideally, members would have experience dealing with environmental justice.
        3. **Have there been social media posts about this?** Not yet. We were hoping that survey responses would provide a basis to select committee members.
        4. **Can we show the slide with the Element adoption schedule again?** Yes. The slide was shown.
        5. **Will there be an opportunity hear the strategies and policies the team is looking to adopt re: the Housing Element?** Yes, we will have public hearings and the draft Housing Element will be available for the public to review.
        6. **Will the team make sure the affordable housing RHNA requirement is met and evaluate expiring covenants?** Yes, we are required to, and will, look at expiring affordability covenants. Stay tuned for the Housing Element presentation coming up later this evening. We welcome input, including on the survey, as well as reaching out to us on the team, and participating in the March workshop.
        7. **Can the presentation be shared?** Yes, it will be available online and by request to the emails provided.

    In Spanish, the Harris team asked if anyone has any questions or comments to share.
d. Housing Element Update.
    i. Agenda: What it is, what is RHNA, site inventory, ways to get involved, next steps, questions.
    ii. What is a housing element.
    iii. What's in a housing element.
    iv. Why is the Housing Element being updated?

v. Housing Element update and approval process.
vi. RHNA – State does population projections and allocates needs to COGs.
vii. Victorville's RHNA allocation – walk through the allocation at each income level.
viii. RHNA Site Inventory – walk through site inventory requirements and fair housing requirements.
ix. Site inventory slides – Still in preliminary stage, identifying large areas, at which we will look more closely.
x. Outreach opportunities
xi. We want to hear from you – Website and survey information.
xii. Next Steps – Project schedule.
xiii. Questions & Answers
    1. **Scott's comment:** Make it clear for the audience that if a property is classified in a certain income category, the City is not dictating that the owner build in that income category. The site inventory will have flexibility to allow property owners to build in any income category.
    2. **Will the study sessions be open to the public?** Yes.
    3. **How does the 8,146 allocation of the 6th cycle compare to the allocation of the 5th cycle?** It's not vastly different for Victorville. For SCAG region, allocation was much larger than in 5th cycle, but SCAG shifted allocation to the coast, consistent with SCAG's transportation plans. Current 8-year cycle was just over 7,200 units. The new cycle adds ~1,000. Some coastal cities have double or triple the number of units from the previous cycle.
    4. **Did we meet our RHNA numbers during the past cycle?** Most cities did not meet their 5th cycle. The RHNAs are usually quite large, and residential development can be controversial. Clarifying, distinction between planning for units (creating capacity within the zoning code) and building the units. City adequately planned for RHNA units, but the units were not built, due to market factors and other considerations.
    5. **Will densities in the current general plan / zoning be considered for change?** We're current in initial stages. There is a State requirement that sites designated for lower-income housing has to be 20-30 units per acre. [Postscript, this varies based on city size and location within or out of a metropolitan County. For Victorville, being located in the Riverside-San Bernardino Metro Area and having more than 25,000 residents means the applicable density is 30 units per acre.] We will have to adhere to that requirement. We're in the beginning stage of identifying where the sites will be located and if there will be a need for rezoning. Stay tuned! If you would like to see density in certain places or have a density comment, please email us.
    6. **Will some areas be exempt from the housing target?** Open space areas are exempt. Victorville has a large amount of vacant property, compared to built-out cities. We don't anticipate a challenge to identifying sites. High fire areas, areas subject to flooding or used for agriculture will be exempt.
    7. **Is there planning for specific senior housing?** In the housing element, we look at special groups, per a state requirement.

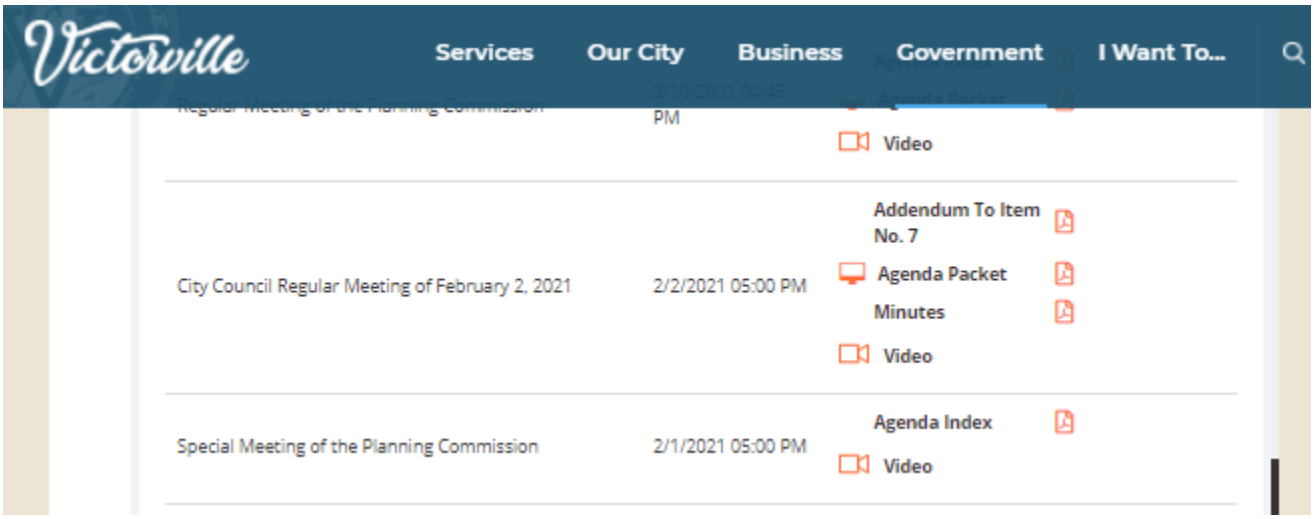
Seniors is one of the groups. Any input on the needs for senior housing, or good locations, is welcome.

8. **Do we expect RHNA changes to continue, knowing that CA population growth is slowing / people are moving out of state?** It does not affect the current cycle. There may be a change for the next cycle.
9. **Please advise on the total number of units built in the current RHNA cycle?** A lot of factors came into play – coming out of the Great Recession, the dissolution of Redevelopment. It's less than 2,000 units.
10. **Will there be any incentives for developers to build low income or senior housing?** As we develop the list of sites (site inventory), we will identify the numbers of units and income levels. The Housing Element will identify funding sources. Affordable housing requires public subsidy. That's why it's been a challenge. We will identify funding sources to fill the affordability gap. There are multiple funding sources, like LIHTC and state grants, which have partially replaced Redevelopment money (for affordable housing). The financial incentives will be focused on state and federal sources. With Redevelopment dissolution in 2012, local governments don't have funding to offer incentives, for the most part. That is one of the challenges of building affordable housing. There will be incentives, but pieces will need to be assembled. If property owners / developers have identified impediments to development, we want to know what those are to consider zoning code changes to alleviate those impediments and replace them with incentives.
11. **Scott:** Housing Element relates to the Land Use Element. E.g., higher densities will be reflected in the Land Use Element update. First Land Use Element update is schedule for February 24.
12. **Scott:** On the City website, you can sign up for our mailers. If you didn't get a notice through email for this meeting, please visit the website and put in your email address.
13. **Hitta:** We will engage with the developer community to understand.
14. **Scott's comment:** Less infrastructure on west side of town, not likely to see MFR there.

Community Workshop #1 (February 1, 2021)

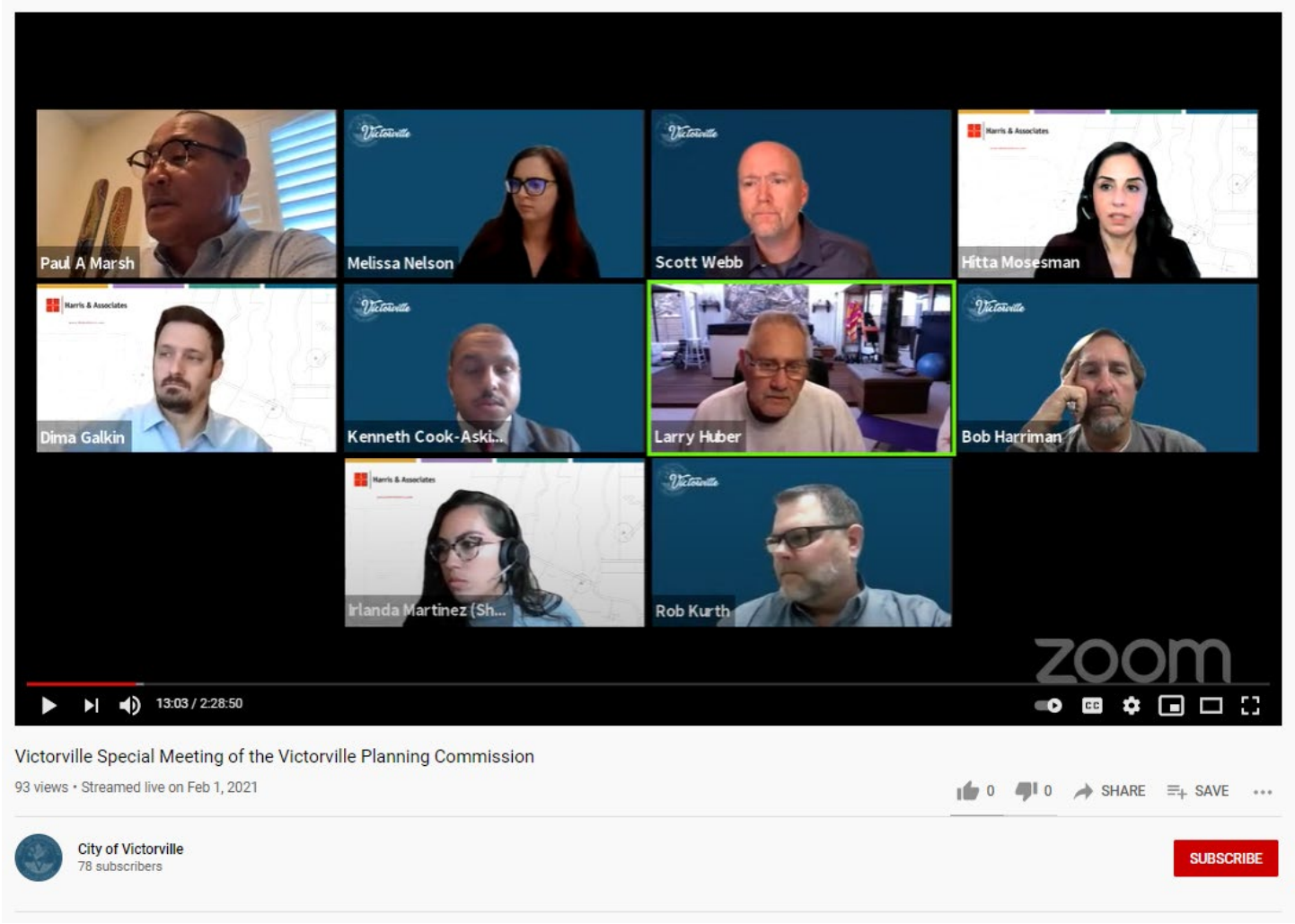
Archived Meeting Items

Agenda Packet & Video Link (City Website):



https://www.victorvilleca.gov/government/agendas

Meeting Video (YouTube):



BUILDING ASSOCIATION STRATEGY SESSION (FEBRUARY 5, 2021)

- Meeting Agenda
- Notes

Building Association Strategy Session (February 5, 2021)

Meeting Agenda

Victorville Meeting Agenda
2/5/21

I. Introductions

II. City Update
   a. COVID-19 and City Operations
   b. RHNA and Housing Element Update

III. Vinyl Fence at interior side and rear lots
   a. March Workshop

IV. Lot Sizes

V. Design Guidelines (see attached)

VI. Other Recommendations/topics

1. Pedestrian bypass sidewalk
2. Citizens Access Portal website
3. Subdivision Checklist - Notably for bond requirements, encroachment permit processes and requirements, etc.
4. Fee payment process
5. Corner lot enhancements
6. Lot drainage
7. Site design of curvilinear streets
8. Drywell use

Building Association Strategy Session (February 5, 2021)

Meeting Notes

VICTORVILLE HOUSING ELEMENT UPDATE

MEETING WITH BUILDING INDUSTRY ASSOCIATION

February 5, 2021 @ 3:00 PM

Meeting Notes

Attendees:

1. City Staff #1
2. City Staff #2
3. Attendee #1
4. Consultant #1
5. Consultant #2
6. Consultant #3
7. Attendee #2
8. Attendee #3
9. Attendee #4
10. Attendee #5

Notes

1. Introductions

2. City Update

    a. COVID-19 and City Operations
    b. RHNA and Housing Element Update

3. Developer Feedback
    a. Attendee #3:
        i. We can build 6-7 du/ac at moderate income
        ii. 125 units in Victorville in moderate and above-moderate range.
    b. Attendee #5:
        i. Turning renters into buyers.
        ii. Not front-loading, overspending, carrying costs.
        iii. Lot sizes: need for evolution to 4000 sq.ft. lots. Current minimum is 7200.
    c. City Staff #1:
        i. Work within current general plan.
        ii. Overlay district to allow some flexibility, but ensure quality development.
    d. Attendee #1:
        i. Vinyl fencing.
        ii. 8 du/ac density.
        iii. When would we do discussion on vinyl fencing?
    e. City Staff #1:
        i. Issue needs to be aired if you want planning commission to consider it.
        ii. Related to type of product and price point and density
        iii. I don't want to stop developers from engaging planning commission.
        iv. Went through this 10 years ago and struggled to get development community to adopt block walls.
        v. Several workshops occurring where fence material issue could be presented.
    f. Attendee #1:
        i. Which workshop would work best?

g. Consultant #2:
    i. Our first workshop for land use element is more focused on big picture; community to let us know what is most important.
    ii. One of the things that can be discussed is density (address missing middle).
        1. new land uses or overlays
    iii. May be an opportunity for a bridge between single family and townhouses
        1. provide opportunities for moderate, below-moderate
    iv. Fencing is too detailed for that first meeting (development standards)
h. Attendee #2:
    i. Phasing the CFDs and single family design guidelines.
    ii. Current writing frontloads amenities.
        1. Project where phase 1 of 8 need to build a bridge or park.
    iii. Minimum of 50 lots for phased tract map; seems like an arbitrary number.
    iv. Like to see in R-1 possibility to have 10ft. porch and 12ft. for 1 story and 18ft for 2 story so we can have variation in set-back.
    v. 12-15 foot setback for backyard for 1 and 2 stories.
    vi. Flag lots are more helpful than pie shaped lots for allowing paseo.
i. Attendee #4:
    i. A lot of these items are not controversial.
    ii. Used in other cities.
    iii. 2017-18 #1 selling project in the Mojave River Valley was the *polty project in Apple Valley on 4000 sq.ft. lots.
    iv. Need flexibility in designing projects.
j. City Staff #1:
    i. Would hold off on density.
    ii. Not a lot of developers asking about flag lots.

STAKEHOLDER OUTREACH - DEVELOPER MEETING #1 (MARCH 9, 2021)

- Notes

VICTORVILLE HOUSING ELEMENT UPDATE

HOUSING DEVELOPER STRATEGY SESSION #1 NOTES

March 9, 2021 @ 4:00 PM

Meeting Notes

Attendees:

1. Attendee #1
2. Attendee #2
3. Attendee #3
4. Attendee #4
5. Attendee #5
6. City Staff #1
7. Consultant #1
8. Consultant #2

Notes

1. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Victorville?

    a. Attendee #1: Multifamily and shopping center developer. Challenge – amount of utility allowances (for affordable housing) in SB County, drastically reduces the rent and almost doesn't make a project pencil. High cost of fees, especially on top of high construction costs (e.g., high cost of lumber).
    b. Attendee #5: Zoning issues, out of date general plans, and staffers not being on the same page between departments re: interpreting general plan and zoning. Funding is always a challenge, but right now zoning issues stick out.
    c. Attendee #3: Only do 100% affordable. Almost always local funding or land is needed to do a project. Depending on what City is open to and what resources are available. When City is more flexible, that makes it easier, i.e., allowing developer to pursue certain types of funding.
    d. Attendee #4: ED organization based out of Ontario, help developers and communities advance projects. Don't develop housing much. Try to avoid prevailing wage by avoiding state or local funding. Would prefer to have city identify types of projects and funding sources.
    e. Attendee #5: Need consistency in direction provided from Council with what staff is applying and what plans state / how they are interpreted.
    f. Attendee #3: In Old Town, height is dictated by what's already built next door. That makes it harder to build affordable housing if neighboring buildings are short.
    g. Attendee #4: Prevailing wage turns away impact investors. What ends up happening is the City preps the site, leases it to a developer at market, and the developer builds a mostly market rate projects, with a few affordable units.

2. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Victorville?

    a. Attendee #2: SB 1 and SB 2 refilled some HCD "pots" (Joe Cerna and MHP). MHP tie breaker is deeper affordability. It's an issue because most cities and

counties don't have vouchers, to achieve deeper affordability is very difficult. SB County is more voucher-constrained than LA County. One project was changed to veterans because of availability of VASH vouchers.

3. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

    a. Attendee #1: Working with 3 cities. 1 is giving incentive on setback. Another city is giving density bonus, still working through details.
    b. SS: Cash is the biggest thing that would help. Doesn't have to be local, could come from county. Or land if cash isn't available. Cash, preferably as residual receipts loan. Density bonuses, etc. – State has come out with so many different things, as long as City doesn't fight on it, it's pretty easy to get the bonuses and additional incentives we need. Transit helps a lot. A transit oriented site that's 100% affordable allows up to 3 stories everywhere in CA.
    c. DY: Impact fee waivers are helpful. Separately, in Coachella Valley, inclusionary housing fees on market rate projects are being done. In-lieu fees are helpful to create funding for affordable housing projects.
    d. SS: Projects in Santa Monica with inclusionary requirements have market rate developers essentially giving land to affordable housing developers to take care of the inclusionary requirement.
    e. GK: Ontario and National Core have worked to attract credit investor (bank who issued the loan) in an OZ – allowed investor to leverage the return to reduce the cost of capital. Leveraging OZ where census tracts are qualified. Victorville should look into this, speak to banks that have capital to deploy.

4. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

    a. SS: Streamlining and other incentives are extremely helpful. Funding is #1 helpful item. After that, anything to speed up the process is extremely helpful.
    b. DY: Need entitlements to apply for funding sources. Local government approval is helpful. We have used SB 35 and fast tracking with Counties.
    c. DH: Grand Terrace did streamlining well.
    d. SS: Santa Monica does a good job with streamlining, especially for affordable housing.
    e. Attendee #1: Haven't found streamlining yet. Everything is taking way too long. Some cities use COVID as an excuse to take longer whether to deem a submission complete.

5. Have you considered a project in Victorville or the High Desert area within the last 3 years? Why or why not?

    a. Attendee #1: Currently under construction of 186 units in Hesperia. May be doing another 50 units there. These are market rate projects, due to utility allowance. Looking at a 310 unit project in Victorville with 20% low income.
    b. SS: Looked at downtown land and are looking at possible ways to make it work.
    c. DY: Closest having come to Victorville is Apple Valley. Currently negotiating a DDA for 100 units multifamily with a health clinic component. Partnered with Providence St. Mary for mobile clinics with dental and health services.

d. DH: High Desert is one of the target markets. Want to be more engaged with projects in Victor Valley. Victorville approached us, and Gil was involved in the tour.
e. Attendee #1: Very vested in Hesperia and Victorville. 486 units in Victorville owned and managed. Several hundred in Hesperia. Still consider it a good market.

6. In your opinion, what are some creative housing solutions that would help a city like Victorville develop more housing / affordable housing?

    a. Find funders with an appetite in investing in that market. We identified a few of them 7 or 8 months ago, but hasn't heard much since then.
    b. GK: We keep looking at funders in the traditional tax credit view. There's tons of dry capital looking to build housing, affordable and market rate, and workforce. They need entitled projects, for pre-development phase to be done by city, local non-profits, whoever. That's the message from OZ investors. ("Marketing package" to attract investors.)
    c. SS: Cobbling together the resources that are available. Former redevelopment sites could be contributed. Fee waivers, HOME funds split with Apple Valley, former redevelopment funds, etc. Each one isn't big, but combination can add up. Once site is entitled, then can bring to state and leverage for bigger dollars.
    d. DY: Identify the sites where the City wants affordable housing. Create an RFP package. Typically, cities have land surplus list. Does Victorville not have such a list?
    e. SW: We don't. We have a group of properties that Successor Agency is trying to sell off, but don't have a comprehensive list of properties to sell. Is one of major impediments that City doesn't own specific lands?
    f. DY: It's definitely a lot easier to have land already owned by the City. Another resolution to consider: implement new zoning (affordable and inclusionary) into General Plan.
    g. SW: Model city to refer to regarding inclusionary housing?
    h. DY: Work with the City of Palm Desert. Martin Alvarez is the ED Director. I can forward his information.
    i. SS: For us, it's not necessarily easier. It could make it more difficult. Would rather buy land on the market, then come to the City to get a residual receipts loan. That's more streamlined than working out a DDA. Given Victorville's resources, would ask for land because City doesn't have cash. Many cities seem to have departments with excess land. Or schools, or parking lots that are no longer needed.

7. SW: Why hasn't Victorville seen a sizable multifamily project in the last 5 years?

    a. SS: First thing to mind – dissolution of RDAs took away capital.
    b. Attendee #1: Fees have a lot to do with it as well. City has gotten more stringent on what they are looking for. Current project – seems like City wants more like Irvine or Newport Beach-looking project. Also, if High Desert could do something about the Cajon Pass – it's such a disaster and has gotten worse since changes were made to it. (Project is on Seneca and Cahuenga, Seneca Villas. Next door is 100% low income project. We're working on trying to offer 20% low income.)
    c. GK: Need better regional collaboration among cities in High Desert. Bring in resource / development center. Many examples around the country of areas that

are doing something like that. Example: Paul Nolta from SBDC and I speak about creating a resource center. SB EDA and GO BIZ would back such an effort.
   d. DH: Good first step by merging the Chambers.
   e. SW: Good point that there could be collaboration among cities, that this would help to pursue County and State funding. Are you finding that High Desert cities aren't up to speed on resources available?
   f. GK: Everybody has looked at Samson's deal in Adelanto at relocating (?). I spoke to GO BIZ and I-Bank about ways to structure regional collaboration in the High Desert.
   g. SS: There are COGs out there that are cobbling resources together for funding affordable housing. E.g., San Gabriel Valley COG. Gateway Cities COG is another one. COGs are pulling together resources for affordable housing, among doing many other things.
   h. GK: WRCOG is another one. The form allows forming an EDC and applications for greater sources of funding.
   i. HM: SGV has a Housing Trust that pursues LHTF funding. Member cities (there are 20) have allocated (a portion) of the PLHA grant funding.

8. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 899)? What could the City do to assist?

   a. DH: Riverside is having success with transitional housing on church property.
   b. SS: Experience has been that churches are not that different from market-rate owner / not that beneficial.
   c. DY: Working on two projects partnering with churches, in which they get part of the developer fee. But not using bill.

9. Final Comments:
   a. Attendee #1: Need about 8,200 units, right? (About that, yes.) Gil, are some of the funding sources you referenced only for 100% affordable projects?
   b. GK: EDC is an economic development corporation that could provide funding for different types of projects, not just housing.
   c. Main message: creating joint powers / regional collaboration should focus on bringing in more CDFI, CDE, small business investment corporation, etc. into High Desert.
   d. Attendee #1: Have you determined amounts of VL, L, and moderate?
   e. SW: Yes, that's determined by SCAG.
   f. HM: Workshop on 03/15, Planning Commission meeting to go over potential sites and proposed goals. Will also present results from survey with 100+ responses. We encourage you to participate. Thank you for your time.
   g. SW: Echo Hitta's comments.

HOUSING DEVELOPER STRATEGY SESSION #2 (MARCH 10, 2021)

- Notes

VICTORVILLE HOUSING ELEMENT UPDATE

HOUSING DEVELOPER STRATEGY SESSION #2 NOTES

March 10, 2021 @ 1:00 PM

Meeting Notes

Attendees:

1. Attendee #1
2. City Staff #1
3. Consultant #1
4. Consultant #2

Notes

1. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Victorville?

    a. Attendee #1: Works for a large affordable housing developer in Lancaster (11 hundred units) also developed the downtown area.

        i. Mostly comes down to finances for developers. Gap identified with credits and bonds. She does think there are opportunities in Victorville with the city-owned parcels.

        ii. Parking is a huge issue in LA communities – skyrockets the price. Parking on grade is attractive.

        iii. Also attractive to go into a community that wants to build affordable. Developers should be strong on their own to outreach into the community on their own.

2. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

    a. Consultant #1: Clarifying question – what are the densities that you've looked at in Lancaster that have made the deal work. Victorville already has some areas where the densities go up.

    b. Attendee #1: 40-60 minimum. Larger projects to be no more than 120 units/acre (?). Affordable housing overlay that allows even more for folks that are going to build affordable housing.

    c. Consultant #1: Do you believe that if they zone it and provide that, they will come?

    d. Attendee #1: Yes because it's always a bout making it pencil to fill the gap identified. I think how cities view their successor properties is important. There are opportunities to stimulate the economy while taking care of their homeless.

(i.e. $600 a month on SSI money, that's a walking $600). Everyone who is experiencing homelessness can qualify for the $600 a month.

i. I understand that we have to be fair and offer everyone a chance. Scoring transparency in scoring is very important.

ii. Public/private partnerships – ground lease, development fees, subsidy overlays. Making private money move faster

e. Consultant #1: Can you give us an example of a project that was successful?

f. Attendee #1: City of LA – City-owned property – unsubordinated ground lease – 40 units of crate modular product. The developer is getting some operating subsidy. That's a public/private partnership

i. There have been other creative partnerships like fly-away homes (private developer that builds for homeless). Have taken private money, given them a modest return and had to get buy-in from the city.

ii. Modular offsets prevalent wages

g. City Staff #1: The city does not have opposition to modular construction as long as it does not just look like storage

i. Prevalent wages do not kick in until something is being built.

3. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

a. Attendee #1: If there is a way for Victorville to be innovative to allow private developers to build affordable housing, but give them some sort of advantage – that would be attractive to come out to Victorville. (i.e. higher densities so they can pencil

i. Three streams, Capital A, private with a subsidy overlay, affordable tax credit, private but they're doing the "missing middle" or workforce. Workforce housing would be market.

4. Have you considered a project in Victorville or the High Desert area within the last 3 years? Why or why not?

a. Attendee #1: She has personally brought multiple developers (Capital A developer, private money but only want to do affordable) that want to come to areas like Victorville to build affordable. Looking for incentives like waived fees, higher density, leasing land for a dollar a year or donating it.

i. If you have a mix of these folks, you can really get it going (private and credit guys). One private developer is looking to have a collective bargaining agreement. Everyone agrees to reduce their rates to build affordable housing.

b. Consultant #1: What about working with a habitat for humanity.

c. Attendee #1: She does not think that the volunteer work pool is sufficient to build affordable housing. Still thinks it's good for single family and thinks the city should have a consistent stream of them.

    i. ADU can impact homelessness and really add units and keep people living in place longer.

d. City Staff #1: they do have an ADU ordinance but does not go over the state one. They adopted the state ordinance.

e. Attendee #1: San Jose has an innovative ADU program. The city would fund the construction as long as they agree to have a Section 8 tenant for 15 years.

f. Consultant #1: Pasadena has a program where the city will waive a large portion of it if they agree to provide income documentation that shows they are restricted to affordable families.

5. In your opinion, what are some creative housing solutions that would help a city like Victorville develop more housing / affordable housing?

    a. Attendee #1: She works in modular and thinks that they can help affordable housing because of the timeline. Her company is an innovative building company.

6. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 899)? What could the City do to assist?

    a. Attendee #1: They are involved with a group called YIGBY in San Diego. They are leveraging church property for affordable housing. Leaning on the religious land act. Just spoke to an NPO that is a former affordable developer that is exclusively working with religious organizations and doesn't work with credits anymore.

    b. Consultant #1: For city staff, it is a hard thing to become a broker for developer. It is nice to have organizations that are proactive and creative. It would be good to have some interest

7. Final Comments:
    a. Attendee #1: Keep in mind that there are private developers who want to build affordable housing. They are talking about starting an organization like SCANPH (SCANPH is only for the credit and affordable folks)

        i. It's all about the subsidy overlay. If there is a way to lean on your county and get some vouchers, that would be great.
        ii. Can they get a workforce vouchers, how can they get an allocation of VASH vouchers that are Victorville-specific.
        iii. 80-100% is a section that really needs housing. Doing covenants for a certain amount of time. Make it attractive so private money can work.
        iv. Come see our factory in Carson – socially-distanced tours. Offer is on the table.

    b. City Staff #1: He would personally like her to provide feedback on their land use element.

HOUSING DEVELOPER STRATEGY SESSION #3 (MARCH 10, 2021)

- Notes

VICTORVILLE HOUSING ELEMENT UPDATE

HOUSING DEVELOPER STRATEGY SESSION #3 NOTES

March 10, 2021 @ 3:00 PM

Meeting Notes

Attendees:

1. Attendee #1
2. Attendee #2
3. Attendee #3
4. City Staff #1
5. Consultant #1
6. Consultant #2

Notes

1. Introductions

    a. Attendee #2: Looking to create opportunities to create affordable housing. Gil in San Bernardino introduced him to Victorville. Knows the owner of the Green tree Inn.
    b. Attendee #3: Strategic Development – was at META housing before. A lot of experience in LIHTC.
    c. Attendee #1: Senior Project Manager at Strategic Development – Also worked with META Housing. Wants to participate in the Victorville affordable housing. Has worked on a Victorville homeless shelter.

2. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Victorville?

    a. Challenge - Low Rents
        i. Attendee #2: Although rents are an issue across the country, they are especially challenging in areas like the High Desert because they are significantly lower. Such low rates mean that they cannot generate enough profit to make it pencil.
        ii. Attendee #3: A one-bedroom unit in the IE would rent at around $1,400 per month, while a one-bedroom unit in LA is $2100. That difference can generate a multi-million dollar gap.
            1. He tried to work on a project in Hesperia (homeless veteran's project). Numbers actually worked with vouchers. That is one of the best ways to make a project pencil.

    b. Challenge - Impact Fees
        i. Attendee #3: Impact fees are also a major hurdle – LA cities average $20,000 per unit, while some areas in the Inland Empire can have fees at the $30,000 level. This results in a lot more in additional expenses.

    c. Opportunity - Land
        i. Attendee #3: One advantage the High desert has is a lot of available land.

3. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Victorville?

    a. TCAC Program is Competitive
        i. Attendee #3: Overall, TCAC program has gotten a lot more competitive – many developers applying. First round of TCAC applications had a 28% win rate (for the $500 million state credit round). It's not just Victorville, but particularly in places with lower rents, it is harder to be competitive and make things pencil. TCAC regulations have changed in the last six months (the less credits you ask for and the more units you build, the better your tiebreaker score is).

4. As funding for affordable housing is severely limited, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

    a. Attendee #3: If Victorville helped expedite the affordable entitlement process, that would help. For instance, Los Angeles has an expedition process in TOT areas. The quicker they can get through he entitlement process and approval, the easier it is for them to apply for funding.
        i. Also, getting inspectors to give more attention to show up on time would help. Affordable requirements have hard deadlines and it helps to have them be prioritized. Missing deadlines can push them back a year or two.
        ii. City Council Support – Some projects have a special needs component, which can be sensitive to the community. A lot of state funding (like MHP, No Place Like Home, etc.) are tied to helping the most vulnerable. To be able to stand by the project, the community can be split on that, but having the council's support is really important.

    b. Attendee #3: What has worked in affordable housing projects in Victorville?

    c. City Staff #1: Most of them were probably built using Redevelopment funds that helped them pencil. Aside from that, we have not really been able to build more. We are trying to change the tide with this new Housing Element.
    d. Attendee #3: Have there been any RFPs for any excess land in Victorville?
    e. City Staff #1: Our ED department is working on getting an RFP out for Housing Successor properties in Old Town. Hoping it goes out shortly. It is not a lot of property, but enough for a few projects.
    f. Attendee #3: From a developer perspective, they would look at how large is the land – 3-4 acres is better than anything under 1. Being able to provide parking on grade would cut costs – podium and subterranean cost a lot. Location on areas with infrastructure helps a lot too. Anywhere in the middle of nowhere can be very expensive.
        i. They had a project in Palmdale that cost an additional 2.2 million just to add utilities.
        ii. Zoning (being allowed to have more density) would help too. 35-40 units per acre would help a lot.
    g. Consultant #2: For locations near a supermarkets/commercial, what would the density needed be?
    h. Attendee #3: Locations near commercial centers help them with TCAC applications since they are close to commercial centers (more points). 30-50maximum would work. Important to not set minimums, as it can make it difficult

to meet the requirements if the acreage is low. Better to set maximum and let them go lower if they choose. Density bonuses would also be a good consideration.

i. Consultant #2: Old Town Area has a few vacant lots where the city has had to demolish some buildings. There are vacant properties that have already been cleared up. They also have the needed density.
j. Attendee #2: When he figured out that he couldn't make it work on one of the best pieces of land in Victorville, he realized the low rents were a huge deterrent.
k. Attendee #3: Does the city have "soft funds" for affordable housing? Specifically project-based vouchers.
l. City Staff #1: We have some PLHA funds, HOME funds, and not sure if they have project-based vouchers. The City doesn't, but they'd have to check if the County has it. Usually the Housing Authority have the vouchers.
m. Consultant #2: We looked at vouchers for another client. Cities that don't have a lot of staff are challenged because it is a lot of work to administer it.
n. Attendee #2: Organizations like the United Way – they have access to tenant-based vouchers. Master lease and HUD will underwrite if there are vouchers. If they designate a number of units for homelessness, then they can do a master lease with them.
o. Consultant #2: City applied for the PLHA grant. Money is starting to come in for pre-development and development. We are starting to see actual money for developments. Additionally, the City can have more control over where to modify zoning for these types of projects to help provide land where developers can get more points for their location.
p. Attendee #3: Being in a QCT (qualified census tract) or a DDA (places that are very expensive) gives points and being close to amenities, helps provide more points. Looked at the HUD website to check if there are any QCT (huduser.gov/portal/sadda/sadda_qct.html)
q. Attendee #1: They are looking at a few things as the opportunities come up. Something Victorville can do to expedite the entitlements.
    i. If the City sticks to the timeline predictions they make, it would be really helpful. Additionally, making the city more development friendly.
r. Consultant #2: What would be ideal turnaround for entitlements?
s. Attendee #1: 4-6 months. But a key element is being able to stick to the predictions made.
    i. What is the process to do a zone change?
t. City Staff #1: It would take an ordinance – take it to council – do an environmental review, etc. Environmental is typically something that takes a while. They try to do it as quickly as they can, but developers tend to throw the towel in when they see all the environmental processes because they have a lot of Joshua Trees (protected).

5. Have you considered a project in Victorville or the High Desert area within the last 3 years? Why or why not?

    a. Green Tree Hotel
        i. Attendee #2: Large plot of land that the seller has been wanting to develop. The hotel is a gateway to the city and has golf course views that would be great for affordable housing. Seller is willing to provide the land for affordable housing and even then, it's hard to make it pencil because of the rents. They need something else to make the deal work (vouchers).

ii. City Staff #1: Green Tree Inn is along the 7th street corridor. Any luck with trying to make the project pencil?
iii. Attendee #2: it's so disappointing. The program never really launched – first two years had a lot of requirements, then COVID hit.

    1. They can come back to Scott and tell him what they would need the zoning to be for the Green tree to make it pencil. (Per Scott, it's the right time to do this because we are updating the land use element).

HOUSING DEVELOPER STRATEGY SESSION #4 (MARCH 12, 2021)

- Notes

VICTORVILLE HOUSING ELEMENT UPDATE

HOUSING DEVELOPER STRATEGY SESSION #4 NOTES

March 12, 2021 @ 2:00 PM

Meeting Notes

Attendees:

1. Attendee #1
2. Attendee #2
3. Attendee #3
4. City Staff #1
5. Consultant #1
6. Consultant #2

Notes

1. What are some challenges and opportunities you face as a developer while trying to develop housing / affordable housing in a community like Victorville?

    a. Attendee #3: Can't get rents to cover costs of construction. Land residual result in negative amounts. Fees are high. Have asked Sophie Smith and staff to review fees. Couple of apartment developers are trying to develop; question is whether they will be able to get the rents to justify the costs, including CA requirements (CEQA, etc.). We battle over these issues. Some say there's no choice. We don't have an affordable issue here. We could use more housing. About 57% of the High Desert is on welfare or some kind of subsidy. Building to that market is not where we should be building. We should encourage people to get a job or get an education / trade and get in the workforce.

    b. Attendee #1: I do see an affordable housing issue. What I can afford may not be what you can afford. We are still in the midst of a pandemic. We have people who were laid off, did not choose not to work. We are trying to keep people housed. We have opened up shared housing to keep people off the street. I went through the struggle of becoming homeless, not because of lack of work or education, but because of divorce / abusive husband. Moved and worked in Irvine for a time, because wages in High Desert don't meet needs of large family. Now in a pandemic, with businesses closing, we need to look at how to help people who aren't choosing to be on public assistance.

    c. Attendee #2: Construction costs are high right now. Way affordable housing works is affordable rents. Doesn't generate classic rent-cost structure. Need additional subsidy / residual loans, either from City (or fee waivers) or working with County or State. Biggest hurdle is funding and how long it takes to get funding. Jamboree was fortunate to celebrate 31 years this year. Step that takes the longest is financing process. Most programs are 2-5 times oversubscribed. We have to be persistent to go after funding multiple times. If it's not publicly owned land, need private owner to give time to get through that process. Most owners are not willing to do that. Need time and capital for these deals, which sometimes have 5-7 layers.

d. Attendee #2: Would like to restart conversation about project in Victorville. Did a lot of land planning, working architects, etc. It's been about a year since last speaking about a prior project. The property was City-owned / controlled.

e. Attendee #1: Have you heard anything about Housing Trust Fund that Riverside put together?

f. City Staff #1: Hitta and I have talked about that. It could be something that we focus on as a policy objective in the Housing Element.

g. Consultant #1: Roger, without the land being provided for the project, the numbers didn't work, is that correct?

h. Attendee #2: The project got stalled in the use of the mixed use space. Jamboree wanted community-serving purpose. City wanted retail (e.g., Starbucks). The City's idea was to rejuvenate Old Town. It's not quite there. Rather than have empty space, we wanted to include community-serving use, to activate the community that way, then convert to retail at a later point.

i. Attendee #3: We have sold and leased more space in Old Town than anyone else in the time we've been there. Our company has made a decision that we won't take on any time of commercial land use on properties north of the Fairgrounds now, because of safety. At any time of the day, downtown doesn't feel safe. It's going to take a very serious commitment from the City and the Sheriff to clean up the downtown area. The homeless issue and crime have taken over so bad. That's sad, because we like to service the entire region.

j. City Staff #1: Roger brought up a good point about how zoning can become an impediment to making development work. It's about finding that middle ground to allow flexible community space. I thought we got there. But there was a factor in making it easier for someone to build a development. We don't have many developers who specialize in mixed use. They build it for an affordable housing complex. It becomes a hurdle when there's not demand for commercial in that area. The current state of Old Town is unfortunate. Harris & Associates is helping to form a CRIA, to get tax increment to supplement a development and pay for the commercial component.

k. Attendee #2: There wasn't an issue about paying for it. It was about the use of the space.

l. Consultant #1: In addition to the HE update, the City is updating the LUE. Retail can be tricky because demand changes (re: e-commerce). Even market rate projects with first floor retail can struggle to keep tenants in the first floor. That's been a relatively newer phenomenon. As retail preferences change, retail evolves so quickly. The LUE is also being updated. Perhaps there's an opportunity to look at the zoning requirement in the Old Town area. Are there any constraints with obtaining loans (construction and/or permanent) for a project in Victorville?

2. Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

a. Attendee #3: I don't think we have an issue with affordable housing in the VV. A dollar goes farther here than anywhere else in So Cal. We don't have an affordable housing problem. Angela Valles was voted on Council because she said there were too many affordable housing built. We need to get more people who are sitting at home to go to school and create a skill. You can't grow an economic when you don't have people working. I've talked to some homeless people. Some of them don't want housing; they want to remain homeless.

b. Consultant #1: Clarified that City has to plan for affordable housing, per State law (RHNA).

c. Attendee #3: I understand that. The first project I sold in Santa Barbara was an affordable housing project.

d. Attendee #2: Works well when department within the City are well coordinated and there's a consistent mission, driving for development. Good coordination improves the timeline. E.g., including fire department. When a HE is thoughtful. E.g., Pasadena 2016 [2014/] HE, won an award. They not only identified sites, but also categorized them for probability of development. For tax credit purposes, sites have to be near amenities. If low probability of development, have to identify more or other sites.

e. Attendee #1: I liked the example of the Jamboree project in Victorville that have services co-located with affordable housing. It's critical that services are partnered with affordable housing. I'm very interested in what Riverside did with starting a Housing Trust, to make sure the entire community is a part of building affordable housing.

f. Attendee #2: Fee waiver or deferral would be helpful to reduce the capital stack needed for affordable housing.

g. City Staff #1: How much deferral?

h. Attendee #2: E.g., 15-year deferral, in the form of a Note.

3. In your opinion, what are some creative housing solutions that would help a city like Victorville develop more housing / affordable housing?

a. Attendee #2: ADUs have been successful for some cities. It's a one-off, but a form of affordable housing that can be quickly built and is built by the private sector. We're interested in doing modular, but haven't seen it done locally. For us, the benefit of modular is time savings, not cost. We're trying to find energy efficiencies as well. We're still doing the old-fashioned builds. We're not convinced that shipping containers have been more cost effective. We've seen them be more expensive.

b. Attendee #1: Tiny homes will help address homelessness. Largest concern is making sure they have kitchens and restrooms so they don't have to wander to use the restroom. If 60% of people are on welfare, that has to be part of the answer.

c. Attendee #3: Not aware of success of Tiny Homes. Lizette Gallo (sp?) has been a proponent of them. If they are clustered well and landscaped appropriately, maybe they can work. Haven't seen them work in more inland areas, but am interested and would like to see more information about them.

4. Are you interested in potentially partnering with a church or religious institution for a project (per recently passed SB 899)? What could the City do to assist?

    a. Attendee #2: Jamboree has done it in Orange County. Some congregations have shrunk and have land available. Jamboree did a ground lease on a church property to benefit the church and provide affordable housing. Many times, the matter is about getting the regional entity to get in line with the local church.
    b. Attendee #1: Am a pastor in the High Desert. Part of that goes along with the mission of the church – providing housing, addressing the needs of the homeless. It goes hand in hand, working with the churches to reduce the parking requirements to ensure there's adequate property. I like that idea.
    c. Attendee #3: We get 3 calls a week where people want to create or expand a church. I don't see this being viable in Victorville, where there's already so much land available. The largest church in SB County is the High Desert Church, and they are impacted in their ability to grow. I'm not aware of churches in High Desert that aren't growing / have excess land. I could see it work in Orange County (but not the High Desert).
5. Final Comments:
    a. Attendee #3: Challenge from the builders – some of them can absorb the increased requirements of design, block walls, etc. that City is trying to apply. Scott and his staff understand there are problems that have existed for a long time. But when builders say they don't want to go there due to higher costs… Now there's a push for housing across the State, but new home building is down in High Desert. Deferred fees are helpful. Won't disagree with the State. It's run very poorly. Unlike in other places in CA, in High Desert, we need quality jobs. I'd like to see more, higher end housing. We also need to satisfy the needs of all the players. Scott is very cognizant about the issues. Developers don't want to go to Cities with divided leadership.
    b. Attendee #1: Have been working closely with the City, about the last 3 years. Have been up here since 1989. Want to commend the City for the work they are doing. They are doing an awesome job, assessing the community, identifying and addressing the needs. I appreciate being in the City more than ever.

COMMUNITY WORKSHOP #2 (MARCH 15, 2021)

- Notices
- Stakeholder List
- Social Media
- Agenda
- Presentation
- Zoom Chat
- Meeting Notes
- Archived Meeting Items

Community Workshop #2 (March 15, 2021)

Notices

City Calendar Workshop Announcement:



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Victorville

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City Calendar

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Housing Element Virtual Public Workshop #2

Date: 03/15/2021 5:00 PM - 7:00 PM
Location: Victorville City Hall
14343 Civic Drive
Victorville, California 92392
Introduction: Share your ideas to meet the City's housing needs.

Add to my Calendar

The City of Victorville Planning Commission will hold a virtual public workshop at 5:00 pm on Monday, March 15, 2021 on Zoom regarding the 6th Cycle Update to the City's Housing Element. The public is invited and encouraged to participate in the public workshop.

The Housing Element is part of the City's General Plan. It consists of goals, policies, programs, and opportunities to meet the housing needs of our community. The City of Victorville has begun the state-mandated Housing Element update process for the 2021-2029 planning period and wants to hear from you. The public workshop is an opportunity to learn about the Housing Element update, ask questions, identify challenges and needs that should be addressed, and help shape the strategies to meet those needs. We want to hear what is important to you!

Comments and questions are always welcome. In order to have them addressed at the workshop, please submit them by 5:00 PM on March 13, 2021 to planning@victorvilleca.gov

Access the meeting via Zoom at : http://vv.city/he31521 **or by calling in at** (669) 900-9128 and entering the **Meeting ID** : **991 1575 7711** (If accessing the meeting from a computer the passcode is VV123).

https://www.victorvilleca.gov/Home/Components/Calendar/Event/851/728?curm=3&cury=2021

City News Article Workshop Announcement:



Victorville

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Victorville Planning Commission Will Host 2nd Workshop to Discuss City's Housing Needs

Post Date: 03/09/2021 11:59 AM

Event Announcement

VICTORVILLE PLANNING COMMISSION WILL HOST 2nd WORKSHOP TO DISCUSS CITY'S HOUSING NEEDS

FOR IMMEDIATE RELEASE: March 9, 2021 **(Updated: March 15, 2021)**

VICTORVILLE, Calif. – On March 15 at 5 p.m., the Victorville Planning Commission will host the second and final public workshop regarding future housing needs in Victorville as part of the City's current General Plan Update. This workshop will discuss the Community Survey results, consider possible locations for future housing and obtain feedback on goals. Community members are invited to participate in the workshop that will be hosted via Zoom.

Zoom Meeting Details:

Link to Zoom Meeting: vv.city/generalplanmtg

Meeting ID: **991 1575 7711**

Meeting Passcode: VV123

Phone Number for Audio: (669) 900-9128

*The workshop agenda will be available at VictorvilleCA.gov/agendas at 3 p.m. on March 11.

The City of Victorville is in the process of updating its General Plan, which is used by the City to plan for future growth and change in Victorville. In addition to planning for future housing needs, the City will be updating General Plan chapters related to land use and safety and creating a new chapter on Environmental Justice.

Questions about the housing workshop and the City's General Plan Update can be directed to (760) 955-5135.

# # #

https://www.victorvilleca.gov/Home/Components/News/News/725/16

Subject:	Victorville Planning Commission Will Host 2nd Workshop to Discuss City's Housing Needs
Sent:	03/09/2021 08:08 AM PST
Sent By:	kbrady@victorvilleca.gov
Sent To:	Subscribers of CDBG, General Plan Update, Planning Commission, or Press Release,

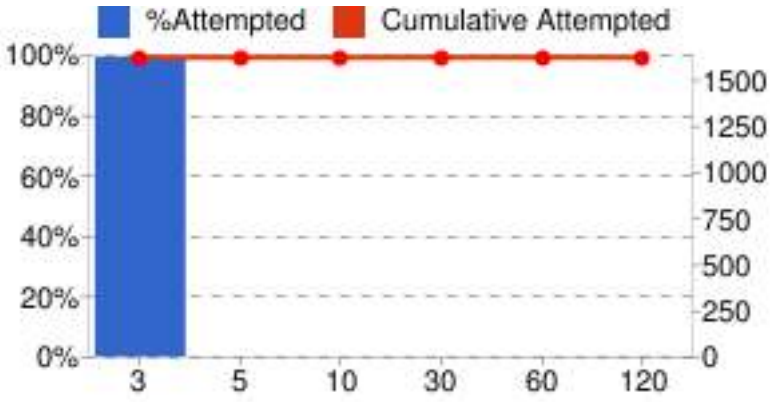
1,636 Recipients

- Email
- SMS
- Facebook
- Twitter
- RSS

98% Delivered

0% Pending
2% Bounced
32% Open Rate
1% Click Rate

Email Delivery Stats



Minutes	Cumulative Attempted
3	99%
5	99%
10	99%
30	99%
60	99%
120	99%

Delivery Metrics - Details

1,636	Total Sent
1,609 (98%)	Delivered
0 (0%)	Pending
27 (2%)	Bounced
3 (0%)	Unsubscribed

Bulletin Analytics

881	Total Opens
498 (32%)	Unique Opens
32	Total Clicks
17 (1%)	Unique Clicks
11	# of Links

Delivery and performance

These figures represent all data since the bulletin was first sent to present time.

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
Email Bulletin	Delivered	98.4%	1,595	1,569	498 / 31.7%	26	3
Digest	n/a	n/a	0	0	0 / 0.0%	0	0
SMS Message	Delivered	97.6%	41	40	n/a	1	n/a

Link URL	Unique Clicks	Total Clicks
https://victorvilleca-gov.zoom.us/j/91481107090?pwd=TUQ3…	10	19
https://www.victorvilleca.gov/government/agendas?utm_me…	3	9
https://public.govdelivery.com/accounts/CAVICTORVILLE/sub…	3	3
https://twitter.com/cityofvv?utm_medium=email&utm_sourc…	1	1
https://www.facebook.com/CityOfVictorville/?utm_medium=e…	0	0
https://www.instagram.com/cityofvv/?utm_medium=email&u…	0	0
https://public.govdelivery.com/accounts/CAVICTORVILLE/sub…	0	0
https://content.govdelivery.com/accounts/CAVICTORVILLE/bu…	0	0
https://vimeo.com/victorville?utm_medium=email&utm_sour…	0	0
https://subscriberhelp.granicus.com/?utm_medium=email&u…	0	0
https://subscriberhelp.govdelivery.com/	0	0

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

Sue Jones, Public Information Officer
(760) 955-5028 (Office)
(760) 953-6940 (Cell)
sjones@victorvilleca.gov

Event Announcement

VICTORVILLE PLANNING COMMISSION WILL HOST WORKSHOP TO DISCUSS CITY'S HOUSING NEEDS

FOR IMMEDIATE RELEASE: March 4, 2021

VICTORVILLE, Calif. – On March 15 at 5 p.m., the Victorville Planning Commission will host a public workshop to discuss future housing planning in Victorville for the City's General Plan Update. This workshop will discuss the Community Survey results, consider possible locations for future housing and obtain feedback on goals. Community members are invited to participate in the workshop that will be hosted via Zoom.

Zoom Meeting Details:

Link to Zoom Meeting: vv.city/generalplanmtg

Meeting ID: 914 8110 7090

Meeting Passcode: VV123

Phone Number for Audio: (669) 900-9128

*The workshop agenda will be available at VictorvilleCA.gov/agendas at 3 p.m. on March 11.

The City of Victorville is in the process of updating its General Plan, which is used by the City to plan for future growth and change in Victorville. In addition to planning for future housing needs, the City will be updating General Plan chapters related to land use and safety and creating a new chapter on Environmental Justice.

Questions about the housing workshop and the City's General Plan Update can be directed to (760) 955-5135.

# # #

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

Sue Jones, Oficial de Información Publica
(760) 955-5028 (Oficina)
(760) 953-6940 (Móvil)
sjones@victorvilleca.gov

Anuncio de Evento

LA COMISIÓN DE PLANIFICACIÓN DE VICTORVILLE INSTALARÁ UN TALLER PARA DISCUTIR LAS NECESIDADES DE VIVIENDA DE LA CIUDAD

PARA PUBLICACIÓN INMEDIATA: 4 de marzo de 2021

VICTORVILLE, Calif. – En el 15 de marzo a las 5 p.m., la Comisión de Planificación de Victorville organizará un taller público para discutir el futuro de la planeación de vivienda en Victorville para la Actualización del Plan General de la Ciudad. El taller discutirá los resultados de la Encuesta Comunitaria, considerará posibles ubicaciones para viviendas futuras, y obtendrá comentarios sobre los objetivos. Los miembros de la comunidad están invitados a participar en este taller que se realizara a través de Zoom.

Detalles de la reunión de Zoom:

Enlace a la reunión de Zoom: vv.city/generalplanmtg

ID de la reunión: 914 8110 7090

Código de acceso a la reunión: VV123

Número de teléfono para el audio: (669) 900-9128

*La agenda del taller estará disponible en VictorvilleCA.gov/agendas a las 3 p.m. el 11 de marzo.

La Ciudad de Victorville está en proceso de actualizar su Plan General, que es utilizado por la Ciudad para planificar el futuro crecimiento y cambio en Victorville. Además de planificar las necesidades futuras de vivienda, la Ciudad actualizara los capítulos del Plan General relacionados con el uso del suelo y la seguridad y creara un nuevo capítulo sobre Justicia Ambiental.

Las preguntas sobre el taller de vivienda y la Actualización del Plan General del a Ciudad pueden dirigirse al (760) 955-5135.

###

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

VICTORVILLE PLANNING COMMISSION WILL HOST ITS SECOND VIRTUAL WORKSHOP TO DISCUSS THE CITY'S HOUSING NEEDS



VICTORVILLE, Calif. – On March 15 at 5 p.m., the Victorville Planning Commission will host the second of two public workshops to discuss future housing planning in Victorville for the City's General Plan Update. This workshop will discuss the Community Survey results, consider possible locations for future housing and obtain input on goals Community members are invited to participate in this workshop that will be hosted via Zoom.

Zoom Meeting Details:

Link: **vv.city/generalplanmtg** Meeting ID: **914 8110 7090** Passcode: **VV123** Call In Number: **(669) 900-9128**

The workshop agenda will be available at VictorvilleCA.gov/agendas at 3 p.m. on March 11th.

We want to hear what is important to you! Comments and questions are always welcome. If you do not plan to attend the Planning Commission meeting, please email your comments prior to the meeting to planning@victorvilleca.gov . Include "General Plan Update" in the subject line of your email.

Check www.victorvilleca.gov/generalplanupdate for updates, upcoming meeting schedules, links to surveys & more.

For questions about the housing workshop and the City's General Plan Update please call the Planning Department at (760) 955-5135.

CITY OF
VICTORVILLE

14343 Civic Drive
P.O. Box 5001
Victorville, California 92393-5001

LA COMISIÓN DE PLANIFICACIÓN DE VICTORVILLE ORGANIZARÁ SU SEGUNDO TALLER VIRTUAL PARA DISCUTIR LAS NECESIDADES DE VIVIENDA DE LA CIUDAD



VICTORVILLE, Calif. – El 15 de marzo a las 5 p.m., la Comisión de Planificación de Victorville organizará el segundo de dos talleres públicos para discutir el futuro de la planeación de vivienda en Victorville para la Actualización del Plan General de la Ciudad. El taller discutirá los resultados de la Encuesta Comunitaria, considerará posibles ubicaciones para viviendas futuras, y obtendrá comentarios sobre los objetivos. Los miembros de la comunidad están invitados a participar en este taller que se realizará a través de Zoom.

Detalles de la reunión de Zoom:

Enlace: **vv.city/generalplanmtg** ID de la reunión: **914 8110 7090**
Código de acceso: **VV123** Numero de llamada: **(669) 900-9128**

La agenda del taller estará disponible en VictorvilleCA.gov/agendas a la 3 p.m. el 11 de marzo.

¡Queremos escuchar lo que es importante para usted! Los comentarios y preguntas son bien recibidos. Si no planea asistir al taller de la Comisión de Planificación, por favor envíe sus comentarios por correo electrónico a planning@victorvilleca.gov antes de la junta. Incluya "Actualización del Plan General" en la línea de asunto de su correo electrónico.

Visite www.victorvilleca.gov/generalplanupdate para obtener actualizaciones, horarios de próximas reuniones, enlaces a encuestas y más.

Si tiene preguntas sobre el taller de vivienda y la Actualización del Plan General de la Ciudad, llame al Departamento de Planificación al (760) 955-5135.

Community Workshop #2 (March 15, 2021)

Stakeholder List

(Stakeholders contacted for Workshops #1 & #2)

TABLE A-1. LIST OF STAKEHOLDERS CONTACTED

	Workshop #1	Workshop #2
Bamidbar Shei Ma'alah		x
Burning Bush Church		x
Victory Outreach Victorville		x
New Destiny Church		x
Unitarian-Universalist Society of the High Desert		x
Gate of the Desert		x
St. Joan of Arc-Catholic Church		x
High Desert Church		x
Golden Years Elderly Care Inc		x
Gracelight Home Health		x
MHS Helping Hands Kinship		x
Impressions at Valley Center		x
Northgate Village	x	x
Rodeo Drive Meadows		x
Sherwood Villa Apartments		x
Summer Breeze Apartments		x
Newporter Apartments		x
Department of Behavioral Health		x
Mercy Housing	x	x
Jamboree Housing Corporation	x	x
Jamboree Housing Corporation		x
Habitat for Humanity, Los Angeles	x	
Victor Elementary School District		x
Victor Elementary School District	x	x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District	x	
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District	x	x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Elementary School District		x
Victor Valley Union High School District		x
Victor Valley Union High School District	x	
Victor Valley Union High School District		x
Victor Valley Union High School District		x
Bradco - Joe Brady	x	x
High Desert Association of Realtors - Diana Carlton	x	x
High Desert Association of Realtors - Don Brown		x
Providence - Suzanne Schwab	x	x
Abundant Living Family Church		x
Acore Solution	x	

	Workshop #1	Workshop #2
Assistance League of Victor Valley		x
Catholic Charities		x
Cedar House	x	
Community Health Action Network		x
Court Appointed Special Advocates of San Bernadino		x
EAH Housing	x	
Family Assistance Program	x	x
Foothill AIDS Project		x
Global Institute for Public Strategies	x	x
God's Hand Extended		x
High Desert Community Foundation		x
High Desert Homeless Services, Inc.	x	x
High Desert Second Chance		x
High Desert Transitional Living Connection	x	
Housing for All Corporation		x
Inland Empire United Way		x
Inland Fair Housing and Mediation Board		x
Legal Aid Society of San Bernardino	x	
Lesly's CPR		x
Millionaire Mind Kids		x
National Community Renaissance		x
Orenda Veterans Project		x
Rolling Start		x
Samaritan's Helping Hand		x
St. Joan of Arc	x	x
St. John of God Health Care Services		x
St. Joseph Health St. Mary	x	x
Victor Valley Community Services Council		x
Victor Valley Family Resource Center		x
Victor Valley Rescue Mission	x	x
Victorville Senior Citizens Club Inc.		x
Voices for Immigrants	x	x
Wawela Cancer Support		x
Women of Noble Character		x
Burrtec Waste Industries	x	
County Service Area 64		x
Frontier California, Inc.	x	
Mojave Water Agency		x
Southwest Gas Corporation	x	
Victor Elementary School District		x
VV Union High School District	x	
Adelanto Elementary School District	x	
Hesperia Unified School District		x
City of Adelanto		x
Building Industries Association	x	x

	Workshop #1	Workshop #2
Victorville Chamber of Commerce		x
Caltrans	x	x
Department of Fish and Wildlife		x
Flood Control District		x
Mojave Desert AQMD		x
San Bernardino Associated Governments (SANBAG)	x	x
Southern California Association of Governments (SCAG)	x	
VVTA		x
Charles Speelman		x
Claudia Harris	x	
Cynthia White		x
Elaine Navarrete	x	x
HOPE Team		x
LaRon Whitfield		x
Margaret Diaz	x	x
Martha Powell		x
Mike Catalano	x	x
Roger LaPlante		x
Stacy DeVoll		x
Susan Drake	x	x
Tanya Benitez		x
Tony McCampbell		x
Linda Ingle-Calloway	x	x
Alyce Belford		x
Amber Allen		x
Andrew Gruchy		x
Christal Hampton		x
Daniel Herrera Garcia	x	x
Delbert Stanley	x	x
Dr. Shawn Smith	x	x
Ernest Rios		x
Gregory Lincoln	x	x
Inger Robertson		x
Jackie Rocha	x	x
Jason Judkins		x
Jennifer Neri		x
John Simmons		x
Karla Franko	x	
Laura Davis		x
Lori Smith	x	x
Maria Razo		x
Mike Jones	x	x
Regina Linares	x	x
Rene Keres		x
Sergeant John Rodriguez		x

	Workshop #1	Workshop #2
Silvia I. Urenda		x
Veronica Dugay		x
Adam		x
Anthony Kim		x
Bob Shiota		x
Brian Waterhouse		x
Carl	x	x
Carlos Rodriguez		x
Dan Tate		x
Deputy Snyder		x
Giselle		x
Gordon - BIA		x
Jane Warren		x
Katherine Duncan	x	x
khanni krish		x
Kim Sampson		x
Leah Anderson		x
Liz Hewson		x
Martin Estacio	x	x
Ramiro Rodriguez		x
Satcey	x	x
Susan Pierce		x
Veronica Tavares		x
VV Chamber		x
William Hogan	x	x
Rob Kurth Contact		x

Community Workshop #2 (March 15, 2021)

Social Media

Facebook (English & Spanish):





City of Victorville
March 11 at 5:12 PM ·

Stay connected with the #cityofvv! Learn more in our newsletter: Victorville Connect March 11



CONTENT.GOVDELIVERY.COM

Victorville Connect: March 11

As part of our General Plan Update, our Planning Commission will ...

3 1 Share

City of Victorville
March 12 at 12:30 PM ·

What are Victorville's housing needs and where should housing be built? We are in the process of updating our General Plan and we invite your input! Help us plan for future housing needs in the #cityofvv during our workshop on March 15 at 5 p.m. via Zoom. Spanish interpretation will be provided. Meeting details can be accessed at VictorvilleCA.gov/GeneralPlanUpdate. We also invite you to submit your questions by emailing planning@victorvilleca.gov.



2 4 Comments

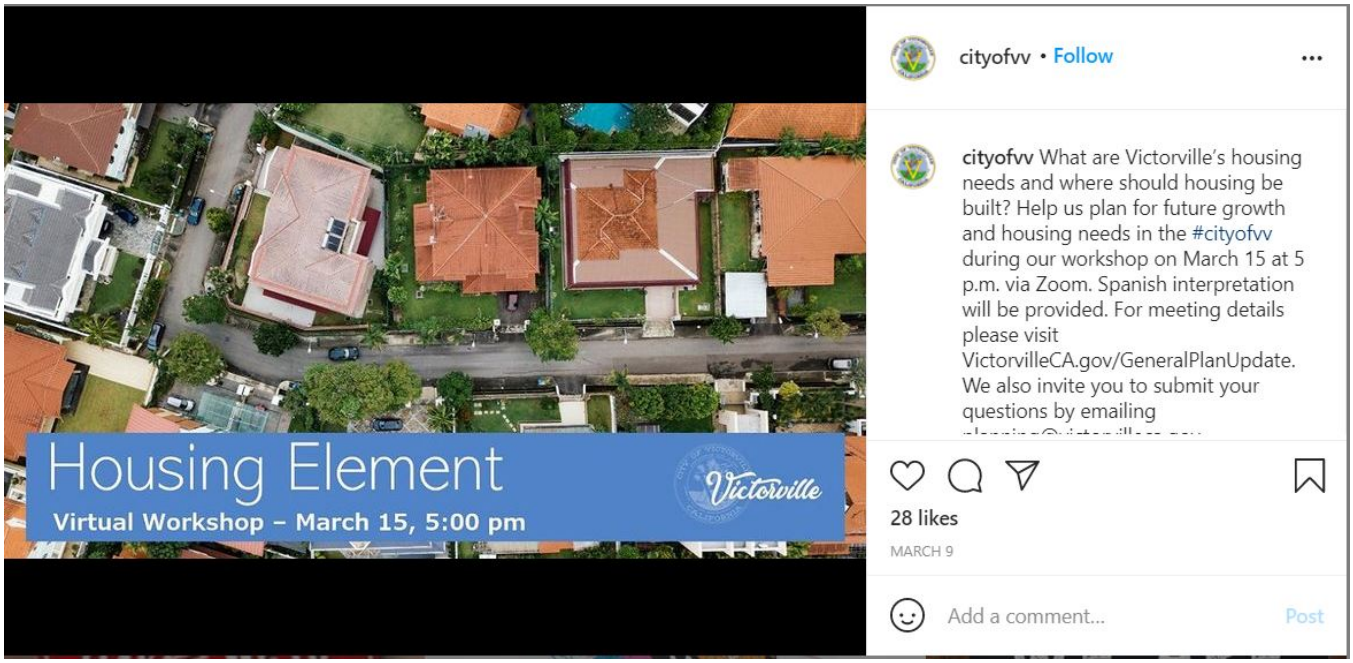
City of Victorville
March 14 at 3:30 PM ·

Ayude a planear para la necesidad y ubicación de vivienda en #cityofvv el 15 de Marzo a las 5 pm. - Interpretación al español disponible. Detalles de la junta: VictorvilleCA.gov/GeneralPlanUpdate. Envié sus preguntas al correo electrónico planning@victorvilleca.gov.

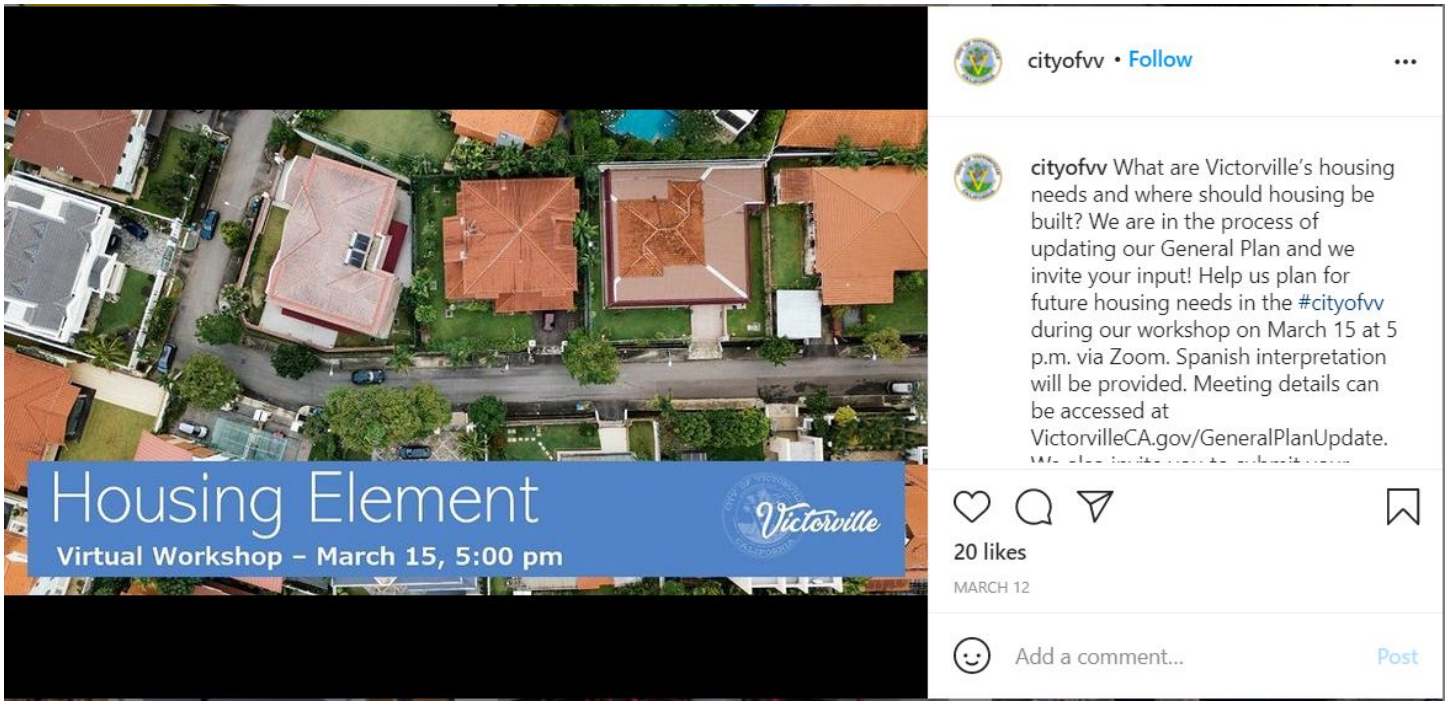


1

Instagram (English & Spanish):







cityofvv • Follow

cityofvv What are Victorville's housing needs and where should housing be built? We are in the process of updating our General Plan and we invite your input! Help us plan for future housing needs in the #cityofvv during our workshop on March 15 at 5 p.m. via Zoom. Spanish interpretation will be provided. Meeting details can be accessed at VictorvilleCA.gov/GeneralPlanUpdate.

20 likes

MARCH 12

Add a comment... Post



cityofvv • Follow

cityofvv ¿Cuáles son las necesidades de vivienda de Victorville y donde debería de ser construida la vivienda? ¡Estamos en el proceso de actualizar nuestro Plan General y le invitamos a participar! Ayúdenos a planificar para las necesidades futuras de vivienda en #cityofvv durante nuestro taller el 15 de Marzo a las 5 p.m. a través de Zoom. Se proporcionará interpretación al español. Se puede

17 likes

MARCH 14

Add a comment... Post

Twitter (English & Spanish):

City of Victorville @cityofvv · Mar 9

What are the #cityofvv housing needs and where should housing be built? Help us plan our Housing Element on March 15 at 5pm. Meeting details: VictorvilleCA.gov/GeneralPlanUpd.... We also invite you to submit your questions by emailing planning@victorvilleca.gov.



City of Victorville @cityofvv · Mar 10

¿Cuáles son las necesidades de vivienda de #cityofvv y donde debería ser construida? Ayude a planear el Elemento de Vivienda el 15 de Marzo a las 5pm. Detalles de la junta: VictorvilleCA.gov/GeneralPlanUpd.... Envie sus dudas al correo electrónico planning@victorvilleca.gov.



2

City of Victorville @cityofvv · Mar 12

Help us plan for housing needs and location in the #cityofvv on March 15 at 5 p.m. Spanish interpretation will be provided. Meeting details: VictorvilleCA.gov/GeneralPlanUpd.... We also invite you to submit your questions by emailing planning@victorvilleca.gov.



1 1

Community Workshop #2 (March 15, 2021)

Agenda

Zoom
Victorville, Ca.
www.victorvilleca.gov

PLANNING COMMISSION

SPECIAL MEETING AGENDA
MARCH 15, 2021 **5:00 p.m. Special Meeting**

The Victorville Planning Commission holds its business meetings in public in accordance with the requirements of the Ralph M. Brown Act, its established policies and procedures, and its adopted parliamentary authority. The Planning Commission strives to carry out its meetings in an atmosphere of professionalism with full participation by members of the body and the public.

Pursuant to Governor's Executive Order N-29-20 this meeting will be conducted utilizing teleconference and electronic means. Members of the public can observe the meeting using Zoom or YouTube.

To join via Computer, Laptop, or Smart Device:
Click the blue Zoom icon located on the City's website at victorvilleca.gov/government/agendas or enter the following:
Meeting ID: 991 1575 7711
Passcode: VV123
*To provide comment, click the "Raise Hand" button and the Clerk will unmute you.

To join via Audio only (cell phone or landline):
Dial: (669) 900-9128
Meeting ID: 991 1575 7711
*To provide comment dial *9 to "Raise Hand", dial *6 to "Unmute" when called upon.

Email: Members of the public may submit comments electronically to planning@victorvilleca.gov until 4:00 p.m. the day of the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (760) 955-5188 no later than 72 hours prior to the meeting.

5:00 P.M. Special Meeting
Zoom

Call to Order

Roll Call

Invocation and Pledge of Allegiance

Special Orders of the Day Presentation

1. General Plan Workshop – Housing Element

Public Comments

Presentation of Reports by Commission Members and Staff

Adjournment

Community Workshop #2 (March 15, 2021)

Presentation

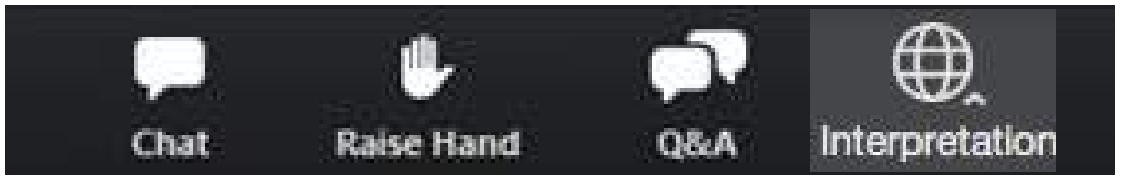


If you wish to ask a question or have a comment

Si desea hacer alguna pregunta o comentario, haga clic en "Raise Hand" para levantar la mano

Select your preferred listening language (English or Spanish)

Haga clic en "Interpretation" y elija "Spanish"



To participate in the workshop and respond to the questions

Escriba en el chat para participar en el taller con preguntas y comentarios, y responder preguntas

ZOOM

City of Victorville

Housing Element Workshop #2

March 15, 2021





I. Welcome & Introductions

II. Background – State Requirements

III. Survey Results

IV. Site Inventory

V. Proposed Housing Goals

VI. Wrap-Up



Introductions



City Staff:

- Scott Webb
- Michael Szarzynski

Harris & Associates

- Hitta Mosesman
- Dima Galkin
- Irlanda Martinez

Background- State Requirements



	Very Low Income	Low Income	Moderate Income	Above-moderate Income	TOTAL
Number of Units	1,735	1,136	1,504	3,790	8,165

Housing Cost vs. Income Growth *(since 2018)*



Median Home Prices
23%



Average Rent
20%



Median Household Income (County)
15%

Housing/ Land Use Survey Results



Who Responded to the Survey?

- 105 Responded
- Nearly ½ live in City 10+ years
- 60% 40 years old+
- 65% work commute 25 miles or less
- 85% live in Single Family house
- 65% own home

Why Victorville?

- Close to Family
- Close to job
- Quality of Housing
- Top 3 factors
  - Cost (75%)
  - Low crime
  - Desirable neighborhood

Housing Conditions

Housing needs met/satisfied with housing (65-70%)

85% housing in excellent condition or needs some maintenance

Biggest Housing Problems

- Poor neighborhood conditions
- Not affordable

Housing Needed

SF - larger or same size lots

Senior/Affordable Housing

Condominiums/Townhomes

HOAs

Seniors/Persons Experiencing Homelessness

What Housing Types/ Locations?

- Variety of Housing Types very important
- Special Needs Housing very important
- Single family most popular type
- Housing near Recreation and Grocery Stores
- Revitalize Underutilized Commercial/Industrial Properties

How to Address Issues?

City Working with Developers

Development Incentives

Affordable Housing

Homelessness Solutions

What Should the City Focus On?

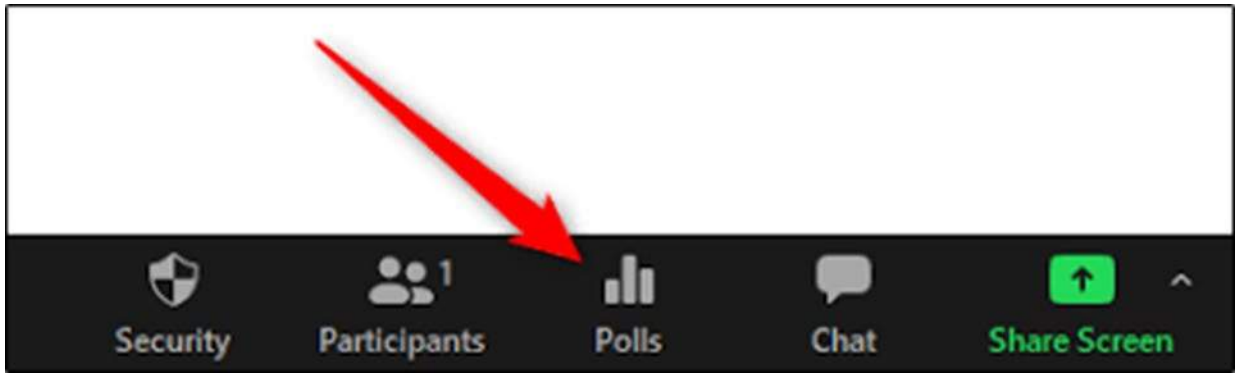
- Encourage innovative design and amenities
- Rehabilitation of existing housing
- Promote mixed-use development
- Incentives for affordable units

Housing Strategies

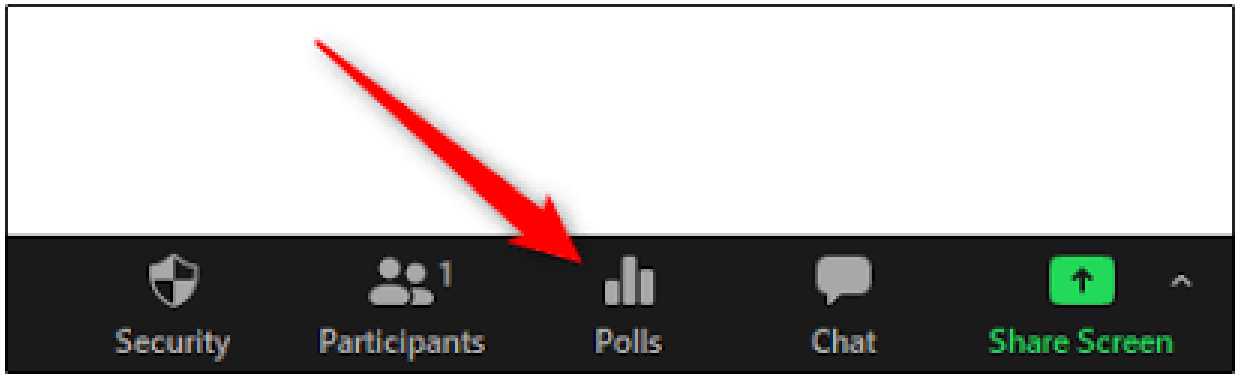
Defer/Reduce/Waive Fees

Allow for Residential Zoning in Commercial Areas

Encourage Accessory Dwelling Units



It's Time to Take a Poll
Es Hora de Hacer Una Encuesta



- Do Results Accurately Represent Housing Conditions/ Needs/ Preferences?
- ¿Representan los resultados las precisas condiciones / necesidades / preferencias de vivienda?

Victorville



What is One Biggest Housing Need in Victorville?

- *More Single Family Housing*
- *More Single Family with Smaller Lot Sizes*
- *More apartments/condos*
- *More affordable housing*

¿Cuál es la mayor necesidad de vivienda en Victorville?

- *Más vivienda unifamiliar*
- *Más vivienda unifamiliar con lotes pequeños*
- *Más apartamentos / condominios*
- *Más vivienda asequible*



What kind of housing do you want to see that is not (sufficiently) available in Victorville?

- *Single Family Detached Homes*
- *Condos/Townhomes*
- *Apartments*
- *Affordable Housing (any kind)*

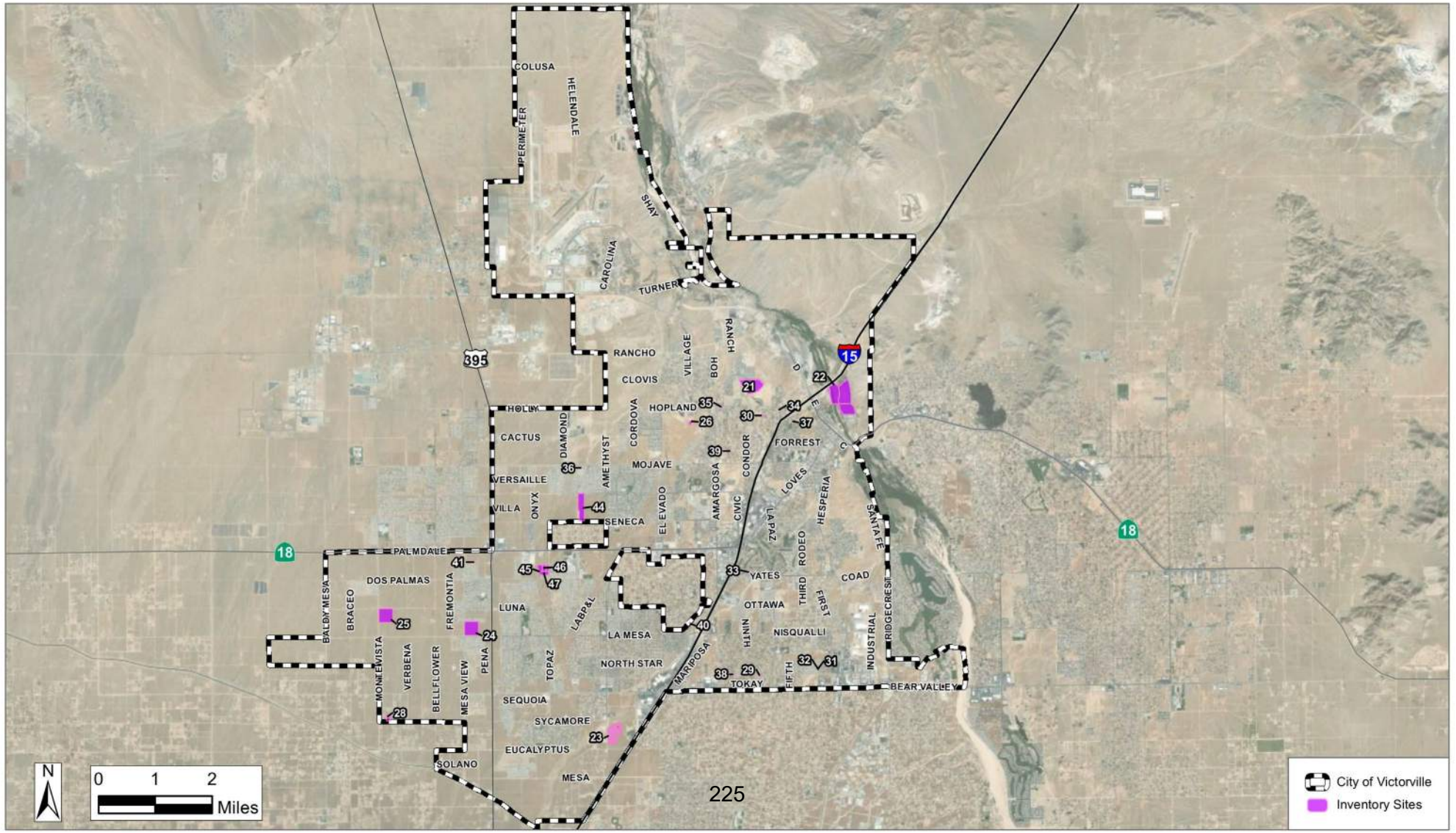
¿Qué tipo de vivienda desea ver que no esté (suficientemente) disponible en Victorville?

- *Viviendas unifamiliares independientes*
- *Condominios*
- *Apartamentos*
- *Vivienda asequible (de cualquier tipo*

Site Inventory

- Required by State Law
- List in Housing Element
- Identify specific properties
  - Estimated # Units
  - Level of Affordability
  - Zoning (how many units)

Currently Zoned – Market Rate Single Family

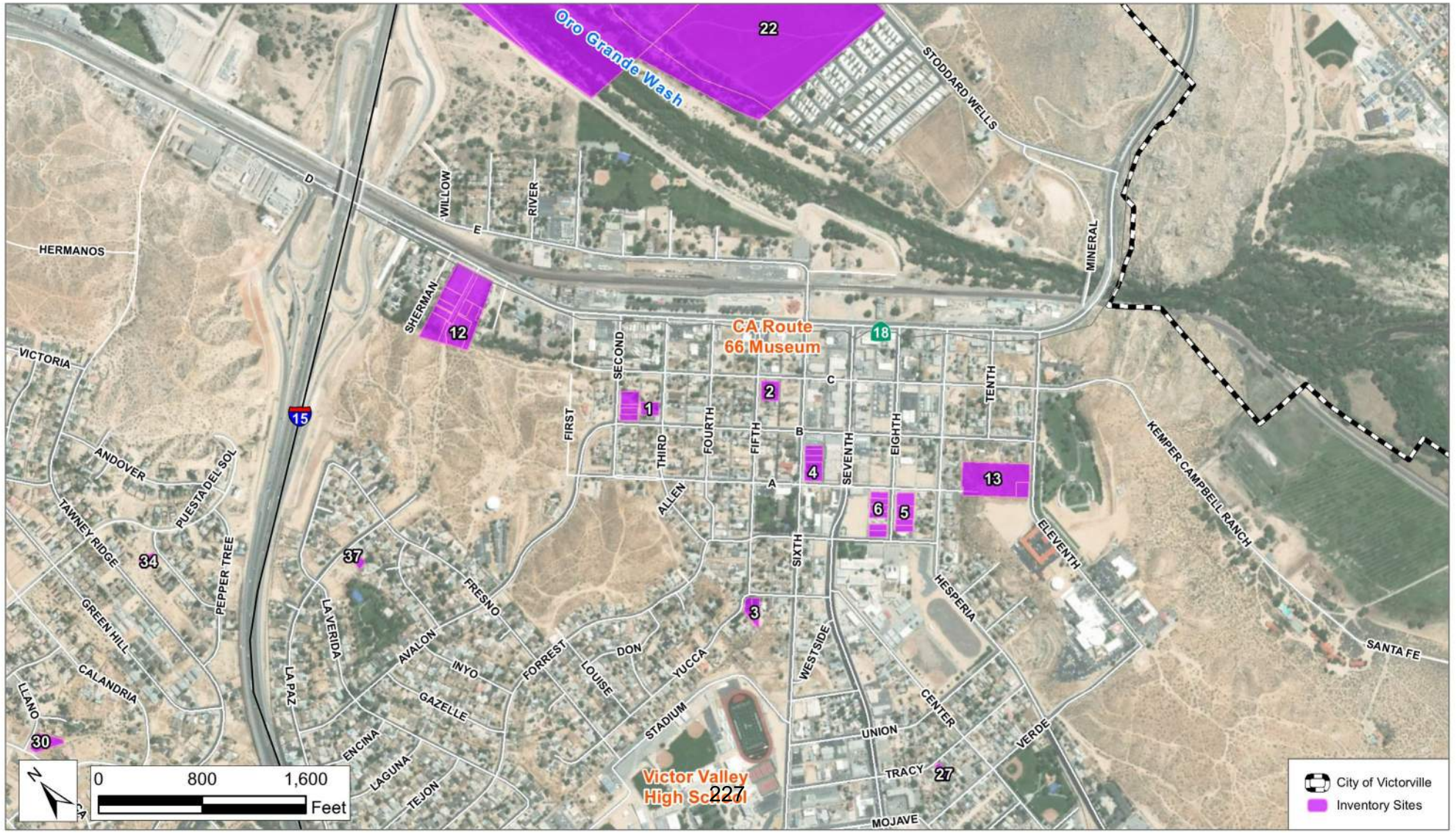


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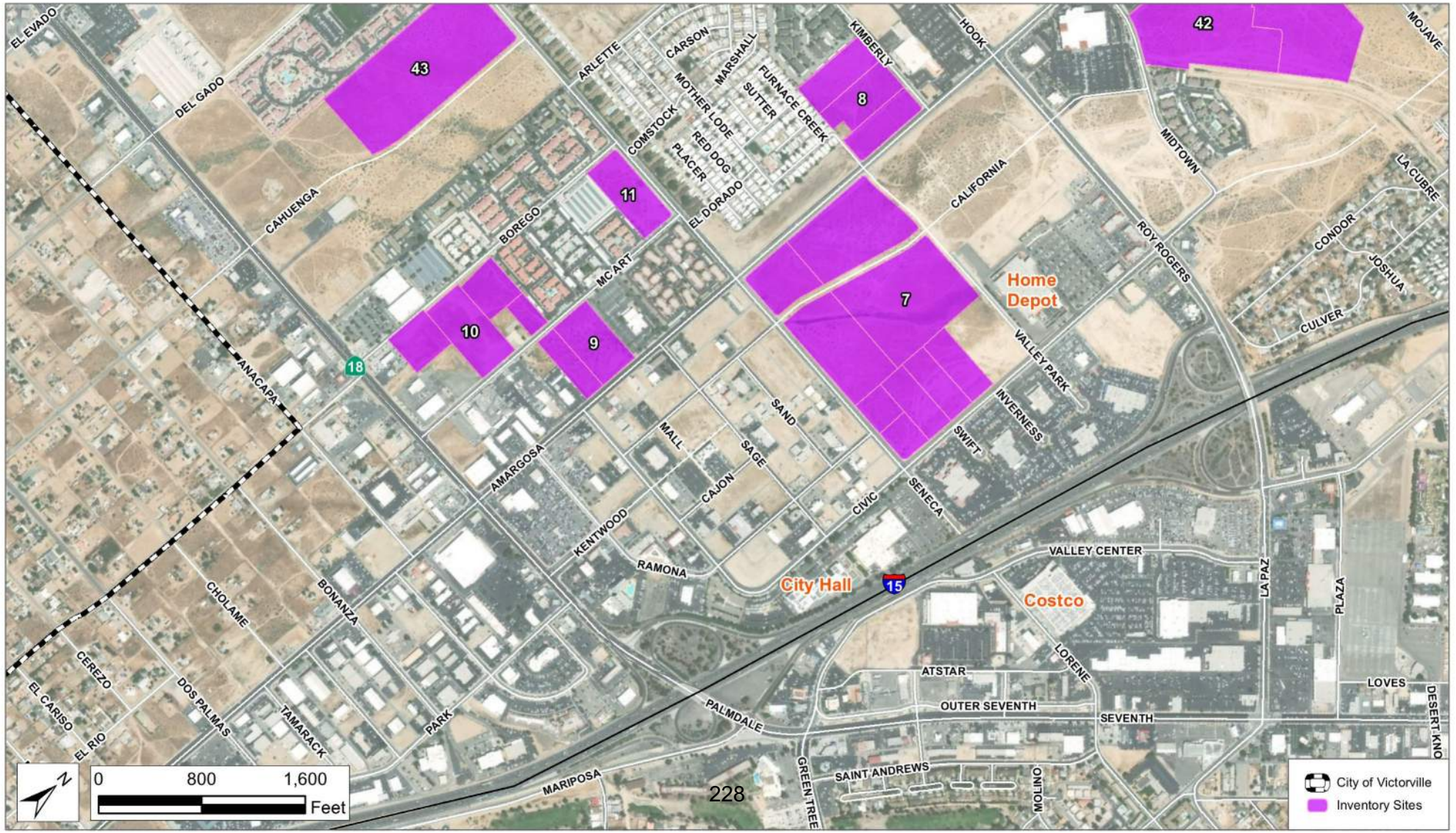
Currently Zoned – Market Rate Multi-Family



Currently Zoned – Higher Density/Affordable Old Town Area



Currently Zoned – Higher Density/Affordable Civic Center Area



Opportunity Areas



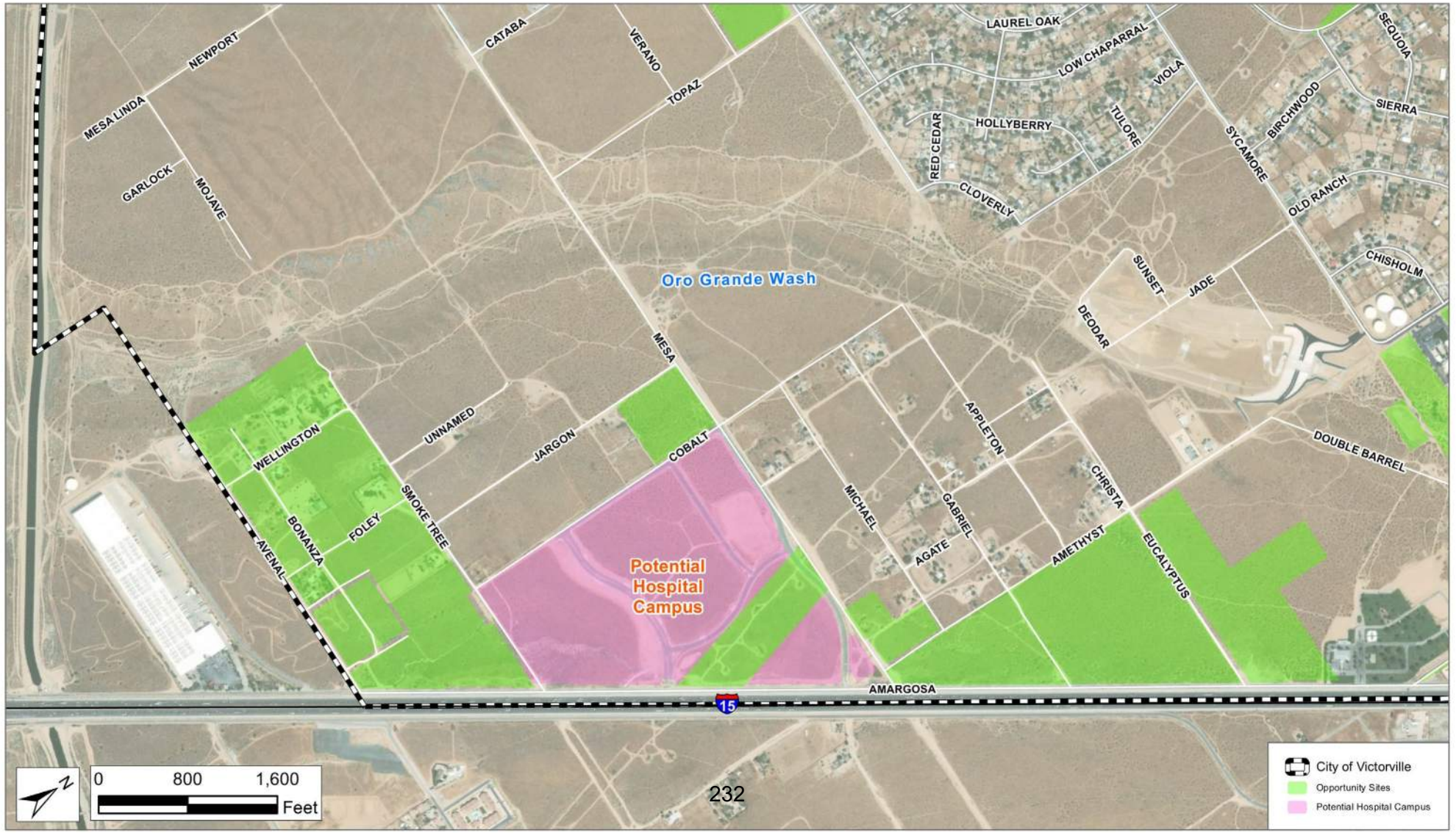
Potential Land Use Changes – Higher Density/ Affordable – 7th Street Corridor



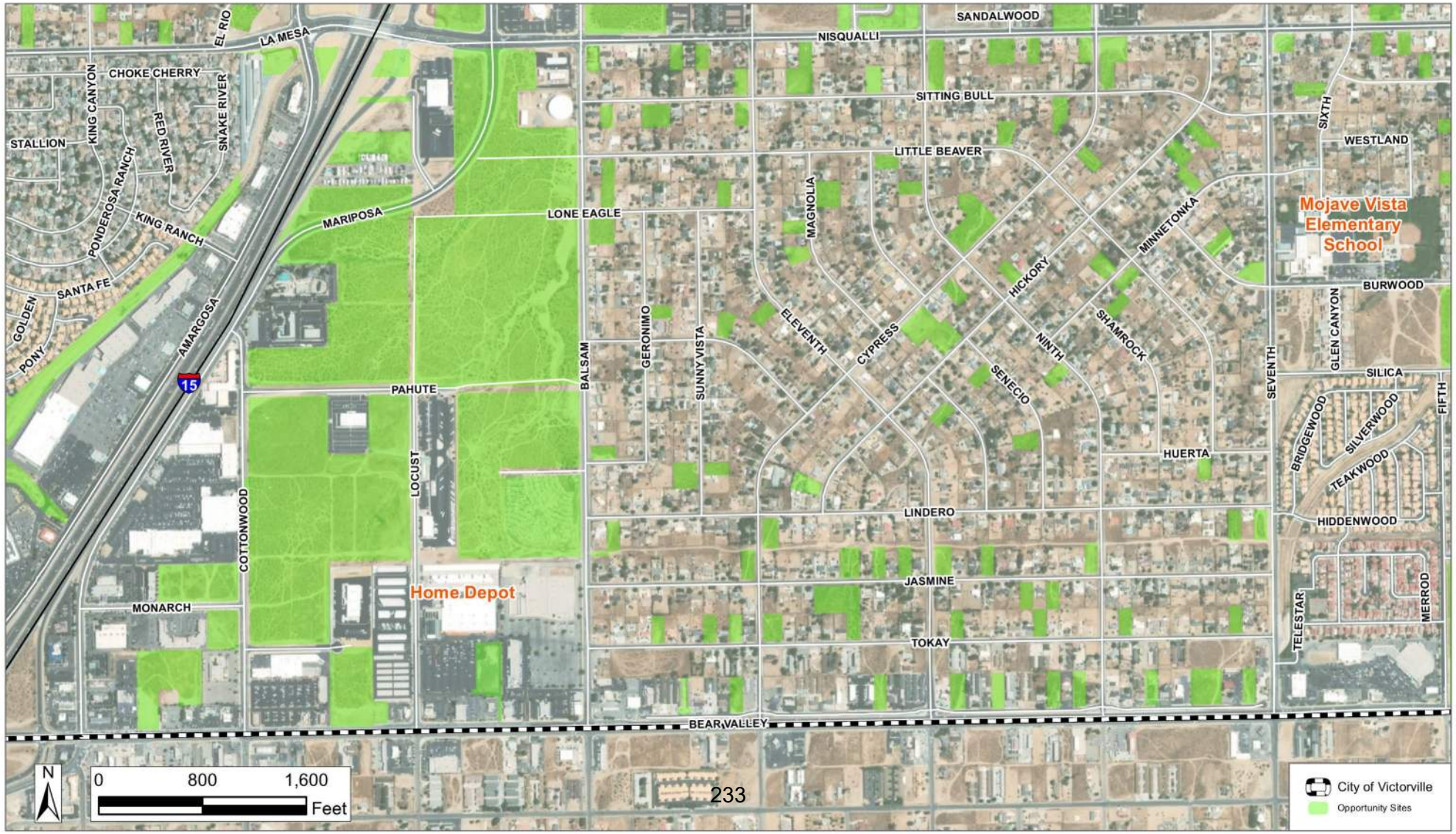
Potential Land Use Changes – Higher Density/ Affordable – West of Dunia



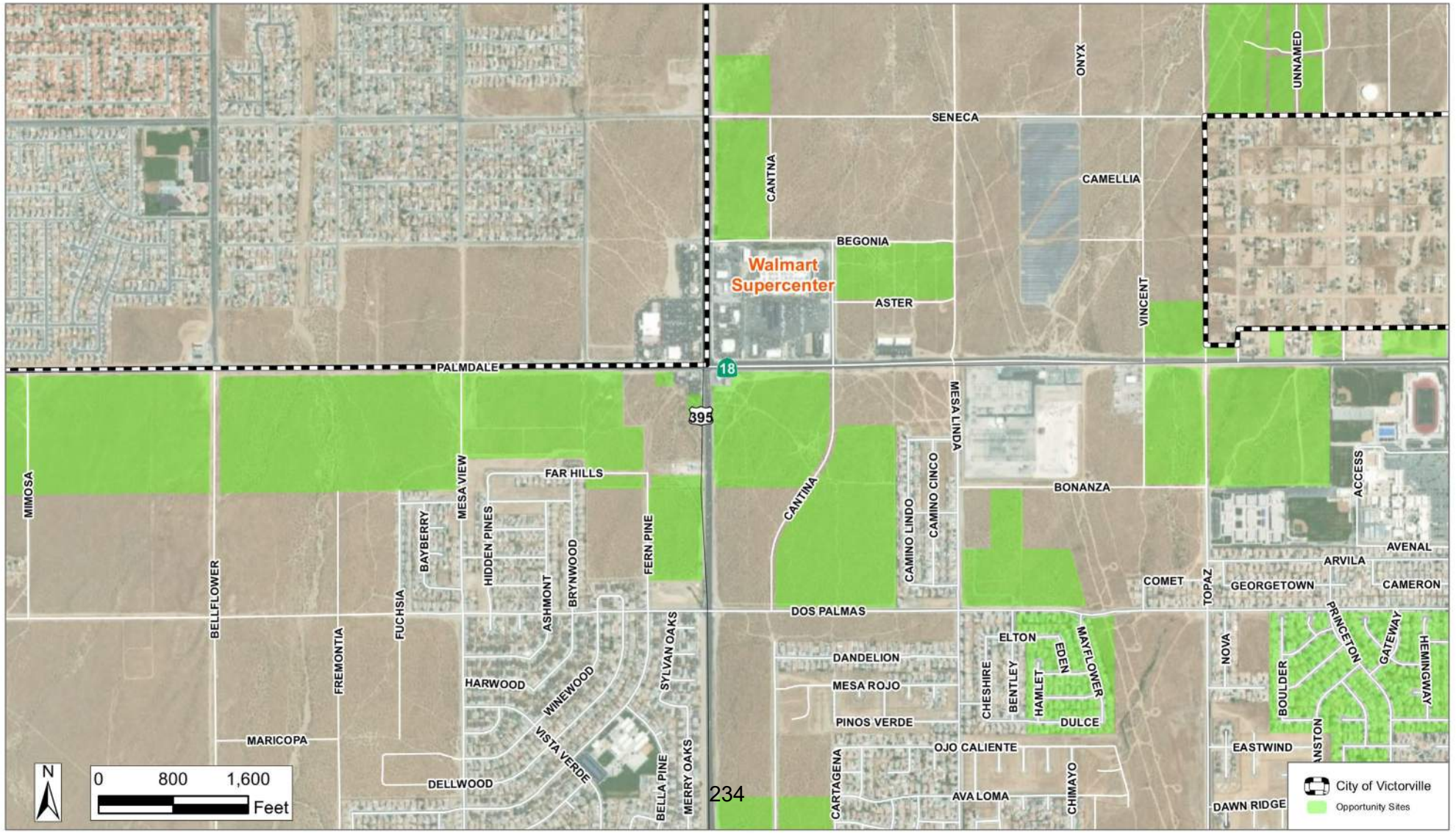
Potential Land Use Changes – Higher Density/ Affordable – St. Mary's Campus



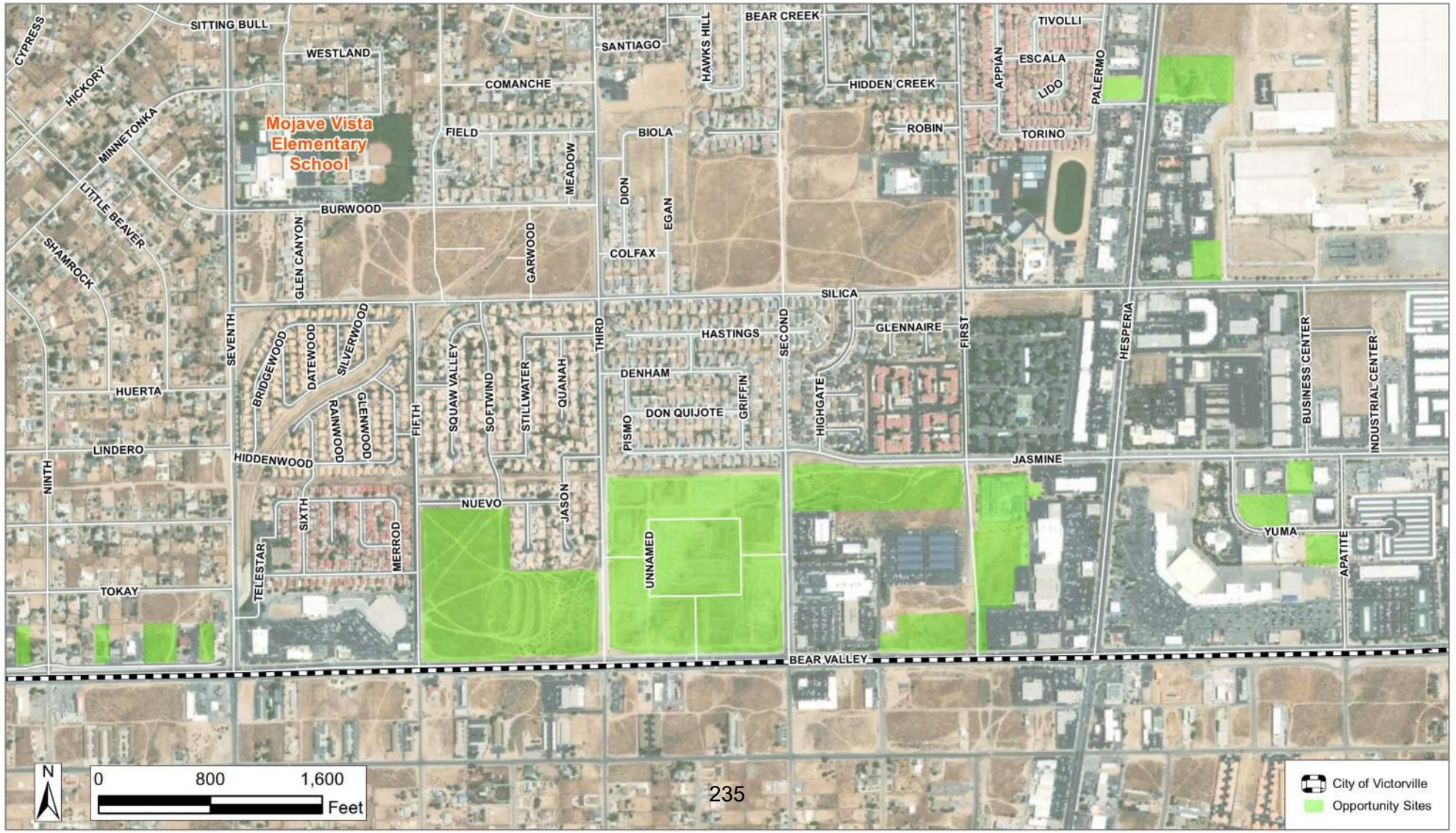
Potential Land Use Changes – Higher Density/ Affordable – South of Nisqualli



Potential Land Use Changes – Higher Density/ Affordable – Walmart Supercenter



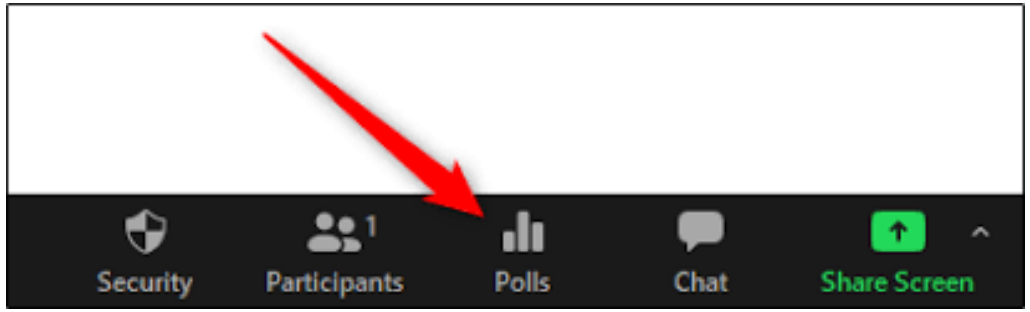
Potential Land Use Changes – Higher Density/ Affordable – Desert Valley Hospital





What Do You Think?

¿Qué piensa?





What Area Needs Affordable Apartments Most?

- *Old Town*
- *Civic Center*
- *7th St. Corridor*
- *Near Victorville Mall/Dunia Plaza*
- *South of Nisqualli*
- *Near St. Mary's Campus*
- *Near Walmart Center*
- *Near Desert Valley Hospital*

¿Dónde se necesitan más apartamentos asequibles?

- *Old Town*
- *Civic Center*
- *Corredor de la Calle 7*
- *Cerca del Victorville Mall / Plaza Dunia*
- *Sur de la carretera Nisqualli*
- *Cerca del campus de St. Mary's*
- *Cerca del Walmart Center*
- *Cerca del Hospital Desert Valley*



What Area Needs Market Rate Units Most?

- *Old Town*
- *Civic Center*
- *7th St. Corridor*
- *Near Victorville Mall/Dunia Plaza*
- *South of Nisqualli*
- *Near St. Mary's Campus*
- *Near Walmart Center*
- *Near Desert Valley Hospital*

¿Dónde se necesitan más unidades a precio de mercado?

- *Old Town*
- *Civic Center*
- *Corredor de la Calle 7*
- *Cerca del Victorville Mall / Plaza Dunia*
- *Sur de la carretera Nisqualli*
- *Cerca del campus de St. Mary's*
- *Cerca del Walmart Center*
- *Cerca del Hospital Desert Valley*





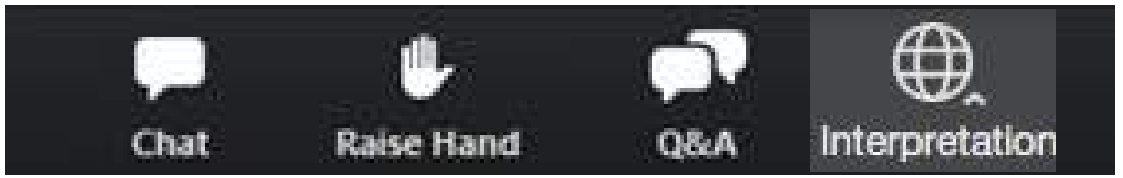


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To participate in the workshop and respond to the questions

Escriba en el chat para participar en el taller con preguntas y comentarios, y responder preguntas

ZOOM

PROPOSED HOUSING ELEMENT GOALS



Goal #1

Encourage Development of Housing Types to Meet Variety of Incomes





Examples of Different Housing Types

Single Family



Alternatives to Single Family

Condominiums



Townhomes

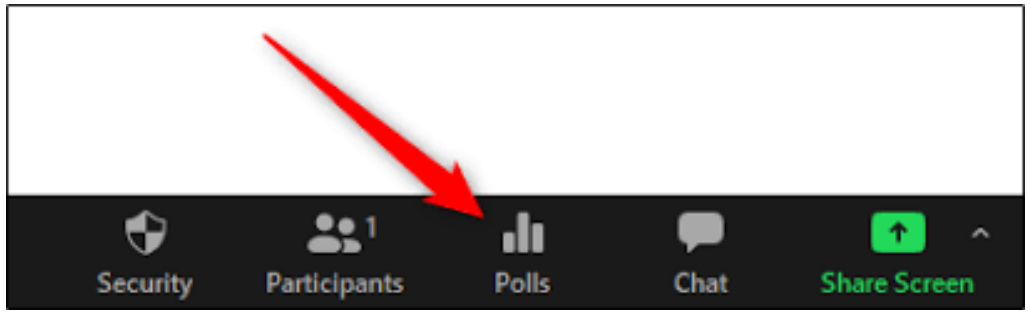


Apartments



Victorville

YOUR VOICE MATTERS!





How Can the City Encourage Variety of Housing Types?

- *Work with developers*
- *Change development standards*
- *Accessory Dwelling Units*
- *Other*

¿Cómo puede la ciudad fomentar la variedad de tipos de vivienda?

- *Trabajar con desarrolladores*
- *Cambiar los estándares de desarrollo*
- *Unidades de vivienda accesorias*
- *Otro*

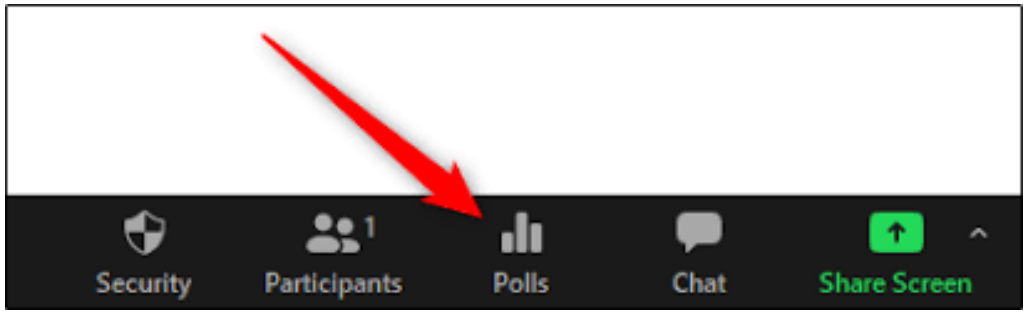
Goal #2

Encourage Home-Ownership



Victorville

YOUR VOICE MATTERS!



250



What is the biggest challenge for residents to become homeowners?

- *Down payment*
- *Monthly payment*
- *Maintenance and repair costs*
- *Personal / lifestyle preferences (prefer to rent)*
- *Other*

¿Cuál es el mayor desafío para que los residentes se conviertan en propietarios de viviendas?

- *Depósito*
- *Mensualidad*
- *Costos de mantenimiento y reparación.*
- *Preferencias personales / de estilo de vida (prefiero alquilar)*
- *Otro*

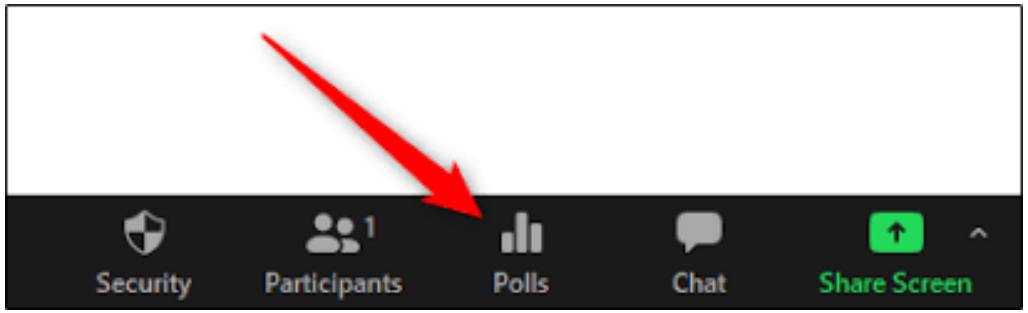
Goal #3

Encourage More Affordable Housing



Victorville

YOUR VOICE MATTERS!





What affordable housing types are needed?

- *Apartments?*
- *Condos/Townhomes?*
- *Accessory Dwelling Units?*

¿Qué tipos de viviendas asequibles se necesitan?

- *Apartamentos*
- *Condominios*
- *Unidades de vivienda accessoria*

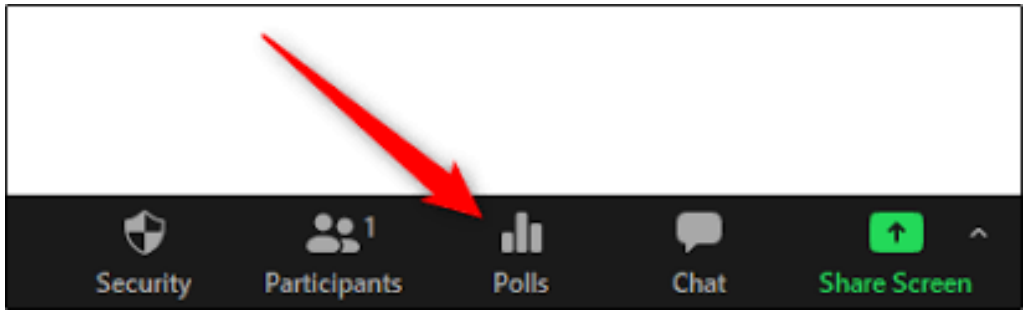
Goal #4

Maximize Solutions for Those Experiencing Homelessness



Victorville

YOUR VOICE MATTERS!





Other Input on Goals? (Please respond in the chat)	*Different Housing Types*
	Homeownership
	Affordable Housing
	Homelessness Solutions
¿Otro aporte sobre las metas? (Responda en el chat)	*Diferentes tipos de viviendas*
	Propiedad de vivienda
	Vivienda asequible
	Soluciones para personas sin hogar

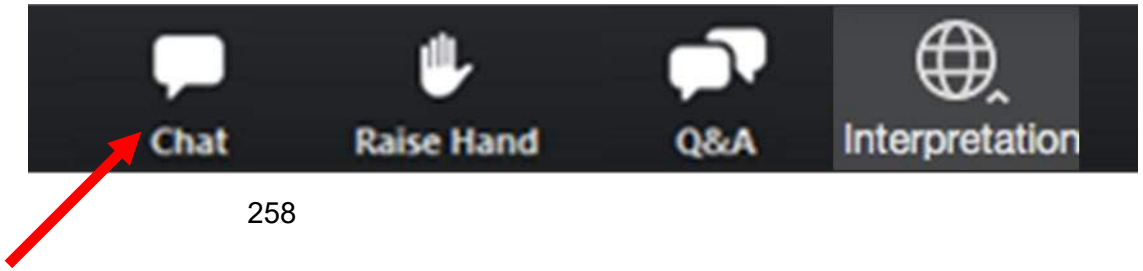
What Do You Think?

What other housing goals would you like to see the City establish?

- *Type in the chat*

¿Qué otros objetivos de vivienda le gustaría que la Ciudad estableciera?

- *Escriba en el chat*



258

More Opportunities for Involvement & Input

Draft Housing Element:

- Planning Commission Hearing: Wednesday, May 12, 2021

Attend a Workshop:

- 2nd Land Use Element Workshop: Wednesday, May 26, 2021

Take the Survey:

- Safety / Environmental Justice Elements
- Please visit: http://vv.city/gpsurveys

Questions & Feedback



Thank you!

Scott Webb
City Planner
(760) 955-5135
planning@victorvilleca.gov

Questions? Comments?

Please email:
planning@victorvilleca.gov



Visit the City's website:
http://www.victorvilleca.gov/generalplanupdate

Community Workshop #2 (March 15, 2021)

Zoom Chat

17:21:13 From Sandie : However, there were only 106 people...
17:21:33 From Sandie : that responded
17:21:38 From trobi : In the context of very affordable housing, does the city have any position on tiny homes perhaps on leased land?
17:22:46 From Rasiene's Galaxy Note20 5G : Yes, my question too. How is the city feeling or climate in the city in regards to tiny homes?
17:23:32 From ms Gomez : inclusion zoning is important
17:24:14 From M Vaitai : What are the restrictions with ADU's in the city?
17:33:46 From M Vaitai : Are these maps available to view online?
17:35:30 From trobi : what did the numbers refer to on the purple areas?
17:39:14 From Larry : There is already a development i n progress at Pacoima and BVR. Should be upon very very soon
17:41:45 From Larry : sorry for the typing. On my cell phone and using voice to text.
17:43:38 From Larry : It is a commercial develpment
17:43:45 From ED Alex Byron : It's a car wash
17:43:45 From Manuel Mancha : doesn't housing cause a drain on services to the city?
17:44:12 From ms Gomez : We have observed several maps for opportunities for apartments or single family or condos and what no. However although there are state mandates where does the city's local control exercise one of several areas for state compliance and who is the oversight board in this matter?
17:45:46 From ms Gomez : in other words, how does compliance allow for the city to continue its own local control in the varying compliance laws in regards to housing elements and inclusionary zoning?
17:47:23 From Manuel Mancha : doesn't home ownership vs. rental property increase crime levels in any community?
17:48:53 From Larry : City already has a shortage in first responders and Code Enforcement officers. What is the city's plan to increase. Right now a code enforcement call can take two weeks to get an officer to the scene.
17:51:33 From Larry : What is the city's plan to renovate and improve "Old town" . To build new housing around an OLD TOWN area, will not draw consumers to the current OLD TOWN
17:51:50 From ED Alex Byron : Actually Code enforcement is doing a great job!!!
17:52:58 From M Vaitai : How does the federal opportunity zone come into play with Old Town? Are there partnering lenders and developers in contract?
17:53:10 From ms Gomez : It has been know that policies are used in local government to stymie apartment development by cities requiring additional amenities that "scare" such developers. Has the state focused on those types of strategic moves?
17:55:27 From Larry : Did the previous ADU question get answered. And does this include garage conversions? Per "Sacramento" there is a 3.5 million home shortage in California. Is Victorville looking to reduce developer costs?
17:55:39 From ms Gomez : its not the correct "term"
18:00:19 From Larry : Mello-roos should not be a solution, it hurts the buyer's ability to sell the property "later on", as it effect's a purchasures ability to qualify.
18:00:48 From ms Gomez : How does the federal census count affect the housing needs that we forsee in teh futures

18:01:09 From Sandy : Where can a tiny home community be built?
18:02:23 From ms Gomez : Do these housing elements and discussions really address the homeless crisis?
18:02:33 From Jennifer Neri : Has the City been approached by any investors or developers at this time?
18:05:03 From ms Gomez : will this be the last workshop on the housing element or how many can we expect to see and in what period of time?
18:05:12 From M Vaitai : Revitalization of Old Town could benefit with ADU/ Tiny home communities. Addressing the needs of homeless and fix income residents.
18:05:25 From BRIAN HAHN : How are set-backs determined for ADU's? Can they be changed from year to year? Are our current set-backs conforming to the state's guidelines?
18:08:54 From Gregorio P.erez : 7th st and so of nisqually
18:08:59 From Lupe Camacho : Can you confirm, I thought I heard you state that this is the 2nd Housing Element Workshop and there will be one more?
18:10:44 From Lupe Camacho : A draft only, not final? When Final Due?
18:11:19 From trobi : Has the City determined any areas to change existing zoning ie. re-zone using this general plan update process?
18:12:41 From ms Gomez : what is "market rate" by definitions?
18:12:59 From ms Gomez : is it synonymous to affordability?
18:14:23 From Gregorio P.erez : Near mall Walmart
18:17:21 From Edgar Rodriguez : the Spanish Is very hard to hear. It should be louder
18:18:23 From Hitta Mosesman : I informed Irlanda that she was hard to hear and to speak louder. Thank you for letting us know
18:19:46 From ms Gomez : does that mean and include equal percentages or unequal as long as there is a variety of option types?
18:21:54 From ms Gomez : I would have to say other because it allows for customization of our demographics and the population of the city of victorville
18:22:02 From Linda Titus : Will patio homes be looked at as an option?
18:25:26 From Larry : OTHER - lack of inventory
18:25:32 From ms Gomez : inequality redlining
18:26:10 From BRIAN HAHN : Mello Roos in some communities
18:26:20 From ms Gomez : and gentrification
18:26:24 From Edgar Rodriguez : we should have more jobs that can provide mortgage paying wages and not just service industry jobs
18:26:37 From Harriman (Vice Chair) : higher income demographic
18:26:50 From Linda Titus : City supported programs from condo to single homes
18:30:11 From ms Gomez : How can policies and resolutions within housing elements that come to councils and governments demystify federal subsidies as a means to aid in the housing crisis?
18:32:04 From Edgar Rodriguez : Thank you for the Spanish transmission. There are over 10 people at my work listening in Spanish.
18:34:08 From trobi : Is there a City policy that the commission would like to change to alleviate homelessness?
18:34:08 From Dima Galkin to Melissa Nelson(Direct Message) : Hi Melissa,
My internet knocked me out. I'm back now. Can you relabel me as a co-host, please?
18:35:04 From Melissa Nelson to Dima Galkin(Direct Message) : of

course! just one second
18:35:08 From BRIAN HAHN : Affordable Housing should be a high priority in Victorville! I live in a community that has driven out a number of families because the Mello Roos exceeds $3000 per year. This is simply not sustainable for most families!
18:36:24 From Larry : How do you solve the Substance addiction which can cause the homelessness, but also prevents people from getting goovernment housingg.
18:36:51 From ms Gomez : Ive observed that public service has been as high as 10% versus administrative costs so how can policies or procedures alleviate and create equity in terms of services to the homeless vs those admin costs?
18:37:01 From Thomas (Commmissioner) : Are there any cities that are doing well with the homeless issue?
18:37:44 From Larry : Affordable homeownership housing and increased inventory.
18:38:56 From M Vaitai : Definitely addressing the homeless crisis- position ourselves to better amplify our need for transitional housing and services for homeless. Leverage the county funding.
18:39:06 From Linda Titus : Homelessness prevention is priority. Shared housing and matching programs. How will the funds from the Master Plan on Aging be allocated to high need areas like Victorville?
18:39:37 From trobi : Enforcement of existing law has essentially been paused in Victorville, homeless have in effect laid claim to vacant lots. Example of a policy that hasn't been too effective.
18:40:13 From BRIAN HAHN : Addressing the homeless crisis in Victorville should be one of Victorville's top priorities.
18:40:44 From Jennifer Neri : Affordable housing is a must, many families are living paycheck to paycheck and a loss to that income are on the verge of being housing insecure.
18:41:28 From Manuel Mancha : Homeownership has been a proven statistic in lowering crime in communities.
18:42:53 From Leslie Earl : Considering Victorville has a 23% poverty rate, why doesn't the city commit 23% of their funding toward housing that demographic??
18:43:07 From Edgar Rodriguez : Thank you for that information.
18:43:25 From Edgar Rodriguez : That was in Boise Idaho
18:44:00 From Leslie Earl : Not the same. The issue I am raising is with the 10-year plan.
18:44:54 From ms Gomez : Can the city use Measure P (15 million) a portion to address housing elements?
18:47:53 From Linda Titus : Down payment incentive programs
18:48:03 From Virginia Meijer : I would like to see the city allowing tiny homes to be built.
18:48:08 From Larry : Tiny house communities
18:48:13 From ms Gomez : special needs populations
18:48:21 From trobi : Accelerated development process
18:48:28 From Manuel Mancha : Green, Green, Green less restrictions on landscaping requirements, requiring solar etc....
18:48:39 From Lorena Santillan : Senior housing
18:48:47 From ms Gomez : Housing by non-profit developers
18:48:51 From trobi : quicker approvals, faster turn around time on plan reveiw

18:49:07 From Larry : no mello-roos
18:49:12 From ms Gomez : live-work development
18:49:54 From trobi : Are there any areas that the City believes they have under utilized infrastructure and can fast pace development reviews?
18:51:34 From ms Gomez : when will the draft be available for review prior to the commission hearing?
18:52:56 From ms Gomez : Is it possible to squeeze one more workshop as soon as the dcity receives back teh reviewed housing element
18:53:19 From Lupe Camacho : Will you have a draft of the Land Development Plan soon?
18:53:30 From ms Gomez : ALso will the draft be available for the land use plan?
18:54:52 From ms Gomez : i would like to raise my hnd
18:54:58 From ms Gomez : i dont have that feature available
18:57:28 From trobi : I agree with the Chairs perception of cause of homelessnes
18:57:50 From ms Gomez : i want to speak and dont have the hand feature so please consider me speaking please
18:57:55 From Edgar Rodriguez : build asylums like before for the mental health
18:59:23 From ms Gomez : how can the public obtain this information?
18:59:57 From ms Gomez : yes, im muted
19:03:03 From ms Gomez : hand raised please for public comment since i dont have that feature now

Community Workshop #2 (March 15, 2021)

Meeting Notes

VICTORVILLE PLANNING COMMISSION WORKSHOP

GENERAL PLAN/ 6TH CYCLE HOUSING ELEMENT UPDATE

March 15, 2021 @ 5pm

Meeting Notes

Attendees:

1. Rob Kurth
2. Dima Galkin
3. Melissa Nelson
4. Irlanda Martinez
5. Robert Harriman
6. Karem Ostrom
7. Hitta Mosesman
8. "trobi"
9. Kenneth Cook-Askins
10. Thomas (Commissioner)
11. Tara Taguchi
12. Scott Webb
13. iPad_002155
14. Mike Szarzynski
15. Eileen Patterson
16. Joe's iPhone
17. Virginia Meijer
18. Blanca Gomez
19. 760-***-*568
20. Al Calvert
21. Paul Marsh
22. Sandy
23. Sandie
24. Larry
25. Others up to 36

Notes

1. General Plan Update Public Workshop
    a. Presentation agenda
    b. Introductions
    c. Background – State Requirements
        i. Elements like "chapters" of the General Plan "book"
        ii. Table shows allocation / requirement for Victorville
        iii. Housing Element to contain a list of sites
    d. Background and information on affordability
        i. Data shows that median prices and rent have increased faster than median household income
    e. Survey results
        i. Description of people who took the survey
    f. Why Victorville?
    g. Housing Conditions
    h. Housing Needed
        i. Listed in order by percentage of respondents
    i. How to Address Issues?
    j. What Should the City Focus On?
    k. Housing Strategies

Poll Question 1: Do Results Accurately Represent Housing Conditions/Needs/Preferences? –

17 - yes

5 - no

Comments on

- "tiny homes," including "perhaps on leased land"
- "Inclusion zoning is important"

Poll question 2: What is one biggest housing need in VV?
9 - A (More single family Housing),
2 - B (More single family with smaller lot sizes),
5 - C (More apartments/condos),
8 - D (More affordable housing)

Poll question 3: What kind of housing do you want to see that is not (sufficiently) available in VV?
3 – A (Single Family Detached Homes),
9 – B (Condos/Townhomes),
1 – C (Apartments),
11 – D (Affordable Housing – any kind)

I. Site Inventory
   i. Identify the properties by their property numbers (APNs) and identify income level of affordability
   ii. Currently Zoned - Market SFR
   iii. Currently Zoned - Market MFR
   iv. Currently Zoned – Affordable, Old Town
   v. Currently Zoned – Affordable, Civic Center
   vi. Opportunity Sites – 7th Street Corridor
   vii. Opportunity Sites – West of Dunia
      1. Comment: "There is already a development in progress at Pacoima and BVR. Should be open very very soon." (It's a car wash.)
   viii. Opportunity Sites – St. Mary's Campus
   ix. Opportunity Sites – South of Nisqualli
   x. Opportunity Sites – Walmart Supercenter
   xi. Opportunity Sites – Desert Valley Hospital
   xii. Comments:
      1. "doesn't housing cause a drain on services to the city?"
      2. Re: local control
      3. "doesn't home ownership vs. rental property increase crime levels in any community?"
      4. Re: code enforcement
      5. "What is the city's plan to renovate and improve "Old Town."…
      6. Re: Opportunity Zones
      7. Re: the State stymying apartment development
      8. Re: ADUs
      9. "Mello-Roos should not be a solution…"
      10. Re: Census's effect on housing needs
      11. "Where can a tiny home be built?"
      12. "Do these housing elements and discussions really address the homeless crisis?"
      13. "Has the City been approached by any investors or developers at this time?"

14. “Will this be the last workshop on the housing element…”
15. “Revitalization of Old Town could benefit with ADU / tine home communities…”
16. “How are setbacks determined for ADUs?...”

Poll question 4: What area needs affordable apartments most?
6 (Old Town),
1 (Civic Center),
3 (7th St. Corridor),
3 (Near Victorville Mall/ Dunia Plaza),
3 (South of Nisqualli),
0 (Near St. Mary’s Campus),
4 (Near Walmart Center),
1 (Near Death Valley Hospital)

Poll question 5: What area needs market rate units most?
3 (Old Town),
3 (Civic Center),
1 (7th St. Corridor),
6 (Near Victorville Mall/Dunia Plaza),
0 (South of Nisqualli),
4 (Near St. Mary’s Campus),
4 (Near Walmart Center),
2 (Near Desert Valley Hospital),

Poll question 6: Do you think being able to walk to shopping center or mall would be a benefit?
21 Yes,
4 No

m. Goals
   i. Preliminary goals based on feedback received to date.
   ii. Goal #1 – Variety
   Poll question 7: How can the city encourage variety of housing types?
   13 (Work with developers),
   8 (Change development standards),
   1 (Accessory dwelling units),
   3 (other)

   - Other: “customization of our demographics and the population of the city of Victorville”
   - Other: “will patio homes be looked at as an option?”

   iii. Goal #2: Homeownership
   Poll question 8: What is the biggest challenge for residents to become homeowners?
   10 (Down Payment),
   3 (Monthly payment),
   0 (Maintenance and repair costs),
   0 (Personal/ lifestyle preference (prefer to rent),
   8 (Other)

- Other: lack of inventory
- Other: inequality redlining and gentrification
- Other: Mello-Roos

iv. Comment:
- "We should have more jobs that can provide mortgage paying wages and not just service industry jobs"
- "Higher income demographic"
- "City supported programs from condo to single homes"

v. Goal #3

Poll question 9: Are affordable _apartments_ needed?
13 Yes,
10 No

Poll question 10: Are affordable _condos/townhomes_ needed?
21 Yes,
2 No

Poll question 11: Are affordable _accessory dwelling units_ needed?
13 Yes,
10 No

vi. Goal #4:

n. Question re: other input on goals?
- "How do you solve the substance addiction which can cause the homelessness, but also prevents people from getting government housing."
- "I've observed that public service as been as high as 10% versus administrative costs so how can policies or procedures alleviate and create equity in terms of services to the homeless vs those admin costs?"
- "Are there any cities that are doing well with the homeless issue?"
- "Affordable homeownership housing and increased inventory."
- "Definitely addressing the homeless crisis- position ourselves to better amplify our need for transitional housing and services for homeless. Leverage the county funding."
- "Homeless prevention is priority. Shared housing and matching programs. How will the funds from the Master Plan on Aging be allocated to high need areas like Victorville?"
- "Enforcement of existing law has essentially been paused in Victorville, homeless have in effect laid claim to vacant lots. Example of a policy that hasn't been too effective."
- "Addressing the homeless crisis in Victorville should be one of Victorville's top priorities."
- "Affordable housing is a must, many families are living paycheck to paycheck and a loss to that income are on the very of being housing insecure."
- "Homeownership has been a proven statistic in lowering crime in communities."
- "Considering Victorville has a 23% poverty rate, why doesn't the City commit 23% of their funding toward housing that demographic?"
- "Not the same. The issue I am raising is with the 10-year plan."

- “Can the City use Measure P (15 million) a portion to address housing elements?”

o. Question re: other goals? What other housing goals would you like to see the City establish?
   - “Down payment incentive programs”
   - “I would like to see the city allowing tiny homes to be built.”
   - “Tiny house communities”
   - “Special needs populations”
   - “Accelerated development process”
   - “Green, green, green less restrictions on landscaping requirements, requiring solar, etc.”
   - “Senior housing”
   - “Housing by non-profit developers”
   - “Quicker approvals, faster turn around time on plan review”
   - “No Mello-Roos”
   - “Live-work development”

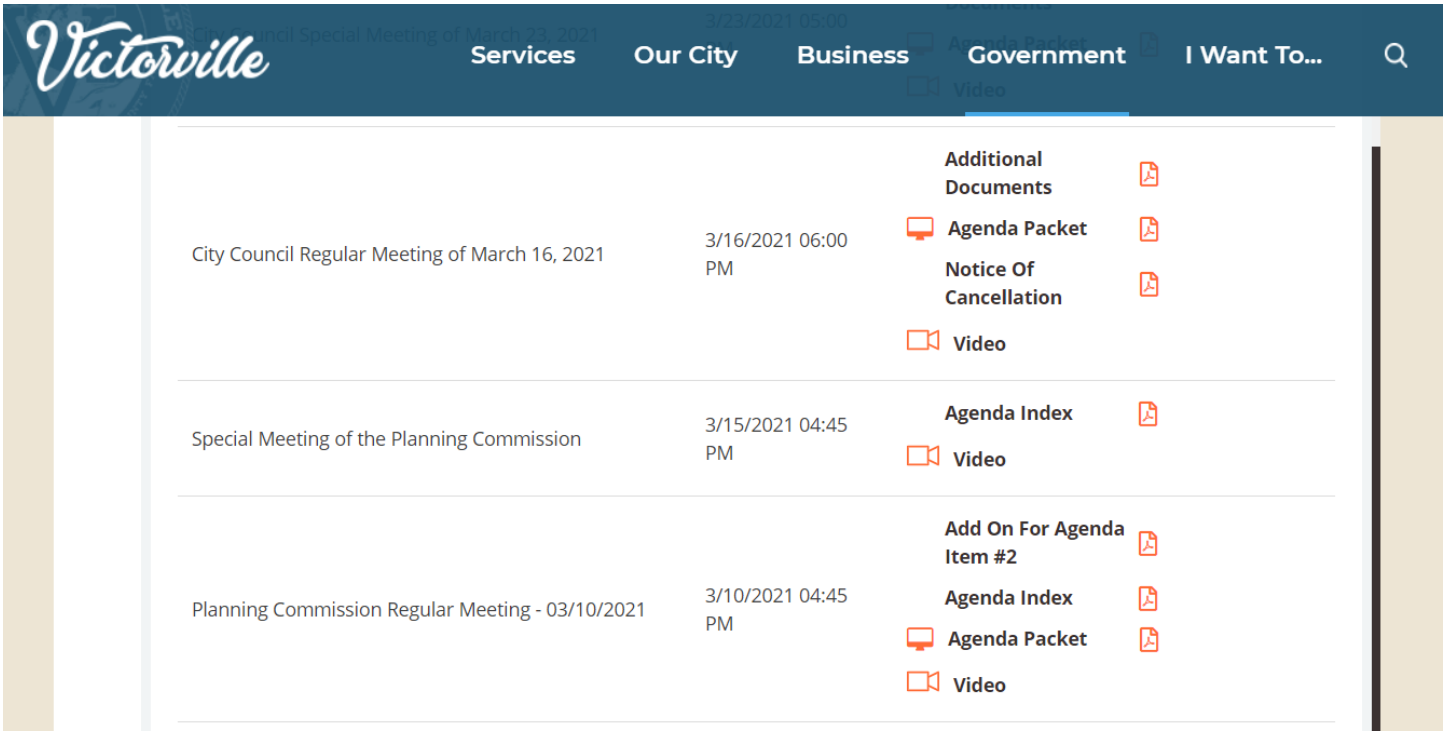
p. More Opportunities for Involvement & Input

q. Comment:
   - “Are there areas that the City believes they have under utilized infrastructure and can fast pace development reviews?” (Scott said: Old Town & 7th Street Corridor.)”
   - “When will the draft be available for review prior to the commission hearing?”
   - “Is it possible to squeeze one more workshop as soon as the City receives back the reviewed housing element?”
   - “Will you have a draft of the Land Development Plan soon?”
   - “Also will the draft be available for the Land Use Plan?”
   - Kurth: Need more HOAs and 55+ housing. There was a lot of talk about ADUs. Are new tract plans accommodating for that increased density / infrastructure need? Homelessness, I think it’s not a housing issue, it’s a mental health issue.

Community Workshop #2 (March 15, 2021)

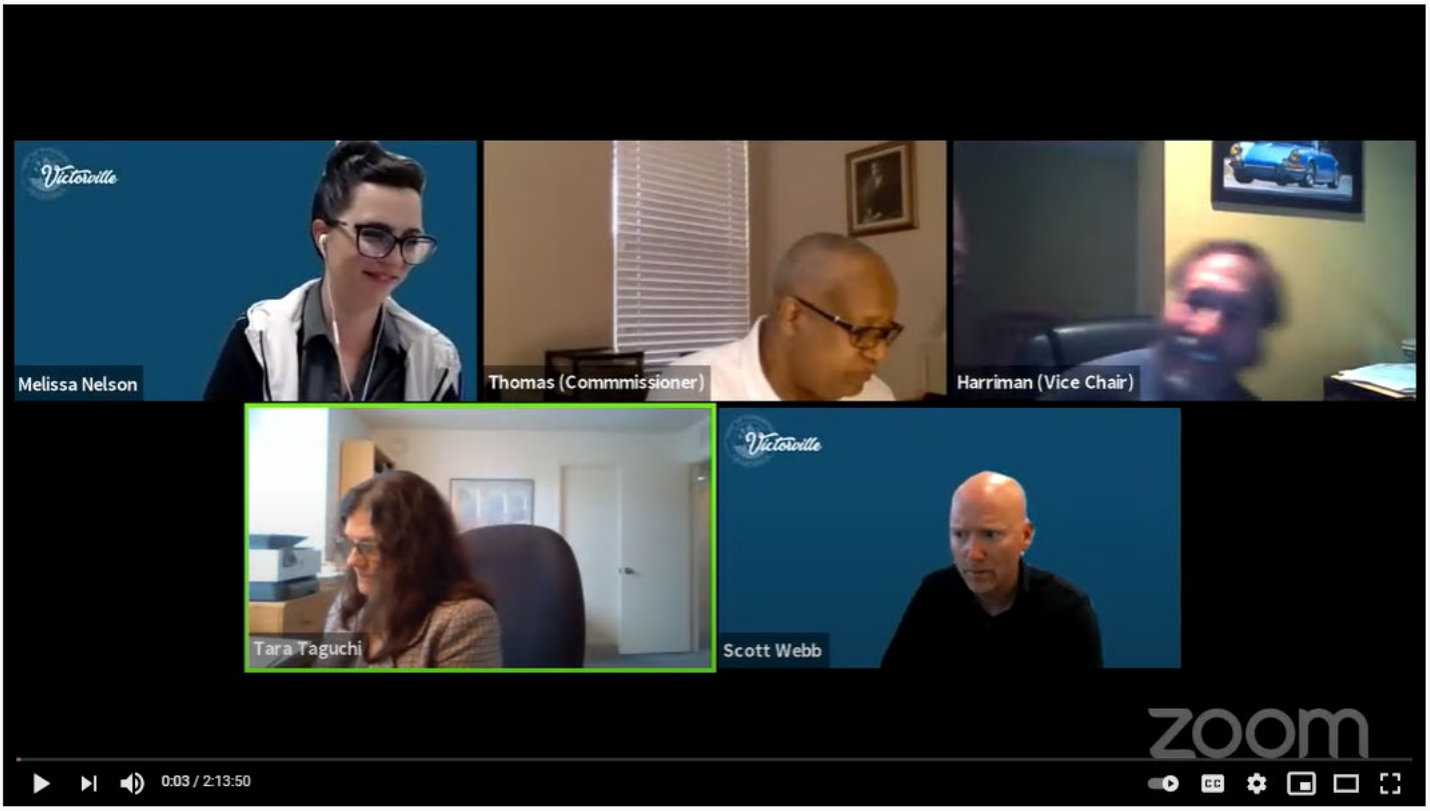
Archived Meeting Items

Agenda Packet & Video Link (City Website):



https://www.victorvilleca.gov/government/agendas

Meeting Video (YouTube):



Victorville Planning Commission - Special Meeting 3/15/2021

45 views • Streamed live on Mar 15, 2021

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OTHER PUBLIC COMMENT

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PUBLIC COMMENT RESPONSES

Government Code Section 65583(c)(9) requires that local governments "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." Pursuant to this requirement, and in an effort to engage the City's constituents in the planning process, the City of Victorville made the Draft Housing Element available to the public for review on July 6, 2021, two weeks prior to submittal to HCD for review.

In order to employ multiple methods for public outreach efforts, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households, the City reached out to local community organizations working with the full spectrum of special needs communities. As shown on Table A-1 in pages 91 and 188 of this Appendix A, 229 individuals attended Workshops #1 and #2. Stakeholders contacted included members of the public and representatives of schools, churches, affordable housing properties, affordable housing developers, surrounding cities, water agencies, veteran's organizations, senior organizations, family assistance organizations, health organizations, among others.

Specifically, the City published the Draft Housing Element draft on July 6, 2021 - one week prior to the joint Planning Commission and City Council public hearing on the Draft Housing Element on July 13, 2021. A public hearing was held with the expressed purpose of collecting public input. The City waited two weeks to submit the Draft Housing Element to HCD on HCD on July 20, 2021 and has been open to receive public comment after the submittal.

It is important to note that all of the public comments received (outside of the public hearing referenced above) was submitted to City staff prior to July 13, 2021. No public comments have been received since the Draft Housing Element was submitted to HCD for review.

A summary of the comments received and the City's actions to address each comment are provided below:

- **February 25, 2021** – "I want to add Senior housing and a Senior Community Center for development."
    - ❖ *The following programs in Chapter 7: Goals and Policies of the Housing Element address housing for seniors:*
        - ***EP-B.1:*** *Planned Unit Development.*
        - ***PP-B.2:*** *Expedite Development.*
        - ***EP-D.1:*** *Federal Housing and Urban Development (HUD) Senior/Disabled Home Repair Program Grants.*
        - ***EP-D.2:*** *Repair Service Program for Senior Homeowners.*
        - ***PP-D.2:*** *Provide Technical Assistance for Rehabilitation Needs.*

- **March 15, 2021** – "I wanted to address the need to tie the Victorville Senior Housing needs into the Master Plan on Aging planning and funding. We do not want any missed opportunities to access the available support resources from a developing, planning, or funding standpoint."

    - ❖ *The following programs in Chapter 7: Goals and Policies of the Housing Element address housing for seniors:*

        - ***EP-B.1:*** *Planned Unit Development.*
        - ***PP-B.2:*** *Expedite Development.*
        - ***EP-D.1:*** *Federal Housing and Urban Development (HUD) Senior/Disabled Home Repair Program Grants.*
        - ***EP-D.2:*** *Repair Service Program for Senior Homeowners.*
        - ***PP-D.2:*** *Provide Technical Assistance for Rehabilitation Needs.*

- **March 15, 2021** – "Are you or will you consider a tiny home community for the homeless?"

    - ❖ *The following program and policy in Chapter 7: Goals and Policies of the Housing Element address tiny homes for individuals experiencing homelessness:*

        - ***PP-C.3:*** *Plan to Encourage ADUs.*
        - ***HE-I.5:*** *Promote innovative strategies for transitional housing for individuals experiencing homelessness.*

- **March 4, 2021** – "We would like to submit a list of 15 policies that we believe will help lead to an increase in affordable housing and overall equitable development:

    1. Adopt a "Housing is a Human Right" ordinance that calls for the development of an internal process that incentivizes building and development throughout the city and/or town and creates a community led housing taskforce that works with the local city and/or town on strategies, solutions and tracks measurable outcomes.

        - ❖ *The following programs in Chapter 7: Goals and Policies of the Housing Element address incentivizing building and development throughout the City:*

            - ***PP-A.2:*** *Adopt a Density Bonus Ordinance and Create a Menu of Density Bonuses.*
            - ***PP-A.6:*** *Continue to Encourage Single-Family Home Development in Designated Areas.*
            - ***PP-A.8:*** *Evaluate and Change Off-Street Parking Requirements*
            - ***PP-B.2:*** *Expedite Development.*
            - ***PP-B.4:*** *Provide a Menu of Incentives/Concessions for Developers.*
            - ***PP-B.6:*** *SB 35 Streamlined Ministerial and Approval Process.*

- ❖ *The following program in Chapter 7: Goals and Policies of the Housing Element addresses community partnerships and a community-led taskforce:*
    - ***PP-J.1:*** *Cooperation with Community-Based Organizations.*

2. Allow for mixed use on all commercial lots with a minimum requirement set for commercial use.
    - ❖ *The following program and objective in Chapter 7: Goals and Policies of the Housing Element address residential uses in commercial areas:*
        - ***PP-A.4:*** *Change Zoning in Appropriate Commercial and Residential Zones*
        - ***Objective P:*** *Rezone to improve the quality of life by creating more opportunities for mixed-use (residential and commercial) development*
3. Re-zone for the development of tiny homes and adopt a policy to streamline the development of tiny homes process.
    - ❖ *The following program and policy in Chapter 7: Goals and Policies of the Housing Element address tiny homes:*
        - ***PP-C.3:*** *Plan to Encourage ADUs*
        - ***HE-I.5:*** *Promote innovative strategies for transitional housing for individuals experiencing homelessness.*
            - *Consider tiny homes as a housing solution for residents experiencing homelessness.*
4. Adopt a fee for developers that deviate from the preferred square footage zoning and underutilize lot size.
    - ❖ *Additional development fees can act as a barrier to housing development. Therefore, no programs, policies or actions were added in response.*
5. Create a local multi-family housing fund from the developer fees collected from those who deviate from minimum lot size zoning.
    - ❖ *Same comment as above.*
6. Adopt a policy that gives property maintenance flexibility to NGOs[1] that purchase housing units for the use of affordable housing. Policy to include a five-year plan to get the property up to code.
    - ❖ *The following program in Chapter 7: Goals and Policies of the Housing Element addresses supporting nonprofits with rehabilitation:*
        - ***PP-D.3:*** *Support Nonprofits in Pursuing Rehabilitation Programs.*

[1] NGOs are non-governmental organizations

7. Exempt NGO agencies who rent housing from a private party landlord from having to obtain a renter permit license.

    - ❖ *Renter permit licenses allow the City to understand how many units in the City are rented and may assist with obtaining income level information for occupants.*

8. Remove barriers that keep people away from multi-family housing such as Crime Free Multi Family Housing Ordinances.

    - ❖ *The following program in Chapter 7: Goals and Policies of the Housing Element addresses removing barriers:*

        - ***PP-Q.6:*** *Remove Barriers for Renters.*

9. Adopt an Affordable Family Housing Overlay that provides by-right incentives of certain development standards in exchange for a dedication of 20% units as affordable family housing units at very low income

    - ❖ *The following policy in Chapter 7: Goals and Policies of the Housing Element addresses inclusionary housing:*

        - ***HE-F.2:*** *Analyze the feasibility of an Inclusionary Housing Policy to create additional affordable units and/or generate local funding for affordable housing.*

10. Adopt a Mixed Income Housing Ordinance that creates mixed income housing opportunities by requesting that 15% of all new housing construction projected will result in affordable units.

    - ❖ *The following policy in Chapter 7: Goals and Policies of the Housing Element addresses inclusionary housing:*

        - ***HE-F.2:*** *Analyze the feasibility of an Inclusionary Housing Policy to create additional affordable units and/or generate local funding for affordable housing.*

11. Affordable Housing Bond. Government bonds dedicated to funding the capital requirements for building affordable housing, including new construction and rehabilitation of existing stock.

    - ❖ *The following policies and programs in Chapter 7: Goals and Policies of the Housing Element address affordable housing funding:*

        - ***PP-B.4:*** *Provide a Menu of Incentives/Concessions for Developers.*
        - ***HE-F.2:*** *Analyze the feasibility of an Inclusionary Housing Policy to create additional affordable units and/or generate local funding for affordable housing.*
        - ***HE-F.3:*** *Explore establishing a Local Housing Trust, a Community Land Trust, or other nonprofit entity to pool resources and leverage additional funding to produce and preserve affordable housing.*

- ***PP-F.2:*** *Monitor Grant Opportunities and Maximize Grant Applications.*
- ***PP-F.4:*** *Recurring Notice of Funding Availability.*

12. Adopt housing preservation programs such as rent control that allows local governments to regulate the amount of rent landlords can charge to tenants.

    ❖ *The following policy in Chapter 7: Goals and Policies of the Housing Element addresses rent stabilization:*

    - ***HE-J.1:*** *Explore the feasibility and potential impacts of a Rent Stabilization Ordinance to provide protections from significant rent increases and to prevent homelessness. This would include studying the current rental market in the City, current need, costs to the City, and possible impacts to future rental housing development. The study shall then be considered by City Council.*

13. Streamline the permitting process and adopt policies that have financial incentives for developer such as fee waivers.

    ❖ *The following objective and programs in Chapter 7: Goals and Policies of the Housing Element address streamlining:*

    - ***Objective B****: Streamline the housing development process.*
    - ***PP-B.6:*** *SB 35 Streamlined Ministerial and Approval Process.*
    - ***PP-A.1:*** *Update the City's Land Use Element and Zoning Ordinance.*

14. Adopt a Community Benefit Agreement policy in where developers and city and/or town government bring in residents as part of the development process up front.

    ❖ *The following objective and policy in Chapter 7: Goals and Policies of the Housing Element address resident involvement in the development process:*

    - ***Objective N:*** *Increase community participation in the planning process*
    - ***HE-N.2:*** *Require a community meeting for proposed Specific Plans and Planned Unit Developments as part of the entitlement process so community members can participate in the planning process.*

15. Adopt a marketing strategy to promote local Opportunity Zones for the development of affordable housing.

    ❖ *The following program in Chapter 7: Goals and Policies of the Housing Element addresses the promotion of Opportunity Zones:*

    - **PP-F.1:** Advertise Available Resources.

Irlanda Martinez

From: Charlene A. Johnson <cajohnson@victorvilleca.gov>
Sent: Thursday, March 18, 2021 11:32 AM
To: Dima Galkin; Hitta Mosesman
Cc: Irlanda Martinez; Scott Webb
Subject: [External]Comment Received
Attachments: Housing & Land Use meeting; Senior Affairs Master Plan Comment.pdf; Women of Noble Character Comment.pdf; FW: Housing Element Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

We have received a few comments regarding the General Plan Update, I've attached them for your use.

Best Regards,

Charlene A. Johnson
Secretary
760-955-5110
DEVELOPMENT DEPARTMENT
PLANNING | BUILDING | CODE ENFORCEMENT
ANIMAL CONTROL | BUSINESS LICENSE

Irlanda Martinez

From: [redacted]
Sent: Thursday, February 25, 2021 12:12 PM
To: Planning Division
Subject: Housing & Land Use meeting

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for the meeting yesterday. I found it valuable and insightful for the future of our city. I want to add Senior housing and a Senior Community Center for development.

Thank you,
Lorena Santillan

Charlene A. Johnson

From: Planning Division
Sent: Tuesday, March 16, 2021 7:36 AM
To: Charlene A. Johnson; Scott Webb
Subject: FW: Master Plan for Aging

From: [redacted]
Sent: Monday, March 15, 2021 7:20 PM
To: Planning Division <planning@victorvilleca.gov>
Subject: Master Plan for Aging

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

https://mpa.aging.ca.gov/Goals/1

Hello Mr. Webb ,

I wanted to address the need to tie the Victorville Senior Housing needs into the Master Plan on Aging planning and funding. We do not want any missed opportunities to access the available support resources from a developing , planning , or funding standpoint.
Is there any one from the Victorville area on the Master Planning Task force? There are five goals of the MPA. Housing is number one because of the need and growth of the senior population. I will continue to share information on an as requested basis , if you like.
Great seeing you tonight.
Keep up the good work!
Kind regards,
Linda Titus, PA, RN
Chair, Senior Affairs Commission
San Bernardino County

Charlene A. Johnson

From: Scott Webb
Sent: Monday, March 15, 2021 4:24 PM
To: [redacted]
Cc: Charlene A. Johnson
Subject: RE: General Plan Update

Hi Ms. Studebake,

Yes, the City will be considering the allowance a various housing types as part of the General Plan Update. Thank you for your comment.

Best regards,



From: [redacted]
Sent: Monday, March 15, 2021 2:33 PM
To: Planning Division <planning@victorvilleca.gov>
Subject: General Plan Update

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I volunteer with Women of Noble Character. We are a local nonprofit serving the homeless community. Are you or will you consider a tiny home community for the homeless?

Sincerely,
Sandy Studebaker

Irlanda Martinez

From: Scott Webb <SWebb@victorvilleca.gov>
Sent: Thursday, March 4, 2021 2:46 PM
To: Hitta Mosesman; Dima Galkin; Irlanda Martinez
Cc: Charlene A. Johnson; Michael Szarzynski
Subject: [External]FW: Public comment for Housing Element Update
Attachments: Policy Recommendations for Housing Plan Element 2021-2029.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Housing Team,

Attached are some policy recommendation from the public.

Best regards,

Scott Webb
City Planner
760.955.5135
DEVELOPMENT DEPARTMENT
PLANNING | BUILDING | CODE ENFORCEMENT
ANIMAL CONTROL | BUSINESS LICENSE

From: HD Intersections Collaborative <hdintersections@gmail.com>
Sent: Thursday, March 4, 2021 9:40 AM
To: Scott Webb <SWebb@victorvilleca.gov>
Cc: PMcdouga@hcd.ca.gov
Subject: Public comment for Housing Element Update

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Scott,

Thank you very much for hosting the workshops on the update Housing Plan Element and Land Use. We also appreciate the willingness to hear from Spanish speakers and to create other avenues to get feedback through the survey.

A few of our collaborative members have participated and we have encouraged our community networks to also attend and/or complete your survey.

In addition to this we would like to submit a list of 15 policies that we believe will help lead to an increase in affordable housing and overall equitable development.

Thank you for your consideration.

Sincerely,

Housing Element Update

2021-2029

Needs to focus on diverse development & affordability

As part of the required update on the housing plan element, cities and towns should prioritize policies that lead to diverse housing stock and affordable housing. As well as overall equitable development that is accessible to needed amenities such as, green space, grocery stores, jobs and safe and efficient transportation. Below are fifteen policy recommendations that we ask to be considered as part of the 2021-2029 housing plan update.



	Policy Recommendations	→	Goal
1.	**Adopt a Housing is a human right ordinance that calls for the development of an internal process that incentivizes building and development throughout the city and/or town and creates a community led housing taskforce that works with the local city and/or town on strategies, solutions and tracks measurable outcomes.**	→	Incentivize developers to work with High Desert cities by presenting a clear strategy of our local development goals.
2.	Allow for mixed use on all commercial lots with a minimum requirement set for commercial use.	→	**Incentivize development of multifamily, mixed use housing, improve access to job opportunities and promote walkability.**
3.	**Re-zone for the development of tiny homes and adopt a policy to streamline the development of tiny homes process.**	→	Incentivize development of market rate affordable housing stock
4.	Adopt a fee for developers that deviate from the preferred square footage zoning and underutilize lot size.	→	**Incentivize the development of the adopted preferred square footage zoning and maximize lot sizes.**
5.	**Create a local multi-family housing fund from the developer fees collected from those who deviate from minimum lot size zoning.**	→	Incentivize development of multi-family housing by assisting with local capital to be used as density bonuses.
6.	Adopt a policy that gives property maintenance flexibility to NGO's that purchase housing units for the use of affordable housing. Policy to include a five-year plan to get the property up to code.	→	**Incentivize the acquisition of housing by NGOs to be used for affordable housing, expedite occupancy times and prevent slums.**
7.	**Exempt NGO agencies who rent housing from a private party landlord from having to obtain a renter permit license.**	→	Incentive the use of rental housing by NGOs for transitional use housing.

8.	Remove barriers that keep people away from multi-family housing such as Crime Free Multi Family Housing Ordinances.	→	**Incentivize access to affordable housing for all residents, including those who have come out of the criminal justice system.**
9.	**Adopt an Affordable Family Housing Overlay that provides by-right incentives of certain development standards in exchange for a dedication of 20% units as affordable family housing units at very low income.**	→	Incentivize the development of affordable housing units in diverse parts of the city and/or town.
10.	Adopt a Mixed Income Housing Ordinance that creates mixed income housing opportunities by requesting that 15% of all new housing construction projected will result in affordable units.	→	**Incentivize balanced development of housing that includes both market rate and affordable housing throughout the city and/or town.**
11.	**Affordable Housing Bond. Government bonds dedicated to funding the capital requirements for building affordable housing, including new construction and rehabilitation of existing stock.**	→	Creates a local funding opportunity that will allow us to work with private partners to build more housing.
12.	Adopt housing preservation programs such as rent control that allows local governments to regulate the amount of rent landlords can charge to tenants.	→	**Ensures that people who are on fixed income, like seniors, veterans and people who are on disability have access to affordable housing.**
13.	**Streamline the permitting process and adopt policies that have financial incentives for developer such as fee waivers.**	→	Incentivizes the development of housing throughout the city and/or town.
14.	Adopt a Community Benefit Agreement policy in where developers and city and/or town government bring in residents as part of the development process up front.	→	**Incentivizes development that is receptive to resident needs, promotes support for projects which can save time and money.**
15.	**Adopt a marketing strategy to promote local Opportunity Zones for the development of affordable housing.**	→	**Incentivize the development of neighborhoods by promoting tax incentives.**

Sample Policy Models

- Adopt internal process to streamline development: Build Riverside
- Affordable Family Housing Overlay: City of Anaheim (2011); County of Orange (2006); City of Oakley (2005 & 2006)
- Mixed Income Housing Ordinance: City of Irvine (2006)
- Affordable Housing Trust Funds: Housing Trust Silicon Valley; Orange County Housing Finance Trust; Ornate County Housing Trust.
- Affordable Housing Bond: Alameda County Housing Bond; Santa Clara County Housing Bond.
- Affordable Housing Land Trust: City of Irvine
- Housing Preservation Programs: Santa Monica; West Hollywood.
- Community Benefit Agreements: Gates Cherokee Denver, Co; LAX, LA; Staples Center, LA.
- Housing is a huma right: United Nations declaration of housing as a human right; Sate of California constitution of housing as a human right.

Document prepared by the High Desert Intersections Collaborative

The Intersections Collaborative is a broad-based coalition made up of diverse partners with the mission of improving health and advancing equity in the High Desert Community.



Irlanda Martinez

From: Scott Webb <SWebb@victorvilleca.gov>
Sent: Tuesday, March 16, 2021 9:24 AM
To: Hitta Mosesman; Dima Galkin; Irlanda Martinez
Cc: Michael Szarzynski
Subject: FW: Master Plan for Aging

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Hitta and Team,

Great job last night! The member of the public that spoke regarding the Master Plan for Aging sent the following email. I was unaware of this State plan, but it seems like useful information that can be referenced in the Housing Element and possibly other elements we're updating. Please share with the other members of the team as you see fit.

https://mpa.aging.ca.gov/

Best regards,

Scott Webb
City Planner
760.955.5135
DEVELOPMENT DEPARTMENT
PLANNING | BUILDING | CODE ENFORCEMENT
ANIMAL CONTROL | BUSINESS LICENSE

From: Planning Division <planning@victorvilleca.gov>
Sent: Tuesday, March 16, 2021 7:36 AM
To: Charlene A. Johnson <cajohnson@victorvilleca.gov>; Scott Webb <SWebb@victorvilleca.gov>
Subject: FW: Master Plan for Aging

From: [redacted]
Sent: Monday, March 15, 2021 7:20 PM
To: Planning Division <planning@victorvilleca.gov>
Subject: Master Plan for Aging

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

https://mpa.aging.ca.gov/Goals/1

Hello Mr. Webb ,

I wanted to address the need to tie the Victorville Senior Housing needs into the Master Plan on Aging planning and funding. We do not want any missed opportunities to access the available support resources from a developing , planning , or funding standpoint.

Is there any one from the Victorville area on the Master Planning Task force? There are five goals of the MPA. Housing is number one because of the need and growth of the senior population. I will continue to share information on an as requested basis , if you like.

Great seeing you tonight.

Keep up the good work!

Kind regards,

Linda Titus, PA, RN

Chair, Senior Affairs Commission

San Bernardino County

APPENDIX B: AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill (AB) 686, passed in 2018, requires cities and counties to administer programs and activities relating to housing and community development in a manner to further fair housing affirmatively and not to take any action that is materially inconsistent with this obligation. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for people of color, people with disabilities, and other protected classes.

AB 686 requires that all Housing Elements prepared on or after January 1, 2021, include the following:

- An assessment of fair housing within the jurisdiction that includes the following components: A summary of fair housing issues and an assessment of the jurisdiction's fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.
- Inclusion of affirmatively furthering fair housing as part of achieving the goals and objectives of the Housing Element.
- Incorporation of affirmatively furthering fair housing in the Sites Inventory.

The City of Victorville (City or Victorville) has completed the following outreach and analysis to inform the Housing Element and all housing goals, policies, and programs to meet State law housing requirements. The City's objective is to promote and affirmatively further fair housing opportunities throughout the community for all people regardless of age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and genetic information.

Outreach

As discussed in Appendix A, Public Engagement, of the Housing Element the City held two virtual public community workshops and five stakeholder meetings and conducted a public survey in addition to holding a joint Planning Commission and City Council meeting on July 13, 2021, to present the Draft Housing Element.

The public community workshops were noticed through the City's website, social media accounts, mailers, and public email system. Due to restrictions resulting from the COVID-19

pandemic, the workshops were held virtually via Zoom on weekday evenings to facilitate participation. Five stakeholder meetings were held to provide an opportunity for affordable housing developers to collaborate with the City and to discuss housing needs and opportunities.

The City also conducted a public survey that was available on the City's website, with 104 responses received.

The outreach conducted by the City before and throughout the Housing Element update process engaged community members throughout the City. Because of the City's large proportion of Spanish-speaking residents, the City has made an intentional effort to reach non-English speaking households and to provide all materials in English and Spanish, along with Spanish interpretation during public meetings.

Assessment of Fair Housing Issues

California Government Code, Section 65583 (10)(A)(ii), requires all counties in California to analyze areas of segregation, racially/ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity, and disproportionate housing needs, including displacement risk. To assist in this analysis of integration and segregation, the California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task Force creates "Opportunity Area" maps to identify resource levels across the State "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low-Income Housing Tax Credits (LIHTCs)." The maps are created using composite scores of three different "domains," each consisting of a set of indicators. The maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters are as follows:

- **Poverty:** Tracts include at least 30% of population under Federal poverty line.
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for African Americans, Hispanics, Asians, or all people of color in comparison to the San Bernardino County (County) high segregation and poverty census tracts are, therefore, areas of over-concentrated low-income and minority households with limited access to resources and pathways to success.

California Tax Credit Allocation Committee/California Department of Housing and Community Development Opportunity Area Map

The 2021 TCAC/HCD Opportunity Area Map uses composite index scores of three different domains (economic, environmental, and education) to categorize tracts as low, moderate, or high resource. Categorization is based on percentile rankings for census tracts within the Inland Empire region (Imperial, Riverside, and San Bernardino Counties), and higher composite scores mean higher resources. Within San Bernardino County, most of the high and highest resource areas are in the San Bernardino Valley or rural areas in the San Bernardino National Forest. However, the Victor Valley region, where the City is located, ranges almost entirely between low and moderate resource areas, with pockets of high segregation and poverty. In 2018, the TCAC/HCD Opportunity Area Map showed the majority of the census tracts in the City as low resource areas, with a few census tracts in the West City and Central City planning areas identified as High Segregation and Poverty areas. The 2021 TCAC/HCD Opportunity Area Map identifies 12 of the City's census tracts as low resource, three as moderate resource, and four as high segregation and poverty. (Note: Two census tracts within the City have missing/insufficient data.) The most notable change from the 2018 designations is the upgraded status of the moderate resource census tracts. Table B-1 shows the scores by domain for each census tract in 2021.

Table B-1. Opportunity Area Map Scores and Categorization

CENSUS TRACT	ECONOMIC DOMAIN SCORE	ENVIRONMENTAL DOMAIN SCORE	EDUCATION DOMAIN SCORE	COMPOSITE INDEX SCORE	FINAL CATEGORY
06071009110	0.179	0.814	0.125	-0.392	Low Resource
06071009116 (BG 4)	0.354	0.493	0.028	N/A	High Segregation and Poverty
06071009117 (BG 2)	N/A	N/A	N/A	N/A	Missing/Insufficient Data
06071009118	0.295	0.947	0.115	-0.266	Moderate Resource
06071009119 (BG 3)	0.674	0.507	0.111	-0.208	Low Resource
06071009800	0.003	0.718	0.022	N/A	High Segregation and Poverty
06071009904	0.029	0.806	0.031	N/A	High Segregation and Poverty
06071009905	0.166	0.752	0.006	-0.718	Low Resource
06071009906	0.165	0.893	0.268	-0.307	Low Resource
06071009908	0.164	0.822	0.212	-0.364	Low Resource
06071009910	0.069	0.778	0.384	-0.374	Low Resource
06071009911	0.151	0.929	0.212	-0.348	Low Resource
06071009912	0.018	0.759	0.029	N/A	High Segregation and Poverty
06071009913	0.019	0.767	0.004	-0.972	Low Resource
06071010004	0.523	0.924	0.3	0.007	Moderate Resource
06071010009	0.158	0.571	0.098	-0.524	Low Resource
06071010025	0.208	0.689	0.028	-0.535	Low Resource
06071010026	0.161	0.657	0.018	-0.649	Low Resource
06071011700 (BG 1)	0.049	0.201	0.229	-0.613	Low Resource
06071012101	0.46	0.632	0.097	-0.271	Moderate Resource
06071980200	N/A	N/A	N/A	N/A	Missing/Insufficient Data

Note: TCAC/HCD separate rural areas into block groups, which are indicated in the table with "BG".

The three moderate resource census tracts generally correspond to the entire Baldy Mesa Planning Area, a large part of the West City Planning Area, and small portions in the City's southeastern and northeastern areas. Figure B-1 illustrates the categorization of resource areas in and around the City.

TCAC and HCD identify between one and five indicators for each domain. The indicators are:

- Poverty
- Adult education
- Employment
- Job proximity
- Median home value
- Exposures and environmental effects, as measured for CalEnviroScreen 3.0
- Math proficiency
- Reading proficiency
- High School graduation rates
- Student poverty rate

Because the indicator scores are measured differently from each other (e.g., percent versus dollar amount), TCAC/HCD calculates a unit-less "z-score" for each indicator. The z-scores are averaged by domain, and the domain scores are averaged to create an index score. Higher index scores indicate higher levels of access to opportunity. As described in this appendix, the City analyzed several additional factors to assess patterns that may further fair housing issues and to identify actions to combat these barriers to accessing opportunities.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues in addition to the designations provided by the 2021 TCAC/HCD Opportunity Area Map. Data for disability was available at the City and regional (county subdivision) levels, while data for poverty rates, opportunity areas, housing cost burden, jobs proximity, and diversity were available at the block group level, and data for familial status was available at the zip code level. The City used the most localized levels of data available for this analysis and the 2014–2018 American Community Survey (ACS) 5-Year Estimates for consistency with the demographic data prepared in the Southern California Association of Governments pre-certified data packet and incorporated into the Housing Element.

Patterns of Integration and Segregation

Concentrations of Minority Population

The 2021 TCAC/HCD Opportunity Area Map combines both poverty and patterns of minority concentrations. Census tracts that have both a poverty rate of over 30% and are designated as racially segregated are filtered into the "High Segregation and Poverty" category. Using the definition from the Apple Valley/Victorville Consortium Analysis of Impediments to Fair Housing Choice (AI) prepared in 2015, the Housing Element defines a "concentration" as "a census tract block group with a proportion of a particular race/ethnic group greater than that of the countywide average for that group."

Figures B-2 through B-5 illustrate the concentrations of minorities in general and African American, Hispanic, and Asian populations per the 2014–2018 ACS 5-Year Estimates. As shown, a total of 13 census block groups in the City exceed the County minority concentration average of 39%, mostly in the central, northern, and northeastern areas of the City. Figures B-2 through B-5 were compared to figures in the AI to understand demographic changes in the City from 2010 to 2018. The AI figures illustrated that in 2010, the City had a minority concentration in the following planning areas: Baldy Mesa, West Bear Valley, West City, SCLA, Central City, and North Mojave. By 2018, the City had fewer areas with a minority concentration.

As of 2018, a majority of the block groups in the City have an African American and/or Hispanic concentration. More specifically, 32 of the 43 census block groups in the City (i.e., most of the City area) exceed the County African American concentration average of 8%. In 2010, 36 of 43 census block groups had an African American concentration. Eighteen census block groups in the City exceed the County Hispanic concentration average of 53% (covering most residential areas of the City). In 2010, the City had 17 census block groups with a Hispanic concentration. The small change in the number of block groups with a Hispanic concentration masks the changes in the location of the City's Hispanic concentrations. Seven block groups with a Hispanic concentration in 2010 (primarily in the Baldy Mesa, West Bear Valley, and West City planning areas) no longer had a concentration in 2018. Meanwhile five block groups without a Hispanic concentration in 2010 developed one by 2018, mostly in the Central City and West City planning areas near Bear Valley Road.

A total of seven census block groups in the City exceed the County Asian concentration average of 7%—three census block groups are near Highway 18 in the West City and West Bear Valley Planning Areas, and four census block groups are elsewhere in the City. In 2010, the City's only Asian concentration was in the SCLA planning area. The number of City block groups with Asian concentration has increased throughout the city since 2010.

Areas with Limited English Proficiency

According to the 2014–2018 ACS 5-Year Estimates, approximately 18% of City residents are foreign born, compared to 21% of County residents. This data is important so the City can ensure residents are treated fairly in housing regardless of national origin. The foreign-born portion of the population may be more susceptible to discrimination due to limited English proficiency.

The U.S. Census Bureau defines a "linguistically isolated household" as a household in which all members age 14 years and older speak a non-English language and also speak English less than "very well." The ACS provides information on households with populations 5 years and older who speak English "less than very well." In the City, the linguistically isolated population is estimated at 13% of the population, according to the 2014–2018 ACS 5-Year Estimates. The language most commonly spoken by residents who speak English "less than very well" is Spanish.

Language barriers may not only prevent residents from accessing services, information, and housing but may also affect educational attainment and employment. On August 11, 2000, President Clinton signed Executive Order 13166 (Improving Access to Services by Persons with Limited English Proficiency). The Executive Order requires Federal agencies to assess and address the needs of otherwise eligible people seeking access to federally conducted programs and activities and who, due to limited English proficiency, cannot fully and equally participate in or benefit from those programs and activities. This requirement also applies to Federal fund grantees and sub recipients. Therefore, the City is required to comply with this regulation.

Concentration of Poverty

Figure B-6 identifies concentrations of poverty in Victorville by census block group per the 2014–2018 ACS 5-Year Estimates. A concentrated area of poverty is defined by the U.S. Department of Housing and Urban Development (HUD) as a census tract where the percentage of individuals living in households with incomes below the poverty rate is more than the lesser of 40% or three times the average poverty rate for the metropolitan area. The City is located in the Riverside-San Bernardino-Ontario metropolitan area, where the average poverty rate (according to 2014–2018 ACS 5-Year Estimates) is approximately 16%.

As shown on Figure B-6, concentrations of poverty are most prominent along I-15, with six block groups along the corridor having a concentration of poverty, three of which are identified as minority concentration block groups (Figure B-2). The poverty rate is highest in Census Tract 98, Block Group 2, where 72.5% of the households have an income below the poverty level. Six of the City's 43 census tracts (14%) have a concentration of poverty, compared to 82 of the County's 1,092 census tracts (8%). The AI identified the City's low- and moderate-income areas in 2010. The majority of these areas are located along the I-15 Freeway and in the Baldy Mesa and Golden Triangle planning areas. The census block groups in Baldy Mesa and Golden Triangle identified in the AI as low- and moderate-income areas now have a lower percentage

of households living below poverty, indicating that incomes in those block groups have increased since 2010.

The Sites Inventory (Appendix C of the Housing Element) identifies 9% of all units (at all income levels) and 23% of lower-income units on sites in areas with a concentration of poverty due to the fact that the City's primary areas that currently allow higher densities are in the areas with concentrations of poverty.

Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify R/ECAPs, HUD has identified census tracts with the majority of non-White population (greater than 50%) and a poverty rate that exceeds 40% or three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. In Victorville, these three R/ECAP census tracts are north of Mojave Drive along I-15 and along the City's northern boundaries and around the Southern California Logistics Airport (SCLA), as shown on Figure B-7. It should be noted that the areas along the City's northern boundaries are sparsely populated and are likely designated as R/ECAPs based on people residing outside of the City (as census tracts can cross city boundaries). In 2010, the City only had one census tract with an R/ECAP designation, which crossed the boundary between the City and Adelanto. The City's R/ECAP areas have increased since 2010.

Diversity Index

The Diversity Index from ESRI represents the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. Ethnic diversity, as well as racial diversity, is included in the Housing Element's definition of the Diversity Index. ESRI's diversity calculations accommodate up to seven race groups: six single-race groups (White, African American, American Indian, Asian, Pacific Islander, Some Other Race) and one multiple-race group (two or more races). Each race group is divided into two ethnic origins, Hispanic and Non-Hispanic. If an area is ethnically diverse, then racial diversity is compounded. The Diversity Index ranges from zero (no diversity) to 100 (complete diversity). If an area's entire population belongs to one race group and one ethnic group, then an area has zero diversity. An area's Diversity Index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

The relative diversity of different areas of the City is illustrated through the 2019 Diversity Index (Table B-2 and Figure B-8). The City's three zip codes each have a Diversity Index of 87 or higher, indicating that the City has high levels of diversity. Within the High Desert, the Diversity Index is highest in the City's northern census tracts and in Adelanto. The rest of the City has a higher index than Hesperia, Apple Valley, and nearby unincorporated communities.

Table B-2. Diversity Index by Zip Code

ZIP CODE	DIVERSITY INDEX
92392	87.5
92394	88.3
92395	87.3

Racially Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to "Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota (a policy paper published by HUD), RCAA is defined as an affluent, White community. The policy paper goes on to state that "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively or defined precisely by HCD or HUD. The Housing Element uses a definition recommended by Veronica Tam & Associates (part of the consulting team that assisted the City with the Housing Element), based on their extensive coordination with HCD and preparation of multiple Housing Elements in the San Diego Association of Governments region that concluded in June 2021. That definition uses the percent of White population (i.e., 40%) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence.

According to the 2014–2018 ACS 5-Year Estimates, White households in the City have a median income of approximately $3,200, or 6%, more than all households. In the County, White households have a median income of approximately $1,700, or 3%, more than all households. As shown on Figure B-9, census tracts with a White population over 40% and household income in the top median-income quartile of all City census tracts (*greater than $67,100*), are mostly located in the Baldy Mesa, West Bear Valley, and West City Planning Areas. Table B-3 presents data from the 2014–2018 ACS 5-Year Estimates. As indicated in Table B-3, White residents make up approximately 64% of City residents, compared to approximately 61% of County residents, according to the 2014–2018 ACS 5-Year Estimates. Within the High Desert, RCAAs are most common in the City's western census block groups and in parts of Apple Valley and Hesperia.

Table B-3. White Household Income and Population Percentage

MEDIAN HOUSEHOLD INCOME	CITY OF VICTORVILLE	COUNTY OF SAN BERNARDINO
All Households	$50,691	$60,164
White Alone	$53,904	$61,892
White Population	64%	61%

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 household.

Adults Living Alone or With Spouse

According to the 2014–2018 ACS 5-Year Estimates, the percentage of adults in the City living with their spouse is approximately 40%, compared to approximately 43% of adults in the County. Local block groups with the highest shares of adults living with their spouse are located in the City's northeastern, southeastern, and southern areas, as seen on Figure B-10. Approximately 11% of married-couple households in the City and approximately 8% of married-couple households in the County live below the poverty line. Within the High Desert, the concentration of adults living with a spouse is highest in Hesperia and Apple Valley. Although the City has lower concentrations, some southern and eastern block groups in the City contain concentrations that are high in comparison to the rest of the City.

Approximately 7% of City heads of household and 8% of County heads of household live alone. As shown on Figure B-11, the largest share of adults living alone in the City is in the East Bear Valley Planning Area. Census Tract 91.17, Block Group 2, has a higher share of adults living alone, 23.1%, but most of that block group's population lives outside of the City. This block group and an Apple Valley block group have the highest shares of adults living alone throughout the High Desert.

Children in Married-Couple Households

As stated in the AI, families with children may experience housing discrimination as some landlords either may fear that children will cause property damage and/or may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments, such as limiting the number of children in a complex or confining children to a specific location, are also fair housing concerns. According to the 2014–2018 ACS 5-Year Estimates, more than half of children under 18 live in married-couple households throughout the City, as shown on Figure B-12. This rate is highest within the City in the 92394 zip code, where 58% of children under 18 live in married-couple households compared to 67% in the County as a whole. A total of 20% of families in the City live below the poverty line. Within the High Desert, the concentration of children in married-couple families is highest in Apple Valley, followed by the northern parts of the City.

Children in Single Female-Headed Households

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. Female-headed households with children tend to have lower incomes, thus limiting housing availability for this group. Fair housing law protects single parent households. According to the 2014–2018 ACS 5-Year Estimates, 34% and 32% of children under 18 live in female-headed households in the 92394 and 92395 zip codes, respectively, as shown on Figure B-13. Within the High Desert, the concentration of

children in single female-headed households is highest in the City of Adelanto, followed by the northern and eastern parts of the City, as well as northern Hesperia.

Access to Opportunity

U.S. Department of Housing and Urban Development's Environmental Health Hazard Index

The Environmental Health Hazard Index is a measure of potential exposure to harmful toxins at a neighborhood level. HUD calculates this index as a percentile of national census tracts, ranging from zero to 100. The higher the index value, the less exposure to toxins harmful to human health and the better the environmental quality of a census block group.

As of 2018, the majority of the rated areas in the City have moderate to high ratings on HUD's Environmental Health Hazard Index, ranging from 43 to 84, indicating that exposure to environmental hazards is fairly limited. Old Town has a higher exposure to environmental hazards with a rating of 43. It should be noted that a large portion of the City is not rated; it is not clear from the Environmental Health Hazard Index webpage why this is the case.

California Communities Environmental Health Screening Tool

The California Office of Environmental Health Hazard Assessment developed a screening methodology tool called the California Communities Environmental Health Screening Tool (CalEnviroScreen) to help identify California communities disproportionately burdened by multiple sources of pollution. Census tracts with high scores are more burdened by pollution from multiple sources and are most vulnerable to impacts, given the socio-economic characteristics and underlying health data. The Draft CalEnviroScreen 4.0 tool provides scores for all census tracts in Victorville. These scores range from 28 to 88, indicating a wide range of health burdens.

Access to Public Transit

As stated in the AI, equal provision of transit services is indirectly a fair housing issue if public transit does not adequately serve transit-dependent populations, thereby limiting their housing choice. One way to measure this is to compare the relationship between existing transit routes, employment centers, and areas where residents are using transit regularly.

The City is served by Victor Valley Transit Authority, with bus lines along I-15 and the City's primary arterials and connections to other cities in the Victor Valley, cities in the San Bernardino Valley, and the City of Barstow. The AI reports that public transit in the Victor Valley region is inadequate to meet the needs of residents. Survey participants noted that service was infrequent and schedules were difficult to decipher. As a result, it often takes an entire day to travel from one side of the Victor Valley to the other. However, Victor Valley Transit offers several flexible transit programs designed to complement its bus route network.

AllTransit is a data repository managed by the Center for Neighborhood Technology, an award-winning innovations laboratory for urban sustainability. AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The City's AllTransit performance score is 3.8, while San Bernardino County has a score of 4.4, illustrating a low combination of trips per week and number of jobs accessible, which enable only a few people to take transit to work in the County and even fewer in the City. Only 0.36% of workers in the City use public transportation (excluding taxicab) to get to work, which is less than the County's rate of 1.5% of workers. Figure B-14 illustrates what areas of the City are within a half-mile of a transit (primarily bus) stop. The locations of transit stops is based on data from Transitland, a community-edited data service aggregating transit networks across metropolitan and rural areas around the world.

Proximity to Jobs

As shown on Figure B-15, as measured by HUD's Jobs Proximity Index, the areas in the City with the best access to job centers are those along the I-15 corridor, northeastern portion of the City, and near the Southern California Logistics Airport in the SCLA planning area. According to the 2014-2018 ACS 5 Year Estimates, the average commute travel times to work for City and County residents were 35 and 31 minutes, respectively. Nearly all of the City's major employers are also directly on or adjacent to public transit routes. The areas with the most limited access to jobs (the Baldy Mesa Planning Area, and parts of the West Bear Valley and West City Planning Areas, as shown on the map) actually have a higher resource designation according to the 2021 TCAC/HCD Opportunity Area Map, suggesting that the lack of jobs in this area does not present a barrier to residents. Chapter 2, Community Profile, of the Housing Element presents additional information on employment by industry and occupation. Within the High Desert, job proximity is most prominent in the Cities of Adelanto and Apple Valley, followed by the eastern portion of the City.

Education

The City is served by the Victor Elementary School District, the Victor Valley Union High School District, the Adelanto Elementary School District, the Hesperia Unified School District, and the Snowline Joint Unified School District, as well as Victor Valley Community College.

The Elementary and Secondary Education Act (ESEA) was passed in 1965. It is often regarded as the most far-reaching Federal legislation affecting education ever passed by Congress. The act is an extensive statute that funds primary and secondary education while emphasizing equal access to education and establishing high standards and accountability. A major component of the ESEA is a series of programs typically referred to as "Title I." Title I programs distribute funding to schools and school districts with a high percentage of students from low-income families. To qualify as a Title I school, a school typically must have around 40% or more of its students coming from families who are low income. The programs also give priority to schools

that are in obvious need of funds, low-achieving schools, and schools that demonstrate a commitment to improving their education standards and test scores.

Under Title I, the Community Eligibility Provision allows the nation's highest poverty schools and districts to serve breakfast and lunch at no cost to all enrolled students without collecting household applications. The Victor Elementary School District, the Adelanto Elementary School District, the Hesperia Unified School District, and the Snowline Joint Unified School District have implemented the Community Eligibility Provision districtwide or at specific schools.

Figure B-16 shows what areas of the City are within 1 mile of a school, based on the California School Campus Database. School access is consistent throughout the City, with a significant majority of the City's area and 77% of the projected units in the Sites Inventory located within 1 mile of a school. All projected units are within 1.5 miles from a school, except for the units on Site 28, a proposed and entitled two-unit development located on the City's outskirts, approximately 2.6 miles from a school.

The schools in Victorville appear to vary in ratings and rankings. School-Ratings.com provides ratings for schools where higher percentiles indicate higher-quality schools. Four of the City's schools are between the 76th and 87th percentiles, 11 schools are rated between the 24th and 66th percentiles, and 17 schools are rated between zero and the 18th percentiles (1 school is unranked).

Population with a Disability

The Americans with Disabilities Act (ADA) defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." Fair housing choice for people with disabilities can be compromised based on the nature of their disability. People with physical disabilities may face discrimination in the housing market because of the use of wheelchairs, need for home modifications to improve accessibility, or other forms of assistance. Landlords/owners may fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords may refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for people with mental disabilities.

According to 2014–2018 ACS 5-Year Estimates, in the County, 227,837 residents, or approximately 11% of all County residents, were identified as having a disability. The percentage of residents with disabilities in the Victorville-Hesperia County Subdivision is 13%. Figure B-17 takes a regional view, illustrating the share of residents with a disability in the Victorville-Hesperia County Subdivision and adjacent subdivisions. The Inland Regional Center, which is the regional center contracted by the California Department of Developmental Services, provides programs and services that further aid in meeting the needs of those with physical, mental, and developmental disabilities for County residents.

An estimated 13,135 City residents, approximately 11% of all City residents, were identified as having a disability. According to the AI, special housing needs for people with disabilities fall into two general categories:

- Physical design to address mobility impairments
- In-home social, educational, and medical support to address developmental and mental impairments

According to the 2014–2018 ACS 5-Year Estimates, 5,459 people, or approximately 42% of City residents with a disability, have a developmental disability. As shown on Figure B-18, the census block groups with the highest concentration of people with disabilities (i.e., more than 24%) are located in the Central City Planning Area. These census block groups feature the highest concentration of residents living with a disability in the High Desert. This concentration is in part due to the presence of three assisted living facilities within the area: Green Tree Residence, Sierra Vista Independent & Assisted Living, and Knolls West Residential Care. City staff compared data on disability in the 2014–2018 ACS 5-Year Estimates to the same data in the 2008-2012 ACS 5-Year Estimates. (2010 data was not available.) Several census block groups in the City experienced an increase in the percentage of residents living with a disability from 2012, as did some block groups in each neighboring jurisdiction. Residents in assisted living facilities are cared for by the facility staff. For residents living independently, the City provides grants and loans to low- and moderate-income individuals with disabilities for accessibility modifications to single-family homes and assistance to renters with disabilities.

Disproportionate Housing Need and Displacement Risk

"Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements," published by HCD in April, 2021, defines "disproportionate housing needs" 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." The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. Many housing problems, such as housing overpayment or overcrowded housing, are directly related to the cost of housing in a community. If housing costs are high relative to household income, a correspondingly high prevalence of housing problems occurs. This section evaluates the disproportionate housing need and displacement risk.

Overpayment

According to HUD, any housing condition where a household spends more than 30% of income on housing is considered overpayment. A cost burden of 30% to 50% of income is considered moderate overpayment; payment in excess of 50% of income is considered severe overpayment. Cost burden is an important housing issue because paying too much for housing leaves less money available for basic necessities and emergency expenditures.

Cost Burden among Renters

According to the 2014-2018 ACS 5-Year Estimates, 55% of renter households in the County have a rent burden greater than 30% of their income. In 26 of the City's 43 block groups, that share of renter households is even greater. As shown on Figure B-19, the highest concentrations of renters with a cost burden are in the West City Planning Area, along I-15 near Victorville's northeastern City boundary, and in the East Bear Valley Planning Area. These areas include four block groups in which more than 80% of renters have a rent burden. There are census block groups scattered throughout the High Desert with similarly high levels of renters experiencing a cost burden, including in each neighboring jurisdiction. The highest level of rent-burdened households is in an unincorporated area southwest of the City that includes the Oak Hills community. 2006-2010 ACS 5-Year Estimates were used to compare the change in rent burden over time. More block groups in the City have a high share of renters with a rent burden than in 2010.

The prevalence and geographic spread of high shares of rent-burdened households highlights the importance of developing more affordable housing throughout the City to provide more housing opportunities for residents in lower-income households. Affordable housing development will reduce the risk of lower-income residents being displaced due to an inability to afford their home. The City seeks to address this need with many of its proposed programs, most notably Proposed Programs PP-A.1, PP-A.3, PP-A.4, PP-B.1, PP-C.3, PP-F.1, PP-F.2, PP-F.3, PP-F.4, PP-F.5, PP-H.2, PP-H.3, and PP-I.8. More multifamily development in general will provide more housing choice for tenants using housing choice vouchers. The City will continue to refer residents interested in housing choice vouchers to San Bernardino County so renters can have access to affordable housing (EP E.1: Housing Choice Vouchers).

Chapter 2 of the Housing Element uses the Southern California Association of Governments pre-certified data that includes information from HUD on the number of households in the City who pay 30% or more of their gross income on housing costs. More specifically, 60% of the City's 15,024 renter households spend 30% or more of gross income on housing costs. Additionally, 32% of renter households experience a severe housing cost burden (i.e., more than 50% of gross income spent on rent) as illustrated on Figure 2-20 in Chapter 2 of the Housing Element. According to the 2014-2018 ACS 5-Year Estimates, renter households are more likely than owner-occupied households to experience housing cost burden.

Cost Burden among Owners

According to the 2014-2018 ACS 5-Year Estimates, approximately 55% of housing units in the City are owner occupied. Housing cost burden is less severe for homeowners in the City than in the County. Countywide, 38% of owner-occupied households with a mortgage have a cost burden greater than 30% of their gross income. There are only five block groups within the City in which a higher share of owner-occupied households experience a cost burden. These block groups are spread through the Baldy Mesa, Central City, Golden Triangle, and West Bear Valley Planning Areas, as shown on Figure B-20. Similar or higher shares of owners experience a cost burden in many census block groups within the City's neighboring jurisdictions. Citywide, only 37% of owner-occupied households have a cost burden, indicative of the City's supply of relatively affordable ownership housing options. In many areas, cost burden among owner households is less common than it was in 2010. Despite the relative affordability of homeownership opportunities in the City, Proposed Programs PP-C.2, PP-C.3, PP-K.1, PP-L.1, PP-L.2, and PP-L.3 will support further expansion of the availability and affordability of the City's homeownership opportunities.

Overcrowding

Some households may not be able to accommodate high cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding.

According to the AI, household overcrowding is reflective of various living situations:

- (1) a family lives in a home that is too small,
- (2) a family chooses to house extended family members, or
- (3) unrelated individuals or families are doubling up to afford housing.

Not only is overcrowding a potential fair housing concern, but it can also strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

As described in Chapter 2 of the Housing Element, overcrowding is not a significant problem in the City relative to the Southern California region, with 10% of the total housing units in the City living in overcrowded situations. Throughout the Southern California Associations of Governments area, 10% of households are overcrowded. More specifically in the City, the 2014-2018 ACS 5-Year Estimates indicate that 1,444 homeowner and 2,009 renter households had more than 1.0 occupants per room. Of these households, 253 homeowner households and 535 renter households (a combined 2% of all City households, compared to 4% in the Southern

California Associations of Governments area) had more than 1.5 occupants per room, which meets the ACS definition of "severe overcrowding" (Figure 2-26 in Chapter 2).

Figure B-21 shows that overcrowding and/or severe overcrowding are more common relative to the County in the West City, Central City, West Bear Valley, SCLA, and Old Town planning areas, as well as in portions of Hesperia and Adelanto adjacent to the City. Even in these areas, however, overcrowding and severe overcrowding are generally less prevalent than in the Southern California region as a whole. Because overcrowding is not a relatively significant problem locally, the City is not pursuing any programs specifically aimed at reducing overcrowding. City staff expects that development of the sites in the site inventory will generally constrain or reduce overcrowding.

Housing Conditions

As discussed in Chapter 2, according to City records, the City opened 799 code enforcement cases between July 1, 2019, and December 31, 2020, related to substandard or unsafe housing conditions. Substandard housing issues can include structural hazards, poor construction, faulty wiring or plumbing, fire hazards, and inadequate sanitation or facilities for living. The 2014–2018 ACS 5-Year Estimates indicate the following on substandard housing issues in the City:

- 500 units lack telephone service,
- 124 units have inadequate plumbing, and
- 292 units lack a complete kitchen.

Given the relatively young age of the housing stock, the number of substandard housing units is limited. The City rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock.

The City will assist homeowners to identify and apply for rehabilitation funding, to expand code enforcement efforts if necessary, and to provide safe housing conditions education (PP-D.4, Assist Residents with Extremely Low, Very Low, and Low Incomes; PP-D.5, Advertise Rehabilitation Programs; PP-O.1, Enforce Existing Building and Safety Code; PP-O.2, Safe Housing Conditions Education).

Displacement Risk

The Urban Displacement Project (UDP) is a research and action initiative of University of California, Berkeley that conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Their research aims to understand and describe the nature of gentrification, displacement, and exclusion and to generate knowledge on how policy interventions and investment can respond and support development that is more equitable.

The UDP defines "residential displacement" as "the process by which a household is forced to move from its residence – or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this research project, the UDP has an interactive map that display changes in neighborhood characteristics that may indicate displacement.

The UDP identifies sensitive communities as those that have neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs and market-based displacement pressures present in and/or near the community. Census tracts in the East Bear Valley, Central City, and parts of West Bear Valley Planning Areas are labeled as vulnerable to displacement by the UDP.

Enforcement and Outreach Capacity

The City reviews its zoning laws and policies on an ongoing basis to ensure compliance with fair housing requirements. Regular reviews of policies and practices ensure that, as the City grows and changes, all people have access to sound and affordable housing. Housing Element Goal 8, Affirmatively Furthering Fair Housing, and corresponding policies and programs have been included in Chapter 7, Housing Plan, of the Housing Element to promote and affirmatively further fair housing opportunities throughout the community for all people regardless of age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and genetic information.

The City will continue to promote fair housing through its laws, policies, and programs and to make fair housing information available to tenants, homebuyers, property owners, and landlords. Fair housing issues that may arise include but are not limited to the following:

- Housing design that make a dwelling unit inaccessible to an individual with a disability,
- Discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and
- Addressing housing needs disproportionately across the City.

Inland Fair Housing and Mediation Board

The Inland Fair Housing and Mediation Board (IFHMB) is a California-based fair housing agency that serves the City. The IFHMB's office is in Ontario, and its staff can be reached via email or via a phone number set up for residents to use if they experience housing discrimination. The IFHMB provides the following fair housing related services:

- Owner/tenant mediation.
- The Fair Housing Department provides information, investigation, education, conciliation, and/or referral of housing discrimination complaints.
- Pre-litigation mediation services.
- The agency's Mobile Home mediators offer specialized problem solving based on Mobile Home Residency Law that reflects the dual ownership and unique life style of the Mobile Home community. In-park workshops are also available for education on rights and responsibilities and understanding of the Mobile Home Residency Law.
- The Senior Services Department actively mediates conflicts between seniors and Social Security, Medi-Cal, utility companies, collection agencies, neighbors, and other parties in dispute. A Care Referral Service, such as personal care, housekeeping, transportation, shopping, and home maintenance, is available. The agency also provides Homeowner/Renter Assistance. A list of senior housing and board and care homes is maintained and available. The agency also distributes a monthly West End Newsletter for seniors, which provides information, referrals, and monthly trips and tours for those who enjoy traveling.
- Mortgage default counseling.
- First-time homebuyer education.
- Pre-purchase counseling.
- Reverse equity mortgage counseling.

The Outreach Department actively engages community meetings, high schools, colleges, English as a Second Language (ESL) participants, realtors, and all other parties interested in learning how to avoid housing discrimination and the corresponding rights and responsibilities.

During the 5th Cycle Housing Element cycle period (2013–2021), the IFHMB received 360 complaints and provided direct client services to the City's residents, landlords, property owners, real estate professionals, and property seekers. Approximately 64% were resolved by the IFHMB by phone or correspondence without referral to another agency. In most cases, residents were informed of the law, the civil code, and available remedies for their particular question or issue, with 128, or 36%, conciliated by the IFHMB. Table B-4 shows the number of complaints the IFHMB received for each protected class.

Table B-4. Complaints Received by IFHMB (2013–2021)

PROTECTED CLASS	NUMBER OF COMPLAINTS	% OF TOTAL COMPLAINTS
Race	52	14.4%
Disability	244	67.8%
Familial Status	11	3.1%
Sex	19	5.3%
National Origin	6	1.7%
Color	3	0.8%
Religion	1	0.3%
Sexual Orientation	2	0.6%
Marital Status	0	0.0%
Source of Income	9	2.5%
Arbitrary	9	2.5%
Age	4	1.1%
Total	**360**	**100%**

Note: Percentages total slightly more than 100% due to rounding.

Department of Fair Employment and Housing

The mission of the California Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, the DFEH keeps track of and investigates complaints of housing discrimination and complaints in the areas of employment, housing, public accommodations, and hate violence.

During the prior 5th Cycle Housing Element period, a total of two fair housing complaints in the City have been filed with the DFEH. One of these complaints involved sexual orientation, and the other was classified as “arbitrary”.

Housing and Urban Development

HUD maintains a record of all housing discrimination complaints for the City. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail, email, and with FHEO online in English or Spanish. These grievances can be filed based on race, color, national origin, sex, disability, religion, or familial status (Table B-5).

Table B-5. Basis for Discrimination of Cases Filed with HUD (2013–2021)

PROTECTED CLASS	NUMBER OF COMPLAINTS	% OF TOTAL COMPLAINTS
Race	2	25%
Color	0	0%
National Origin	0	0%
Sex	1	12.4%
Disability	4	50%
Col Religion	0	0%
Familial Status	0	0%
Retaliation	0	0%
Arbitrary	1	12.5%
Total	**8**	**100%**

Local Data and Knowledge

History

The City of Victorville incorporated in 1962 and development patterns were focused around the development of the City's railroad facility in Old Town Victorville and Route 66 in the late 1800s and early 1900s and George Air Force Base in the 1940's. The largest period of growth in Victorville occurred in the early to mid-2000s – 1/3 of the City's housing stock was built during time period. In fact, 80% of the housing stock in the City was built from 1980 to the present time. The majority of housing developed since 1980 has been planned unit development or master planned communities. Demographic data since 2000 indicates that the Hispanic or Latino population has grown from 33% in 2000 to 55% in 2018, while the Non-Hispanic White population has decreased from 47% in 2000 to 22% in 2018.

2015 Apple Valley/Victorville Consortium Analysis of Impediments to Fair Housing Choice (AI)

The 2015 AI looked at the City's overall lending patterns. The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

HMDA data is submitted by lending institutions to the FFIEC. Certain data is available to the public via the FFIEC site either in raw data format or as pre-set printed reports. The analyses of HMDA data presented in the AI were conducted using Lending Patterns TM. Lending Patterns is a web-based data exploration tool that analyzes lending records to produce reports on various aspects of mortgage lending. It analyzes HMDA data to assess market share, approval rates, denial rates, low/moderate income lending, and high-cost lending, among other aspects.

For this AI report, the HMDA data for Victorville was compiled by census tract and aggregated to the area that generally approximates the boundaries of the two jurisdictions. Utilizing Lending Patterns, this AI reviews fair lending statistics (such as spread disparities and denial disparities) by race/ethnicity, by lender, and in low/moderate income areas, as well as in minority concentration areas.

Home Purchase Loans

In 2010, a total of 1,118 households applied for conventional home purchase loans. This reflects an 86 percent decline for Victorville from 2007 lending activity. The substantial decrease in lending activity is reflective of lending patterns throughout the country. Housing prices, both in the region and nationwide, peaked in 2006 and 2007 marked the start of the housing market's steep decline.

Mortgage lending in 2007, while not as vigorous as in the previous year, was still active. However, in the following years lending activity slowed down dramatically to match the lack of activity in the housing market.

The overall approval rate in 2010 for conventional home purchase loans was 69 percent and 18 percent were denied. This reflects a significant increase from 2007, when just 59 percent of applications were approved in Victorville. When the housing market began to show signs of collapse and foreclosures were on the rise, many financial institutions instituted stricter approval criteria for potential borrowers, which should have cause approval rates to drop somewhat. However, the applicant pool for mortgage lending in recent years has also become smaller and increasingly selective. These applicants have generally been in much better shape financially then applicants from earlier in the decade, when the housing bubble attracted a wider range of potential borrowers.

Generally, two types of home purchase loans are tracked—conventional home purchase loans and government-backed home purchase loans. In a conventional loan, the lender takes on the risk of losing money in the event a borrower defaults on a mortgage. For government-backed loans, the loan is insured, either completely or partially, by the government. The government does not provide the loan itself, but instead promises to repay some or all of the money in the event a borrower defaults. This reduces the risk for the lender when making a loan.

Government-backed loans have more lenient credit score requirements, lower down payment requirements, and are available to those with recent bankruptcies. However, these loans may also carry higher interest rates and most require homebuyers to purchase mortgage insurance. Furthermore, government-backed loans have strict limits on the amount a homebuyer can borrow for the purchase of a home. In competitive and high-end housing markets, many of the homes available for purchase exceed the maximum allowable loan amount, making government-backed loans much less popular. The relatively lower cost housing market in Victorville, however, has made government-backed loans a feasible and practical option for homebuyers in the region.

In Victorville, the number of applications for government-backed home purchase loans considerably surpassed the number of applications for conventional home purchase loans in 2010. Approximately 2,611 home purchase applications were submitted through government-backed loans (for example, FHA, VA). Approval rates were similar to those for conventional home purchase loans. For Victorville, 69 percent of government-backed loan applications were approved. In 2007, government- backed home loans made up a considerably smaller proportion of total lending activity for both jurisdictions. Victorville residents filed 345 applications for government-backed home purchase loans. During this time, conventional home purchase applications overwhelmingly outnumbered applications for government-backed loans for both jurisdictions. Since 2007, however, the increasingly stringent credit and down payment requirements for conventional purchase loans have caused potential borrowers to turn more

towards government-backed loans, where lending criteria is typically less strict. About 65 percent of applications for government-backed loans were approved in Victorville.

Home Improvement Loans

Reinvestment in the form of home improvement is critical to maintaining the supply of safe and adequate housing. Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt-to- income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk.

In 2010, 162 applications for home improvement loans were received in Victorville. Approximately 39 percent of applications from Victorville were approved, and about one-half of the applications were denied.

Home improvement financing, like home purchase lending and mortgage refinancing, was much more active in 2007. Victorville residents filed 15 times as many applications (2,431 applications) during 2007 than they did in 2010. Approval rates for this type of loan also decreased between 2007 and 2010, 41 percent of home improvement loan applications were approved in 2007.

Refinancing

Homebuyers will often refinance existing home loans for a number of reasons. Refinancing can allow homebuyers to take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e. by switching from variable rate to fixed rate loans), or free up cash and capital. A substantial proportion of loan applications submitted in Victorville in 2010 were for refinancing existing home loans (1,703 applications). About 55 percent of refinance applications were approved and 24 percent were denied.

Refinance lending was much more active in 2007. The housing market peaked in 2006 and many households purchased homes during peak using adjustable rates and loans with low interest rates only for a short term. With the upward trending of adjustable rates and the expiration of the short-term low-interest loans, many households sought refinancing. In Victorville, 13,574 applications for refinancing were filed, nearly eight times more than the number of applications in 2010 but with lower approval rates. With the bursting of the "housing bubble" in 2006, many households were facing high housing payments and declining home value. Refinancing was far more difficult than they were led to believe when purchasing the home.

At the time that the AI was prepared, refinancing was substantially more difficult than it had been in the past. Financial institutions had established much stricter requirements for mortgage refinancing, making it harder for homeowners to qualify for a refinance loan. Even homeowners who had excellent credit and a low debt-to-income ratio faced obstacles to refinancing, such as a lack of home equity. Some homeowners had little or no equity because they bought their property with minimal down payments; alternatively, many homeowners who had equity have watched it erode because of decreasing home values at the time. As a result, fewer households would qualify for refinancing. In response, federal legislation was passed to require lenders to work with homeowners to pursue loan modifications.

Lending Patterns by Race/Ethnicity and Income Level

The federal Fair Housing Act prohibits discrimination in mortgage lending based on race, color, national origin, religion, sex, familial status or handicap (disability). It is, therefore, important to look not just at overall approval and denial rates for a jurisdiction, but also whether or not these rates vary by other factors, such as race/ethnicity. An analysis of lending patterns for different races/ethnicities of the same income levels can help reveal patterns not discernible when analyzing lending data by race or income separately.

In Victorville, the rate at which applications were withdrawn and incomplete was relatively consistent across all races/ethnicities and income levels in 2010. Asian applicants in 2007, however, did experience noticeably higher rates of fallout than all other racial/ethnic groups.

In 2010, Asian applicants in Victorville had the highest approval rates, while Black applicants had the lowest approval rates. Generally, approval rates for Black applicants were about 10 points lower than for White and Asian applicants in both 2007 and 2010. Approval rates for Hispanics applicants have increased since 2007, and by 2010, approval rates for Hispanics were comparable to the approval rates for Whites. While Whites did not have the highest approval rates in 2010, they were the least likely to be denied loans. Denial rates for White applicants were notably lower than for all other race/ethnic groups across all income categories.

While this analysis provides a more in-depth look at lending patterns, it does not conclusively explain any of the discrepancies observed. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment, and knowledge of the home buying process. HMDA data does not provide insight into these other factors.

Subprime Lending

According to the Federal Reserve, “prime” mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. “Subprime” loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the critical standards

for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history, or non-traditional income sources, may be otherwise unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally offer interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the recent past, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating subprime loans directly. Though the subprime market usually follows the same guiding principles as the prime market, a number of specific risk factors are associated with this market. According to a joint HUD/Department of the Treasury report, subprime lending generally has the following characteristics:

- **Higher Risk:** Lenders experience higher loan defaults and losses by subprime borrowers than by prime borrowers.
- **Lower Loan Amounts:** On average, loans in the subprime mortgage market are smaller than loans in the prime market.
- **Higher Costs to Originate:** Subprime loans may be more costly to originate than prime loans since they often require additional review of credit history, a higher rate of rejected or withdrawn applications and fixed costs such as appraisals, that represent a higher percentage of a smaller loan.
- **Faster Prepayments:** Subprime mortgages tend to be prepaid at a much faster rate than prime mortgages.
- **Higher Fees:** Subprime loans tend to have significantly higher fees due to the factors listed above.

Subprime lending can both impede and extend fair housing choice. On the one hand, subprime loans extend credit to borrowers who potentially could not otherwise finance housing. The increased access to credit by previously underserved consumers and communities contributed to record high levels of homeownership among minorities and lower income groups. On the other hand, these loans left many lower income and minority borrowers exposed to default and foreclosure risk. Since foreclosures destabilize neighborhoods and subprime borrowers are often from lower income and minority areas, mounting evidence suggests that classes protected by fair housing faced the brunt of the recent subprime and mortgage lending market collapse.

In Victorville, 32 percent of Black applicants received a subprime loan in 2007. Hispanics in Victorville fared a bit better— about 29 percent of Hispanic applicants received a subprime loan—

but not as well as White and Asian applicants who received the lowest proportion of subprime loans.

2016 Apple Valley/Victorville Consortium Assessment of Fair Housing (AFH)

The City conducted an Assessment of Fair Housing (AFH) in 2016. The City analyzed R/ECAP's and identified the following contributing factors: Lack of Community Revitalization Strategies, Private and Public Investments and Regional Cooperation, Deteriorated and abandoned properties and Type of Affordable Housing (availability, size and unit type).

The AFH analysis of Disparities in Access to Opportunities revealed low indexes for opportunities in education, employment, transportation, and exposure to poverty. This means that opportunities for groups within protected classes encounter barriers and are unable to progress. For instance, in assessing employment opportunities indicators by race/ethnicity and labor market index in the HUD provided data indicate that the highest opportunity is available to Asian or Pacific Islander, Non-Hispanic with an indicator of 17.49 following White, Non-Hispanic at 16.12. A person's place of residence is correlated to the opportunities they have in obtaining employment and proximity thereto. Therefore, because a high percentage of Victorville residents commute to other cities within the San Bernardino County and other surrounding areas indexes for this category are low. As a result, this also causes a person's transportation cost to increase.

Additionally, the City's AFH assessment of the HUD provided data depicted disparities in access to educational are near lower performing schools, Victorville's index appeared below average school proficiency. The data suggest that among all races/ethnicity in close proximity to proficient schools, Asian or Pacific Islander, Non- Hispanic scored the lowest at 32.52 and the highest, Native American, Non-Hispanic at 37.54. Values ranged from 0 – 99 max, with the average being 49.

Based on the low indexes for Disparities in Access to Opportunities, the City listed several goals and priorities to lessen the contributing factors. Although the majority of the goals were long term, ranging from 10 – 30 years, short and continuous efforts will be made that include developing and expanding partnerships with school districts and related agencies to strategize and possibly align goals and objectives that create opportunities within these categories.

Contributing Factors identified for Disproportionate Housing Needs include similar factors as referenced in previous sections. The HUD based data and maps appear to indicate that the Black non-Hispanic population experiences a higher rate of housing cost burden. At the time of the assessment, the area located in Census Tract 99.08 significantly experienced a housing burden. These households experience any four housing issues that include incomplete kitchen and plumbing facilities, overcrowding, or severe housing burden, which have housing cost greater than 50% of the household's income. For these contributing factors, the City has included short and long-term goals. One ongoing activity to alleviate the disproportionate housing is to continue housing programs such as the Senior Home Repair and Mortgage Assistance Programs.

Publicly Supported Housing was also limited in the City of Victorville resulting in several contributing factors. Because of the limitations to access to publicly supported housing, many residents remained on waiting list to receive housing choice voucher assistance or access to other multifamily assisted housing, additionally; these units were not located within the City's R/ECAP area. The City set a short term goal to collaborate with Regional and affordable housing agencies to create subsidized housing and reduce displacement pressures, assess the possibility of extending affordability restrictions on subsidized units that will be soon expiring, and promote housing choice city-wide. To supplement these activities, outreach, education and enforcement of local private fair housing laws was be encouraged and supported through collaboration with fair housing agencies and organizations.

Opportunities for persons with disability were limited in the areas of housing (in-home, assistance to housing accessibility modifications, ADA accessible housing, and admissions to publicly supported housing), access to proficient schools, employment, and transportation. Although these opportunities are limited to other groups within protected characteristics, disabled persons face additional barriers. As a result to limited resources, the City prioritized the financing of its Senior Home Repair Program to further assist persons with disabilities address ADA accessible modifications or repairs. In addition, and as a part of the AFH, the City anticipated collaborating with non-profit agencies to address the needs the housing needs of persons with disabilities, provide and expand opportunities to proficient schools and employers. Although these were long-term goals, prioritization in alleviating these barriers was addressed in the AFH.

Community Workshops Summary

The AFH assessment included a community participation process. A community meeting was held in July 2016 to glean local input and knowledge from residents of the City, including fair housing issues and concerns. The community meeting was structured in the following format: participants were introduced to the Con Plan and AFH (AFH) plan process through a presentation and then asked to discuss a series of questions related to housing and community development needs, their presumptions regarding areas considered segregated and/or challenged by poverty, including fair housing issues and concerns. The following are a summary of key issues were identified in comments of the AFH meetings:

Community Survey Summaries

In addition to the meetings, a Fair Housing Survey was also created. A thirty-question survey was disseminated through multi-channel methods to seek responses from members of the public who may be harder to reach by methods of face-to-face contact at events in the community or were possibly not interested in attending a community meeting. The Fair Housing Survey sought to gain knowledge about the nature and extent of fair housing issues experienced by Victorville residents as well as their opinions concerning the existence, or lack of, racially/ethnically concentrated areas of poverty, or areas deemed as disadvantaged within the Jurisdictions. The survey questions were also designed to gather information on a person's experience with fair housing issues and

perception of fair housing issues in his/her neighborhood. The survey and flyers were available in English and Spanish, and distributed via the following methods:

- Survey made available in online format via survey monkey.
- Hard copy information flyers and surveys placed at various community locations and public counters.
- Posted on Victorville's municipal website.
- Solicited the participation of service providers and stakeholders via mass emails to also make the survey flyer, with survey web address and information on the community meetings, available in their offices and to distribute the information to their clients and other members of the community they felt would be receptive and responsive.
- Surveys were solicited at a Homebuyers Resource Fair that was held on Saturday, June 4, 2016 at the San Bernardino County Fairgrounds. This event was in partnership between the High Desert Association of REALTORS® and First District Supervisor, Robert A Lovingood, County of San Bernardino.

Stakeholder Meetings Summary

Three stakeholder meetings were held in August 2016 – all in Victorville, with staff present. The stakeholder meetings were also held to discuss priority housing and community development needs in the respective Jurisdictions, including fair housing issues and concerns. Each stakeholder workshop was structured in the same format: participants were introduced to the AFH plan process by staff and then asked to discuss a series of questions related to housing and community development needs, including fair housing issues and concerns.

A comprehensive summary of housing-related issues identified by submitted surveys, community meetings, and workshops held, is found below.

Homelessness

Homelessness was one of the primary issues discussed by participants at the Victorville meeting. Participants noted the lack of Homeless Shelters in the High Desert. There is just one in Victorville that serves a sphere of influence of approximately 500,000 residents. The High Desert is subject to extreme temperatures that can result in dangerous conditions for homeless persons. Most homeless services are located "down the hill" in the City of San Bernardino, or other southern jurisdictions, creating a disparity in services available between the High Desert and the surrounding region.

Affordable Housing, Senior Housing, Reasonable Accommodation for Disabled Persons and Youth

Though segregation was not identified as an issue through various means of community contact, housing in general was still identified as a major need discussed by participants at the meetings. Community members were primarily concerned about housing affordability and availability for seniors, the disabled and youth. Participants discussed the housing needs of seniors with limited income, and the condition of existing housing; in particular about existing unmaintained rental apartments. A stakeholder noted that location of the most affordable housing has that to offer, but very little, in terms of amenities, are available within walking distance to some of the poorest neighborhoods in the High Desert. Access to transit, grocery stores, recreation services and safety were expressed as some of the services or opportunities that people must give up in order to live in an area that is affordable enough for their household.

Neighborhoods

Participants stated the importance of crime-free, safe neighborhoods. The importance of maintaining a safe, well-maintained community was emphasized at the meetings. If a community is safe and there are places for people to go (commercial and community-based), then residents will tend to remain in the community instead of seeking a way out. Non-reporting of crime was noted on several occasions as a barrier to an undesirable neighborhood being able to rebound. Whether actual or perceived fear of retaliation prevents crime reporting, the effects can be detrimental to a neighborhood if it becomes known for unresolved crime activity.

Transportation

Many participants expressed their concerns as to the lack of transportation available throughout the High Desert. Participants communicated how many low-income families and people in the City of Victorville areas struggle to find reliable transportation. The result is missed appointments and poor illness management, even when care is readily available. Some households do not have a vehicle, or share one among multiple family members, and for those who are disabled, obese, or chronically ill, riding the bus can be a difficult undertaking. As a result, some people may find themselves without a way home after an emergency trip to the hospital; miss opportunities to schools, family or community events or simply miss a doctor’s appointment because they do not have a way to get there.

During the community participation process, all comments and views were considered and have been incorporated into this AFH. No comments were considered as immaterial or insignificant.

Economic_Development

Lack of sufficient local employment in career level employment sectors continues to be an impediment to the local community and economy

Education

Lack of an educated work force continues to be an impediment to business attraction and employment opportunities.

During the last Analysis of Impediments to Fair Housing Choice (AI), Victorville experienced impediments that continued to impact the City at the time of the Fair Housing Assessment. The impediments and strategies, at the time of the assessment, on how to reduce their impacts, and accomplishments are listed below:

Housing Discrimination

Housing Discrimination towards disability, race, and familial status has been a reoccurring issue. As a continued service, the City elected to continue contract services with Inland Fair Housing and Mediation Board (IFHMB). IFHMB provides fair housing services to residents, landlords, and other housing professionals. Available services, newsletters, and special event flyers are routinely posted on the City's website. In addition, the City assisted in promoting special events by distributing informational pamphlets and flyers throughout public- owned buildings. In July 2016, the City of Victorville hosted and participated in a special workshop held by IFHMB to educate and assist tenants, property owners and other housing professionals on fair housing issues specifically for persons with disabilities. Discussion involved fair housing laws, introduction to the affirmatively furthering fair housing final ruling and requirements, reasonable accommodations or modification request allowable fees associated with reasonable accommodation or modification request. The event was highly successful, many interested persons, property owners and tenants attended. Persons who attended expressed their gratitude for the event. Their questions and concerns were addressed and real estate professionals felt they were more educated on how to assist persons with disabilities, particularly in providing reasonable accommodations.

IFHMB receives CDBG funding to provide residents with fair housing and landlord tenant mediation service and assistance. Along with these services, IFHMB assists the City of Victorville with its first-time homebuyer program, Mortgage Assistance Program (MA) by providing homebuyer education and certification. Persons who receive their homebuyer education course by IFHMB receive information and training in the complete process of purchasing a home, budgeting, credit, mortgage loans, and how to keep your home. On behalf of the communities, IFHMB distributes fair housing materials, holds workshops on fair housing throughout the High Desert and San Bernardino County. IFHMB's services have assisted an array of residents within the Communities. Many of which have received 'one-on-one' assistance in assisting homeowners who are at risk of losing their home by exploring many available options including loan modification, special forbearance, partial claims, loan repayment plans, loan reinstate plans, short sale options including the Homeowner Assistance Foreclosure Alternative (HAFA), and the Homeowner Assistance Refinance Program.

In addition to the above accomplishments, the City actively promoted the National Fair Housing Month held in April of each year, and posted HUD created posters and flyers throughout city hall, city website and social media outlets celebrating the National Fair Housing month.

Public Outreach

Public Outreach is a concern that needs to be addressed. Many residents, landlords and tenants are not aware of fair housing rights and services available. When encountered with fair housing issues, many do not believe reporting the incidents would help the situation. Some are also afraid of retaliation by the landlord. With this in mind, some of the adopted strategies were to (1) provide fair housing outreach and education services that will include, but not be limited to at least one of the following components: press releases, public service announcements, cable TV, radio, and newspaper outreach, updates in newsletters and/or other publications, events at the annual fair housing celebration, organized meetings or events relating to fair housing, and participation in community events such as fairs and trade shows; (2) initiate half-day fair housing workshops at City Hall annually, targeting residents, landlords, disadvantaged groups, and housing professionals; (3) outreach and education specifically for housing providers (i.e., landlords, property managers, realtors, lending institutions, and managers of public housing); (4) workshops to assist elected and appointed officials of each jurisdiction; and the general public.. The City also utilizes its City-owned electronic message board located on the east side of Interstate-15 to make public service announcements (PSA). The City routinely promotes PSA for non-profits, such as the High Desert Association of Realtors® and special County of San Bernardino events, etc.

Housing Choice Vouchers and Affordable Housing Units

Housing Choice Vouchers and Affordable Housing Units are limited resources to Hispanic households. Because many residents have been on the Housing Authority of County of San Bernardino's (HACSB) waiting lists for choice vouchers for several years in hopes of qualifying for the Housing Choice Voucher program, HACSB has closed its ability to provide additional vouchers to new households who may reflect the current demographic profile of the City.

Although these choice voucher resources are limited, HACSB provides other affordable housing opportunities through other affordable housing developments it maintains. Currently, HACSB has an open waiting list. Additionally, the City of Victorville also provides financial assistance to facilitate the construction of affordable housing. These affordable housing complexes are privately owned, but contain affordable housing covenants to secure housing for very low and low-income households for several years. In support of HACSB's efforts, the City will continue efforts in petitioning for additional voucher assistance from HUD. The City promotes any and all available resources to households in need. When opportunities arise, the City attempts to require rental property owners receiving financial assistance from the City to affirm their commitment to comply with fair housing laws, and attend fair housing training.

Housing for Persons with Disabilities

Accessible housing units and other housing options (such as transitional and supportive housing) for persons with disabilities are limited in supply. In a recent study carried out by IFHMB, the majority of discrimination indicated this issue increase. In past AI's, the City amended their Zoning Code to establish either a Reasonable Accommodation procedure. The City anticipates it will increase its efforts in awareness and training to further assist persons with disabilities with fair housing rights. Additionally, IFHMB has assisted residents with fair housing mediation services concerning reasonable accommodations.

Lending Practices

Overall, minority households in Victorville rely more heavily on smaller, lesser-known lenders for mortgage financing, which tend to have more liberal underwriting criteria. While this may promote homeownership to minority households, it may also encourage certain households to overextend financially. Furthermore, most of these lenders do not have local offices, making it so that applicants have to have in-person meetings with the lenders. Black households in general, seem to have more difficulty accessing financing. They experienced lower approval rates than other households in the same income group. Since 2007, the rate spreads for all race/ethnic groups have decreased significantly except for Black households. The rate spread for Black households remained the highest among all groups and actually has increased since 2007.

Among the top lenders, minority households also have high fallout rates (not completing or withdrawing an application). Some actions adopted by the Communities since the last AI are; (1) work with government agencies and nonprofit groups that provide credit counseling and foreclosure workshops to conduct workshops in the High Desert area; (2) conduct lender workshops to provide outreach, education and encourage increasing pool of lenders participating in the down payment assistance programs; (3) continue contract services with IFHMB to monitor lending activities and contact lenders to address potential issues; (4) publicize results of Home Mortgage Disclosure Act (HMDA) data review to bring attention to the lending community, housing advocates, and the general public; (5) continue coordinating efforts with minority Chambers of Commerce to promote City and County programs and services, including home buying down payment assistance, credit counseling, foreclosure counseling, etc. The City of Victorville has recently met with real estate professionals in strategizing its marketing efforts to promote its Mortgage Assistance Program (MAP), Senior Home Repair (SHRP) and Owner-occupied Rehabilitation (OOR) Programs. Additionally, the City of Victorville has met with Lenders to conduct "one-on-one" training to ensure their knowledge of the City's MAP is accurate and lending opportunities are given to all persons equally and fairly. The City anticipates it will launch a large Lender-Real estate professional training workshop in November 2016 to promote equal opportunity to home ownership among the very low, low and moderate-income households. The City anticipates in concentrating its efforts to the Old Town Area where home ownership is low among minorities.

Public Transportation

The Public Transportation System throughout the High Desert Area is limited. Many lower income households, seniors and persons with disabilities have many opportunities to housing resources offered and funded by the County of San Bernardino. However, access difficulties arise as they are dependent on the public transportation system. Many of these residents find that the public transportation system in the High Desert is difficult to navigate through and use. Therefore, the City has made many efforts to expand public transportation by (1) petitioning to the County of San Bernardino to expand housing programs and services to the High Desert area vs. “down the hill”; (2) provide public transportation maps at public locations (at the time of the assessment, maps of transportation routes are available at City Hall); and (3) include navigating the public transportation system in programs and activities designed for seniors and disabled.

Foreclosures

Victorville has been impacted by the large number of foreclosures. Abandoned and foreclosed homes are often vandalized and trespassed, negatively impacting neighborhood safety and conditions. The lack of maintenance of foreclosed properties is a serious issue expressed by many participants of public meetings conducted as part of this AI. Goals and actions proposed and carried out by the City includes: (1) continue proactive code enforcement activities to address issues associated with abandoned and foreclosed homes; and (2) work with lenders holding the homes to ensure a reasonable level of safety and condition is maintained.

Real Estate Advertising

Previous AI indicated that advertising of for-sale homes and particularly rental listings contained potentially discriminatory language. Often such language encourages or discourages a particular group to inquire about the housing available.

Given the market condition, many homes are being used as rentals. Owners of these units may not be professional landlords and therefore are not familiar with fair housing rights and responsibilities. Some actions taken by the Consortium includes: (1) continued contract services with IFHMB to monitor the advertising of for-sale and for-rent units; and (2) publicize fair housing rights and responsibilities on City websites, newsletters, or other publications as a way of outreaching to landlords new to the rental business.

Accessibility of Public Facilities

Not all public buildings are accessible to persons with disabilities. Accessible sidewalks with ramps and curb cuts are also needed to allow circulation from one location to another. The City is working on improving accessibility in and to public buildings to facilitate participation in civic decisions by persons with disabilities. Annual evaluations of accessibility improvement needs of public facilities through the Capital Improvement Plan process to identify priority projects for funding have been started.

In October 2015, the City of Victorville City Council approved a Voluntary Compliance Agreement with HUD requiring a Self-Evaluation and Transition Plan that will identify ADA compliance barriers in City programs, activities and facilities. In addition, the Plan would provide with a timeline for completion of modifications to provide equal access. The deadline for the completion of the review and update is 240 days upon execution of the Voluntary Compliance Agreement. The May 2016 deadline has been extended to January 30, 2017. The City acquired the assistance of a firm, Disability Access Consultants (DAC) to assist with the Self-Evaluation and Transition Plan. Additionally, the City is working with Caltrans in developing an ADA Transition plan for facilities in the public right of way to be eligible to receive federal transportation funds. This plan is currently underway.

Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences); and

The City of Victorville and fair housing service providers have successfully implemented ongoing consultation, education and workshops for the community. Affirmatively furthering fair housing continues to be a priority though recent community surveys have reflected less concern in relation to other priorities than in years past. Past goals and issues are starting points for current and future goals and strategies and included in surveys, questionnaires and community meetings to develop dialogue identify current concerns and plan strategies to be implemented in consolidated plan and annual action plans. The Housing Authority, County of San Bernardino administers affordable housing units in the Victor Valley, which includes Victorville. Affordable units are limited to funding, yet the area is generally more affordable at market rates than the regional area. Accessibility to public facilities remains a high priority and improvements continue as funding becomes available.

The City of Victorville has achieved many successes in assisting and maintaining affordable housing to its senior and permanently disabled population. Programs offered by the City, such as the Senior Home Repair (SHRP) and Owner-Occupied Rehabilitation (OOR) Programs has provided residents with opportunities to make eligible repairs to their homes. Many repairs include ADA, health and safety improvements. These residents normally do not have the financial means to make these repairs on their own; therefore, these programs remain in high demand. The City anticipates continuing to fund these programs in future years. Additionally, the City is in the process of expanding its programs that will help unrepresented protected classes, such as disabled persons, that are low and very-low income, make necessary repairs and improvements.

Old Town Victorville

Existing development in the Old Town area of the City of Victorville tends to have a pattern of overcrowding and substandard housing stock. The same area includes Census Tract 98, Block Group 2, where 72.5% of the households have an income below the poverty level, which is the highest poverty rate in the City. The Old Town area is primarily composed of the oldest housing

stock within the City, with construction largely dating back prior to the City's incorporation and regular maintenance, vandalism, and construction methods not to current standards accounting for the majority of the substandard housing issues in the vicinity. This dated housing stock is also relatively small in size in comparison to the remainder of the City, with small lots and small homes but to accommodate historic railroad operations rather than families that currently reside in the area. Given the state of the available housing in Old Town, rents are typically lower than other areas of the City, and overcrowding is a byproduct of the rental rates and housing stock that is undesirable to residents who are not cost burdened by higher rental or home ownership costs.

The Old Town area has also been the subject of multiple revitalization efforts, with a Specific Plan and grant opportunities aimed at spurring development and improving quality of life, as well as potential funding mechanisms in development to provide a means to redeveloped dilapidated structure that will allow for new housing components.

Other Relevant Factors

Other contributions that affect the accumulation of wealth and access to resources include historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

Land-Use

The Victorville General Plan and Zoning Ordinance provide for a range of housing types and densities with adequate amounts of available land for development. The City offers varying zoning standards to encourage lower cost housing.

In August 2006, the City of Victorville adopted a Reasonable Accommodation in Housing to Disabled or Handicapped Individuals Ordinance. The purpose of this ordinance was to provide a process for individuals with disabilities to make request for and be provided, reasonable accommodation in the application of zoning regulations to housing. This ordinance with Fair Housing Laws is administered by the City's Development Department.

The City of Victorville is currently working towards the Revitalization of Old Town/Midtown Area. The City invested financial resources to develop and updated the previous Old Town Specific Plan dated April 1995. Revitalization efforts are being considered to address old and unsafe housing stock, crime and blight, outdated and poorly functioning infrastructure, and declining of property values. City staff is currently researching and developing a comprehensive and strategic plan that involves the review of land use to make the Old Town area a way that pedestrian traffic will support retail businesses, increase residential development to support retail business and encourage business development. This will promote integration of compatible land uses; encourage greater recreational use of the existing open space; establish a location for cottage industry, live/work providing more opportunities for people of lower income and disabilities; and to address the adjacent transit station as a focal point in the Downtown area.

Revitalization of Old Town will consider existing Downtown Development Codes, Capital Improvement, encourage a sales tax sharing program and promote infill housing development. The goal to revitalize Old Town is to improve safety and provide more opportunities to minorities, such as the Hispanic population that currently resides in Old Town.

Investment Practices in Victorville

Victorville has a long history of utilizing public investment tools for economic revitalization and affordable housing. Victorville's location has historically presented challenges to establishing a healthy and diverse economy as it had not been considered "centrally located" to Los Angeles. Victorville utilized Redevelopment (which allows for tax increment financing to fund infrastructure, economic development and affordable housing) extensively with three major redevelopment projects within the City. In the 1990's when George Air Force Base was ordered closed by the federal government, Victorville and surrounding cities formed a joint powers authority, the Victor Valley Economic Development Agency (or VVEDA), to assist with the economic impacts of the closure. These redevelopment projects had a measurable positive impact on the City and development of retail and housing was significant through the 2000s.

The Great Recession and Redevelopment Dissolution

However, two events had a significant impact on the City. The first was the 2009 financial crisis. It is important to note that Victorville and the most inland areas of the region suffered the greatest numbers of foreclosures in southern California. The housing development that had been increasing every year and was at historic highs had halted. Housing development has still not reached pre-Recession levels as memories of the Recession impacts in the area are a lingering concern to investors and developers. The second was the elimination of Redevelopment by State Law in 2011. The local investment by the City through Redevelopment ceased at a time when economic recovery from the Recession had not happened. These two events which occurred within 2 years of each other had a profound impact on the local economy and on housing development.

In response, the City utilized the tools that were still available. The Old Town Victorville and Civic Center Specific Plans were adopted to catalyze development in core areas of the City. Additionally, economic growth and shortages of vacant land in Los Angeles and Orange counties has pushed development further inland over the past 20-30 years, inland cities such as Corona, Ontario and Fontana have become major retail, industrial and affordable housing in southern California. Technological changes and the COVID 19 pandemic have boosted an already evolving e-commerce phenomena and the inland empire is a highly desirable location for ecommerce distribution centers. Additionally, as median home prices in Orange County and Los Angeles are as high as $1,000,000 in some areas, the Inland Empire has experience a significant rise in housing development and is one of the few southern California areas that is still affordable to working people and young families.

Community Revitalization and Investment Area

The City is now working to establish a Community Revitalization and Investment Authority and Area (CRIA) to continue invest in and improve the Old Town area as was the City had intended with the Old Town Specific Plan. Once established, the CRIA has the ability to accomplish the following:

- Provide funding for the rehabilitation, repair, upgrading, or construction of infrastructure.
- Provide low- and moderate-income housing.
- Remedy or remove a release of hazardous substances.
- Provide funding for seismic retrofits of existing buildings.
- Acquire and transfer real property.
- Issue bonds.
- Borrow money, receive grants, or accept financial or other assistance or investment from the state or the federal government or any other public agency or private lending institution for projects.
- Make loans or grants for owners or tenants to improve, rehabilitate, or retrofit buildings or structures.
- Construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial industrial, or other uses contemplated by the revitalization plan.
- Provide direct assistance to businesses for new or existing facilities for industrial or manufacturing uses.

The CRIA's Plan Area, which corresponds to the Old Town Victorville area with slight modifications, is comprised of approximately 400 acres and is located between Interstate 15 and the eastern boundary of the City. The Project Area includes the historic Old Town core, the area north of the railroad tracks, and the 7th Street corridor gateway leading into Old Town.

Overall, the Project Area is experiencing many socioeconomic and physical challenges. According to the Old Town Specific Plan, homelessness issues are significant in this portion of the City, with reports of widespread drug and alcohol use, loitering, and even prostitution causing clear safety concerns in the Project Area. Additionally, as businesses have left the area, vacant buildings have been a gathering place for homeless individuals, and a string of fires over the last several years has caused the City to demolish abandoned buildings proactively to prevent potential fires and minimize health and safety risks to the community. Because of these actions,

former deteriorated and dilapidated structures have been removed, leaving a large number of vacant lots in the area.

Old Town Specific Plan

The Old Town Specific Plan represents a blueprint for growth over the next 20-30 years. The purpose of the Specific Plan is to serve as a tool for revitalization of the Old Town, presenting an opportunity to transform this district into a unique, vibrant, mixed-use focal point for the region. This Plan promotes higher-density mixed-use development in the project area to bring new housing opportunities to the Old Town that will accommodate some of the new population growth that is anticipated to occur over the plan period. The Plan encourages new businesses and jobs to locate in Old Town and implements standards and guidelines to promote an attractive and pedestrian-oriented Old Town that reflects its historic character.

The project area comprises approximately 428 acres and is located between Interstate 15 and the eastern boundary of the city. The historic Old Town is the core of the project area and also includes the area north of the railroad tracks and the 7th Street corridor gateway leading into Old Town.

Historic Route 66 traverses the project area, leading northeast into town from Interstate 15 and then heading northwest along D Street. The Specific Plan area is organized in a grid network of blocks that orient themselves to 7th and D streets. Most blocks in the project area have mid-block alleyways.

Old Town is characterized by its small lots, compact form, and pedestrian scale. A number of historic buildings, including the Old Victor School, and cultural sites, such as the Route 66 Museum, contribute to the character of Old Town. At the intersection of D and 6th streets is the Victor Valley Transit Center, with a train stop along the Southwest Chief route connecting Los Angeles and Chicago.

The 7th Street corridor leading into the historic Old Town core is characterized by larger blocks, larger parcels, and buildings set back from the street with large surface parking lots adjacent to the sidewalk. It is an environment that prioritizes the car and is not as pleasant for walking as within the old Town core.

The area to the north of the railroad tracks is characterized by a lack of structure. Single-family homes and community uses are scattered amidst a large number of vacant lots. The lack of sidewalks and the numerous empty lots create an inconsistent pedestrian environment.

Tourism presents an important long-term opportunity for Old Town Victorville. Before tourism can play a significant part in revitalizing Old Town, the required infrastructure to support tourism in the area must be in place. Entertainment, retail, and cultural destinations in Old Town must first be established and effectively marketed to visitors. Local hotels would form an important part of the supporting tourism infrastructure.

Development in the project area will be of a high quality that fosters a sense of place and instills pride in the community. Old Town will be an economically vibrant, walkable destination that is inviting to pedestrians, with a mix of different housing types and uses that serve residents and attract visitors. The 7th Street corridor will be redefined as the main street of Old Town, and the architecture will reflect a contemporary take on the city's historic Route 66 heritage. (Old Town Plan – Vision)

Programs

The City of Victorville adopted multiple programs in the last Housing Element planning period to encourage more housing development to address the City's housing needs. However, Victorville understands the need for more housing in the State of California and, therefore, the demand for more rigorous programs that facilitate housing development. Therefore, Victorville has modified past programs and proposed new ones to help achieve the goals of the Housing Element. These programs address housing mobility enhancement, new housing choices and affordability, place-based strategies for community preservation and revitalization, and displacement protection. A complete description of all Housing Element programs and actions is contained in Chapter 7: Housing Plan, including the specific milestones and timeframes. The following are some of the programs that were modified or added to address fair housing issues:

Housing Mobility Enhancement, New Housing Choices and Affordability

- **PP-A.2: Adopt a Density Bonus Ordinance and Create a Menu of Density Bonuses.** Pursuant to California Government Code Section 65915, the City will adopt a legally compliant density bonus ordinance. In addition, the City will identify appropriate density bonus levels to offer to developers in exchange for the provision of certain community benefits and amenities. This program will allow for the development of a greater diversity of housing stock while also attracting private investment in the City's affordable housing stock, streetscapes, parks and open spaces, and other community benefits as identified and prioritized by City Council.
- **PP-A.5: Encourage the Subdivision of Sites that are 10 Acres or Larger.** Encouraging the subdivision of sites that are 10 acres or more can provide more opportunities for development of affordable housing, which the Department of Housing and Community Development (HCD) has determined is more feasible on sites between 0.5 and 10 acres in size. During the 5th Cycle period, the City recorded 26 tract maps and approved 27 tentative tract maps. The tentative tract maps, 24 of which were more than 10 acres in size, contributed to the development of more than 5,600 market-rate housing units. The relatively large number of subdivisions demonstrates the outsized role that subdivisions play in local residential development. The City will encourage the subdivision of large lots, particularly for affordable housing, by routinely giving high priority processing to

subdivision maps that include affordable housing units. Additionally, the City will consider providing incentives, such as reduced setback and parking requirements, and increased allowable density, lot coverage, or floor area ratio.

- **PP-B.1: Assist with Development of Low-Income Housing.** To assist the development of housing for households with lower incomes, the City will seek to defer, reduce, or waive fees for land divisions, lot line adjustments, and Specific Plans proposing, or resulting in parcel sizes that facilitate, multi-family developments affordable to households with lower incomes (i.e., determined by the State to be 0.5–10 acres). The City will work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to:
    - Streamlining and expediting of the approval process for land division for projects that include affordable housing units
    - Ministerial review of lot line adjustments
    - Deferral or waiver of fees related to the subdivision for projects affordable to households with lower incomes
    - Reduced setback and parking requirements
    - Increased allowable density, lot coverage, and floor area ratio
    - Technical assistance to identify funding and with the modification of development requirements

    City staff will seek to have approximately 50% of the units developed as a result of this program in lower resource areas to serve existing lower income communities and minimize displacement and approximately 50% of the units developed as a result of this program in higher resource areas to provide greater opportunities to lower income households.
- **PP-B.2: Expedite Development.** Expedite development of housing projects for seniors, people with disabilities, or people with low and moderate incomes. The City will consider waving or reducing fees for shelters/transitional and permanent supportive housing projects.
- **PP-B.6: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process.** The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35.
- **PP-C.2: Update the City's ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed on any single-family residential land, despite local ordinances or homeowners'

association rules and requirements, as well as multi-family residential land. Additionally, State law requires jurisdictions to develop a plan to encourage and incentivize ADUs in an effort to address the current California housing crisis. The City will update the current ADU ordinance to ensure that the policies conform to State requirements, as established by Assembly Bill (AB) 3182 (2020), Senate Bill 13, AB 68, AB 881, AB 587, AB 670, and AB 671 (2019). Such an update would modify the requirements of ADU development in the City, including restrictions on unit sizes and allowance of ADUs in multi-family zones.

- **PP-C.3: Plan to Encourage ADUs.** AB 671 requires local agencies' housing elements to include a plan that promotes the creation of ADUs that can offer affordable rents for households with very low, low, or moderate incomes. As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs, such as tiny homes, throughout the City. The City will also explore incentives and tools to facilitate ADU construction, such as pre-approved ADU plans or kits, waived development impact fees, increased outreach and education, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among other incentives.

- **PP-F.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City's website (See Proposed Program PP-B.4), funding opportunities will also be posted on all City social media accounts and include information on vacant surplus land currently owned by the City and information on local Opportunity Zones for the development of affordable housing (i.e., location, size, and zoning).

  This program will be available for developments throughout the City, while targeting higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.

- **PP-F.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable housing stakeholders to identify projects and/or opportunities to include on grant applications.

  This program will be available for developments throughout the City and will focus on developers and sites in higher resource areas due to the greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.

- **PP-F.3: Local Housing Trust.** Study the availability of local resources available to establish a Local Housing Trust, a Community Land Trust, or similar nonprofit entity. The Trust will serve the entire City, with a focus on funding development in higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.
- **PP-H.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock for All Income Levels.** Adopting or amending ordinances for Inclusionary Housing and permit streamlining can work together to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.
- **PP-L.1: Down Payment Assistance Program.** Continue the mortgage assistance program and maximize funding for the program. Many residents have identified the lack of funds for a down payment as a major reason for not owning a home.
- **PP-L.2: Development Impact Fee Deferral for Affordable For-Sale Housing Development.** Explore the potential deferral of development impact fees for affordable for-sale housing developments until close of escrow.
- **PP-L.3: Development Impact Fee Waiver for Old Town Victorville Area.** Explore the potential waiver of development impact fees for all types of housing within Old Town.
- **PP-Q.6: Remove Barriers for Renters.** The City will review local ordinances and work to remove any barriers that keep residents from accessing safe and affordable housing, such as redlining and crime-free multifamily housing ordinances.

Displacement Protections

- **EP-D.3: Residential Rehabilitation Program.** This program is designed to facilitate home improvements and/ or correct any health and safety or building code violations. The program offers low-interest, deferred loans to income eligible homeowners throughout the City; loan funds are limited.
- **PP-D.3: Support Nonprofits in Pursuing Rehabilitation Programs.** Support nonprofit organizations in pursuing funding for residential rehabilitation programs and projects. In addition to providing a menu of incentives/concessions (See Proposed Program PP-B.4), the City will invite nonprofits to discuss the City's plans, resources, and development opportunities every one to two years. As appropriate, the City will offer application assistance for state and federal financial resources. This program will focus on concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.

- **PP-D.4: Assist Residents with Extremely Low, Very Low, and Low Incomes.** Continue to use CDBG, HOME Investment Partnerships (HOME), and other funding sources for the City's Residential Rehabilitation Program, which assists residents with extremely low, very low, and low incomes with housing rehabilitation Citywide. Additionally, the City will work to promote the importance of property maintenance to long-term housing quality and the availability of resources for residential rehabilitation. To do so, the City will revise its website with more information and work with the Public Information Officer to provide more information to local families and community groups. This program will focus on concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.

- **PP-E.3: Replacement Housing.** The Sites Inventory includes two non-vacant sites with existing residential uses. Neither site is subject to a recorded covenant, ordinance, or law that restricts rents. When housing development is proposed for these two non-vacant sites, City staff will determine whether current or prior site uses necessitate replacement affordable housing in accordance with Government Code section 65915. If the current or prior site uses necessitate replacement affordable housing, the City will ensure that replacement housing units at similar income levels will be created, either by the proposed developer of the site or another party. Furthermore, to minimize displacement, City staff will encourage redevelopment of existing housing to build at least as many units as exist, in total and of lower-income housing, especially in lower resource areas.

- **PP-J.2: Displacement Prevention.** Minimize the displacement of households with lower incomes and special needs whenever possible and, where necessary, ensure that displacement is carried out in an equitable manner.

- **EP-Q.1: Fair Housing Laws.** The City contracts with the Inland Fair Housing and Mediation Board to provide investigation and counseling assistance to address the alleged violations of federal and State housing laws.

- **EP-Q.2: Redlining Complaints.** The City follows the established protocol for referral of residents with redlining complaints to the appropriate authority.

Place-Making and Revitalization

- **PP-F.5: Community Revitalization and Investment Authority.** Establish a Community Revitalization and Investment Authority (CRIA) in the Old Town area that would allow the City to use a portion of the property tax increment generated in that area to develop affordable housing and otherwise support the Old Town community's revitalization, including projects to address homelessness. The CRIA would further the implementation of the Old Town Specific Plan and support new residential development in a low resource area while simultaneously supporting the enhancement of the area to promote an

equitable quality of life. Improvements could include infrastructure, neighborhood walkability, access to transit, and other amenities (also Program PP-I.8).

- **PP-A.1: Update the City's Land Use Element and Zoning Ordinance.** Incorporate changes to bring the City's Land Use Element and Zoning Ordinance into compliance with new State laws. Specifically, modify development standards and regulations to streamline and remove barriers to residential development (particularly affordable housing, accessory dwelling units (ADUs), emergency shelters, and transitional/supportive housing). These modified standards could include increasing R-4 development standards from 20 units per acre to 30 units per acre (See Proposed Program PP-A.4), reducing setback and lot coverage standards, creating objective standards, and waiving development impact fees, among others. Parking requirements for emergency shelters will be updated as part of the Zoning Ordinance amendment to be in compliance with California Government Code, Section 655834. Additionally, any modified standards shall be directed toward meeting the social and economic needs of the community (also Proposed Program PP-A.1).

- **PP-O.2: Safe Housing Conditions Education.** Collaborate with local community organizations, especially those serving lower resource areas, to educate Victorville residents on safe housing conditions and equip them with the necessary tools to report such conditions to code enforcement officials. This would include annual outreach to local community organizations to organize educational events for, and deliver educational materials to, the local community

Furthermore, community and developer feedback obtained during the public engagement process provided the following recommendations that were included in Housing Element programs to encourage development in Victorville:

- Update the City's Zoning Ordinance, along with the Land Use Element to modify development standards and regulations to streamline and remove barriers to residential development;

- Consider waving or reducing fees for shelters/transitional and permanent supportive housing projects; and

- Update the City's Accessory Dwelling Unit policies to comply with change in the law and encourage the maximization of single-family lots.

Additionally, the review of the City's 5th Cycle Housing Element progress (Chapter 5: Review of Previous Housing Element (2013-2021) allowed the City to identify areas of improvement in developing the 6th Cycle Housing Element goals and policies.

Sites Inventory

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of high opportunity.

Because all of the City's census tracts are designated in the 2021 TCAC/HCD Opportunity Area Map as having a moderate or lower level of opportunity, the City identified resource areas differently. Resource-advantaged areas, from the City's perspective, have higher levels of access to public services, public transit, parks, educational and employment opportunities, medical services, and other daily services (e.g., grocery and pharmacy).

Figure B-22 illustrates the location of the sites throughout the City, which are detailed in the Sites Inventory. Projected units are classified by affordability level in a way to balance locating lower-income sites in areas that are already zoned for higher-density residential development and in resource-advantaged areas:

- **Improved Conditions:** The sites are intentionally located throughout the City, taking advantage of the City's rezoning program (PP-A.3, Increase Zoning in Areas Zoned for Multi-Family and PP-A.4, Change Zoning in Appropriate Commercial and Residential Zones), to maintain and encourage diverse neighborhoods and to provide the best amenities that the City has to offer, particularly for lower-income households. "Amenities" in this context refers to access to employment centers, commercial areas, schools, transit, parks, and public services.

- **Exacerbated Conditions:** Because sites are located throughout the City, some sites are located in areas of greater minority and/or poverty concentration. In particular, sites designated for lower-income units are more frequently located in Hispanic concentration and poverty concentration areas and in high segregation and poverty areas as identified by the 2021 TCAC/HCD Opportunity Area Map. This relative concentration results from the City locating lower-income sites in areas that are already zoned for higher-density development, per the HCD guidelines. However, the City seeks to mitigate the impact of this concentration through its rezoning program (PP-A.3, Increase Zoning in Areas Zoned for Multi-Family and PP-A.4, Change Zoning in Appropriate Commercial and Residential Zones), which will encourage lower-income sites to be located in areas with more resources and will help to revitalize areas in which lower-income sites are located.

Integration and Segregation: Race and Income

Census tracts with the highest minority and poverty concentrations are located throughout the City. As a result, sites designated for lower-income units are located in such areas. In most

cases, however, the percentage of lower-income units in minority concentration areas are comparable to the percentages of moderate- and above-moderate-income units in minority concentration areas:

- 21% of lower-income units are located in Asian concentration areas, compared to 24% of moderate- and above-moderate-income units.
- 84% of lower-income units are located in African American concentration areas, compared to 87% of moderate- and above-moderate-income units.
- 31% of lower-income units are located in (overall) minority concentration areas, compared to 25% of moderate- and above-moderate-income units.
- 66% of lower-income units are located in Hispanic concentration areas, compared to 47% of moderate- and above-moderate-income units.
- 23% of lower-income units are located in poverty concentration areas, compared to 3% of moderate- and above-moderate-income units.

The Old Town and Civic Center Specific Plan Areas, where the majority of current high-density-zoned sites are located, are also among the City's poverty concentration areas. These Specific Plan Areas are still appropriate locations for lower-income housing due to their high-density zoning and proximity to jobs, transit, schools, and public services. Furthermore, Housing Element Goal 7, Improve Quality of Life and Promote Placemaking, and corresponding policies and programs will help to improve these areas.

Without the programs to increase allowable density in residential zones and to rezone commercial areas for residential and mixed-use development (PP-A.3, Increase Zoning in Areas Zoned for Multi-Family and PP-A.4, Change Zoning in Appropriate Commercial and Residential Zones), the percentage of lower-income units sited in poverty concentration areas would be even greater. The programs enable the City to encourage high-density and lower-income development in portions of the City with a lower poverty concentration. Furthermore, the City intends for the siting of mixed-income sites in the Old Town and Civic Center Specific Plan Areas and for the up zoning of the Seventh Street Commercial Corridor to help revitalize the areas.

Racially/Ethnically Concentrated Areas of Poverty

The R/ECAPs in the City contain less than 4% of the sites, all of which are based on proposed or entitled developments. Furthermore, 99.6% of the units associated with those sites are designated for above-moderate-income households, which should help to reduce the concentration of poverty in that area.

Access to Opportunity

Figure B-1 shows housing sites identified in the inventory in relation to resource areas defined by the 2021 TCAC/HCD Opportunity Area Map. The sites currently identified to accommodate the lower-income housing need are located in areas throughout the City, including currently commercially zoned areas that the City has identified for rezoning to further fair housing more affirmatively. Approximately 28% of the lower-income units and 16% of the moderate- and above-moderate-income units are located in the City's single significant moderate resource area. The higher concentration of lower-income units in the moderate resource area depends on the City's rezoning program.

Per the 2021 TCAC/HCD Opportunity Area Map, the City has no high resource or highest resource areas. Aside from three areas classified as moderate resource areas, the rest of the City is either a low resource area or an area of high segregation and poverty. Lower-income units are less concentrated in the former (24% to 66%) but are more concentrated in the latter (49% to 18%). That concentration is due to the Old Town and Civic Center Specific Plan Areas' status as high segregation and poverty areas. The City still believes that these are appropriate areas due to proximity to jobs, transit, schools, and government services available in the Old Town and Civic Center Specific Plan Areas.

Lower-income sites have a weighted job index score of 42 compared to a score of 35 for moderate- and above-moderate income sites, indicating more access to jobs for lower-income sites on average. This is due in large part to the higher job indices (above 60) for all block groups in the Old Town and Civic Center Specific Plan Areas:

- 99.98% of lower-income units and 67% of moderate- and above-moderate-income units are located within a half-mile of a transit stop.
- 82% of lower-income units are located within 1 mile of a school compared to 74% of moderate and above-moderate units. (All projected units are within 1.5 miles from a school, except for the units on Site 28, a proposed and entitled two-unit development located on the City's outskirts, approximately 2.6 miles from a school.)
- The City's greatest concentration of government services is in the Civic Center Specific Plan Area, where 36% of units are designated for lower-income households.
- 31% of all units Citywide are designated for lower-income households.

The Old Town and Civic Center Specific Plan Areas are in proximity to existing commercial areas, parks, public services, and other amenities. The Housing Element includes several policies to encourage lower-income housing near such amenities (HE-A.2, HE-M.3, HE-M.5, and HE-M.6). The City will ensure that residents of new lower-income housing will have access to these types of

amenities. Proposed Program F.5 will establish a Community Revitalization and Investment Authority in the Old Town Specific Plan Area that will support revitalization of the area.

Summary

The City's Sites Inventory (with support from the City's rezone strategy) will affirmatively further fair housing through the following:

- The distribution of candidate rezone sites across resource areas (including the higher share of lower-income units located in the City's TCAC/HCD moderate resource areas and in areas with better access to jobs, transit, schools, public services, and other amenities).
- The planned revitalization of low resource areas.

Contributing Factors

A fair housing contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Surveys of the community and discussions with community members, affordable housing advocates, and an assessment of fair housing issues identified several factors that contribute to fair housing in the City, as identified in Table B-6. The Meaningful Actions column references the Housing Element programs (as identified in Chapter 7 of the Housing Element) that will address fair housing issues and contributing factors.

Table B-6. Factors that Contribute to Fair Housing Issues in Victorville

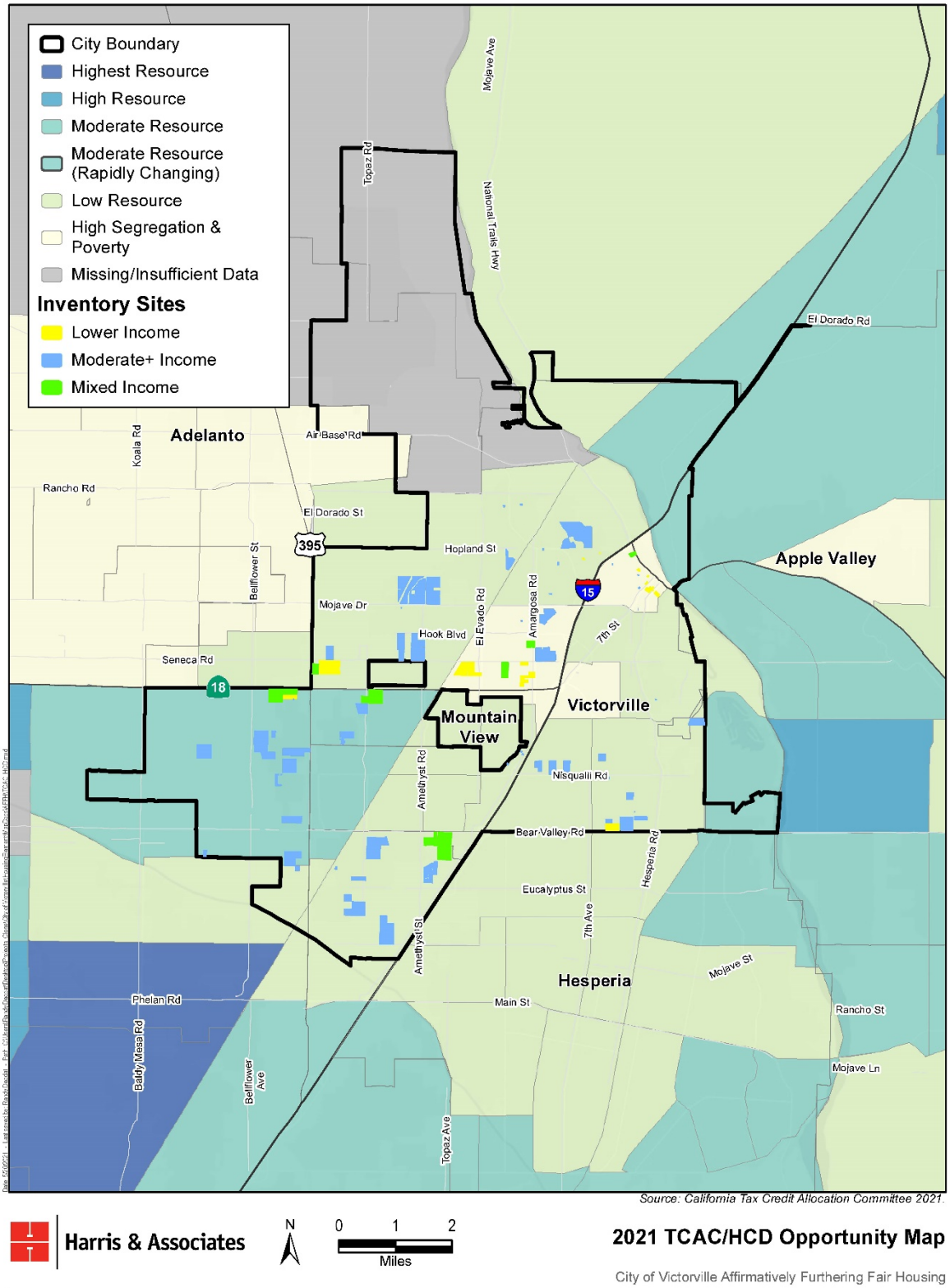
AFFH IDENTIFIED FAIR HOUSING ISSUES	CONTRIBUTING FACTORS	MEANINGFUL ACTIONS
Displacement of residents due to economic pressures	Shortage of affordable rental and homeownership options. Development and sale of single-family homes at market rates that are affordable for higher-income families attract non-City residents to relocate to Victorville, while new housing remains unaffordable for existing residents. Cost of rehabilitation or repair of existing housing stock in older neighborhoods	Assist with Development of Low-Income Housing (PP-B.1) Expedite Development (PP-B.2) Plan to Encourage and Incentivize ADUs (PP-C.3) Housing Choice Vouchers (PP-E.1) Displacement Prevention (PP-J.2) Down Payment Assistance Program (PP-L.1) Community Revitalization and Investment Authority (PP-F.5) Assist Residents with Extremely Low, Very Low, and Low Incomes (PP-D.4) Advertise Rehabilitation Programs (PP-D.5)
Lack of renter protections	Economic uncertainty tied to ongoing pandemic increased the risk of displacement for lower-income households	Policy HE-J.1: Explore the feasibility and potential impacts of a Rent Stabilization Ordinance to provide protections from significant rent increases and to prevent homelessness.
Land use and zoning laws	Areas in Victorville that are underdeveloped that could provide housing opportunities for Victorville residents	Update the City's Land Use Element and Zoning Ordinance (PP-A.1) Increase Zoning in Areas Zoned for Multi-Family (PP-A.3) Change Zoning in Appropriate Commercial Zones (PP-A.4) Zoning Changes (PP-H.3)
Availability of public transportation	Outlying areas of Victorville, particularly the northern region, lack transit options	Update and Implement the City's Land Use Element (PP-M.1)
Location of employers	Areas along the I-15 corridor and East Victorville and near the airport have closest proximity to jobs; west Victorville has most limited access to jobs	Community Revitalization and Investment Authority (PP-F.5). [1]

Notes:
[1] PP-F.5 is listed as a meaningful action for the fair housing issue location of employers because the City could use 75% of their property tax increment for economic development. This would be an economic development policy and not a Housing Element policy.

As identified in the assessment of disproportionate housing need and displacement risk in the Disproportionate Housing Need and Displacement Risk section, a shortage of both rental and ownership housing that is affordable to all lower-income households currently exists in the City. The City is aware of these affordability issues and has identified the need for affordable housing in a variety of types and improvement of access to amenities and opportunities in low resource areas as priorities to meet unmet needs and to address fair housing.

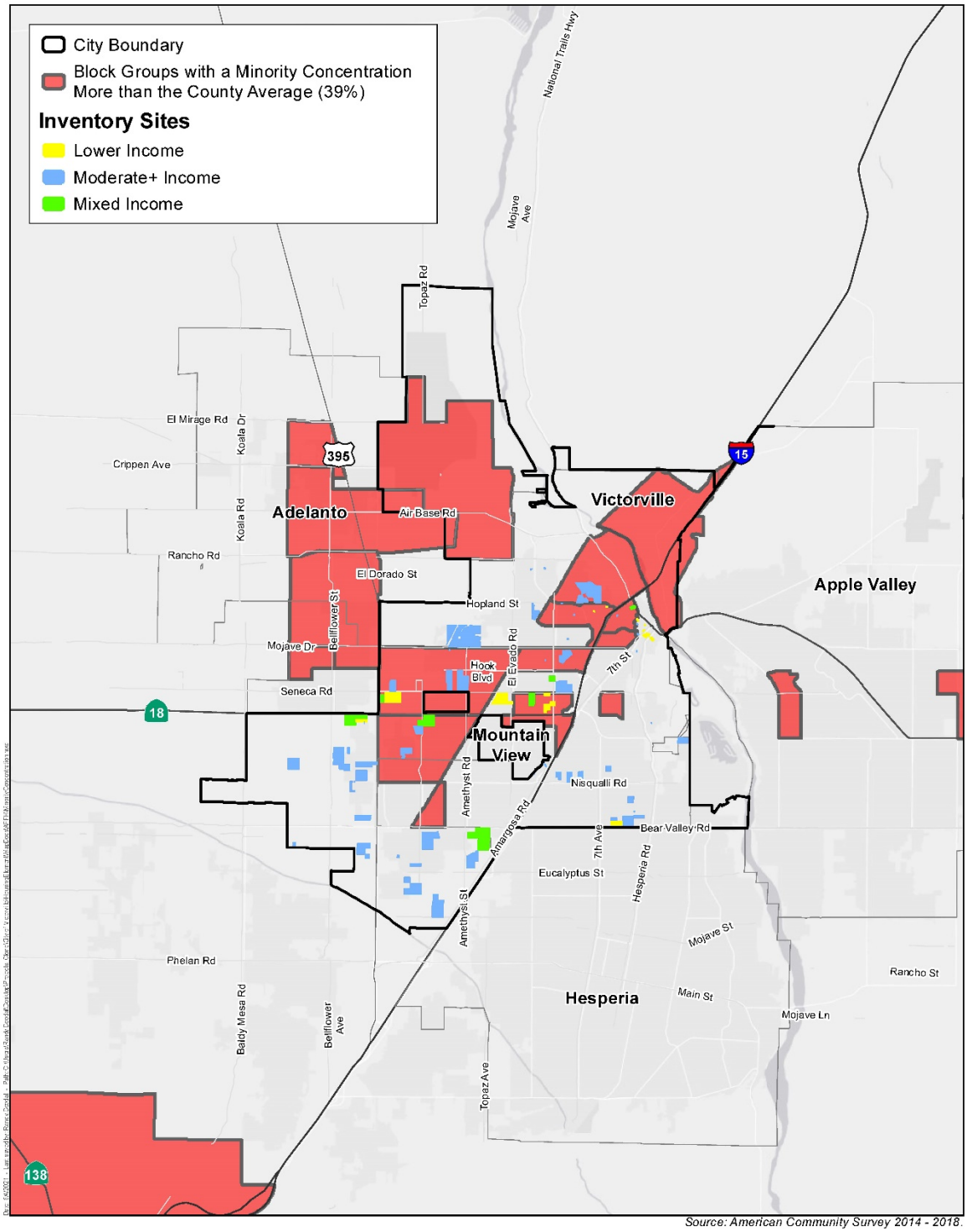
In Chapter 7 of the Housing Element, the City has incorporated actions throughout the Housing Element goals, policies, and programs to address these factors and all issues identified in this assessment. The programs in the Housing Element will affirmatively further fair housing, per AB 686, and are intended to address significant disparities in housing needs and in access to opportunity for all groups protected by State and Federal law. Furthermore, the programs in the Housing Element will ensure that the City furthers patterns of integration and development of affordable housing to have a positive impact on residents of the City and the Victor Valley region.

Figure B-1. TCAC/HCD Opportunity Area Map



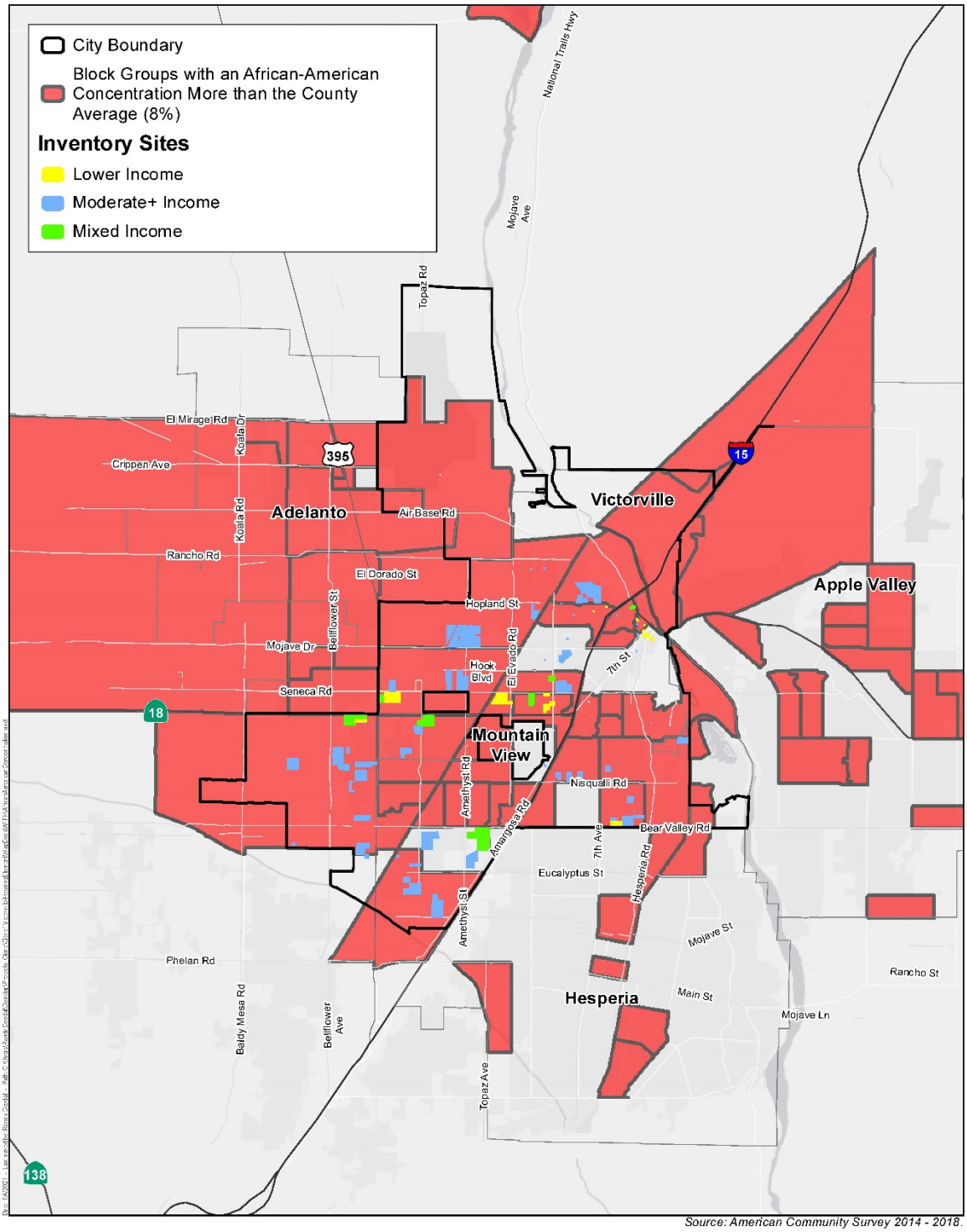
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Figure B-2. Minority Concentration Map



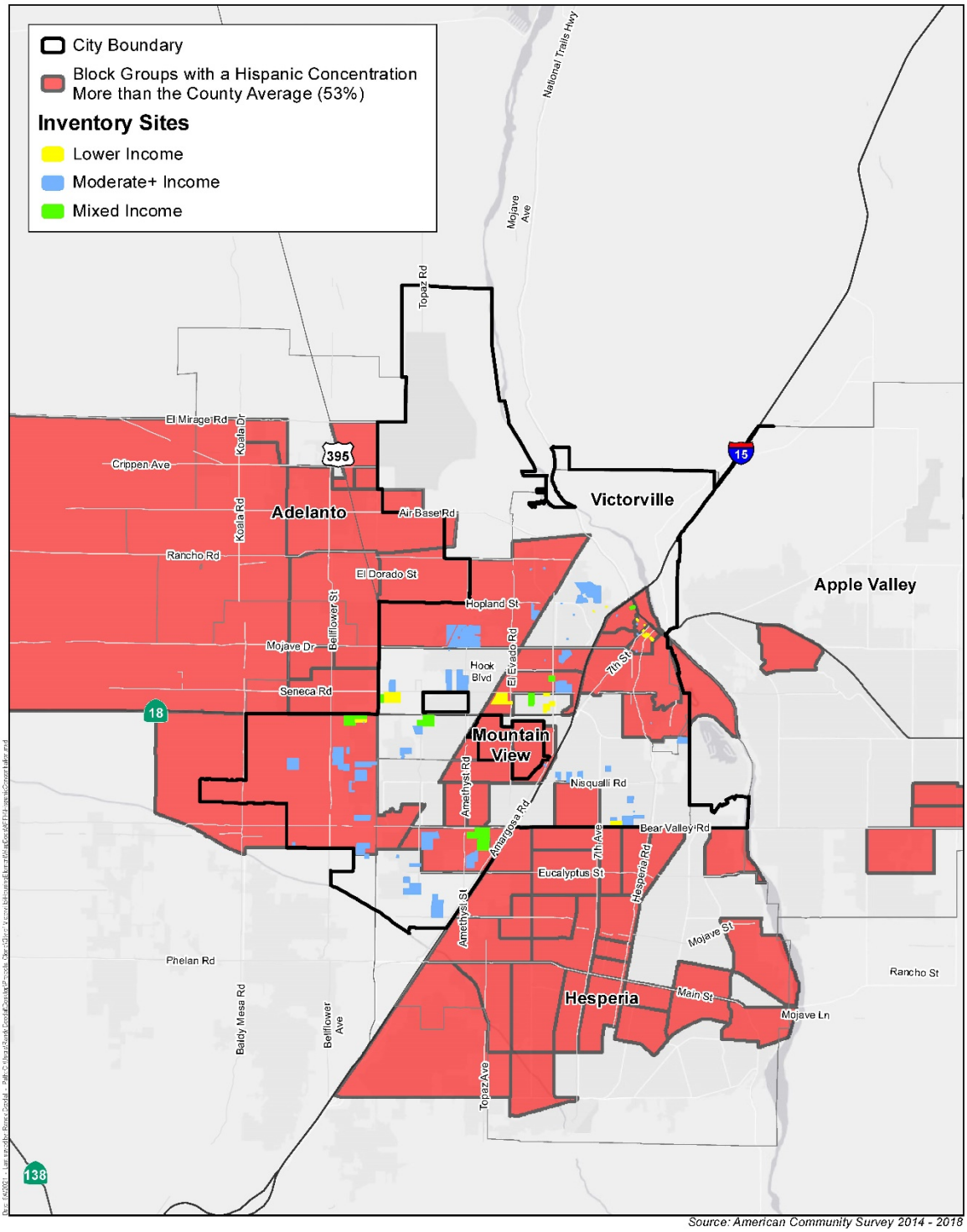
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Figure B-3. African American Concentration Map



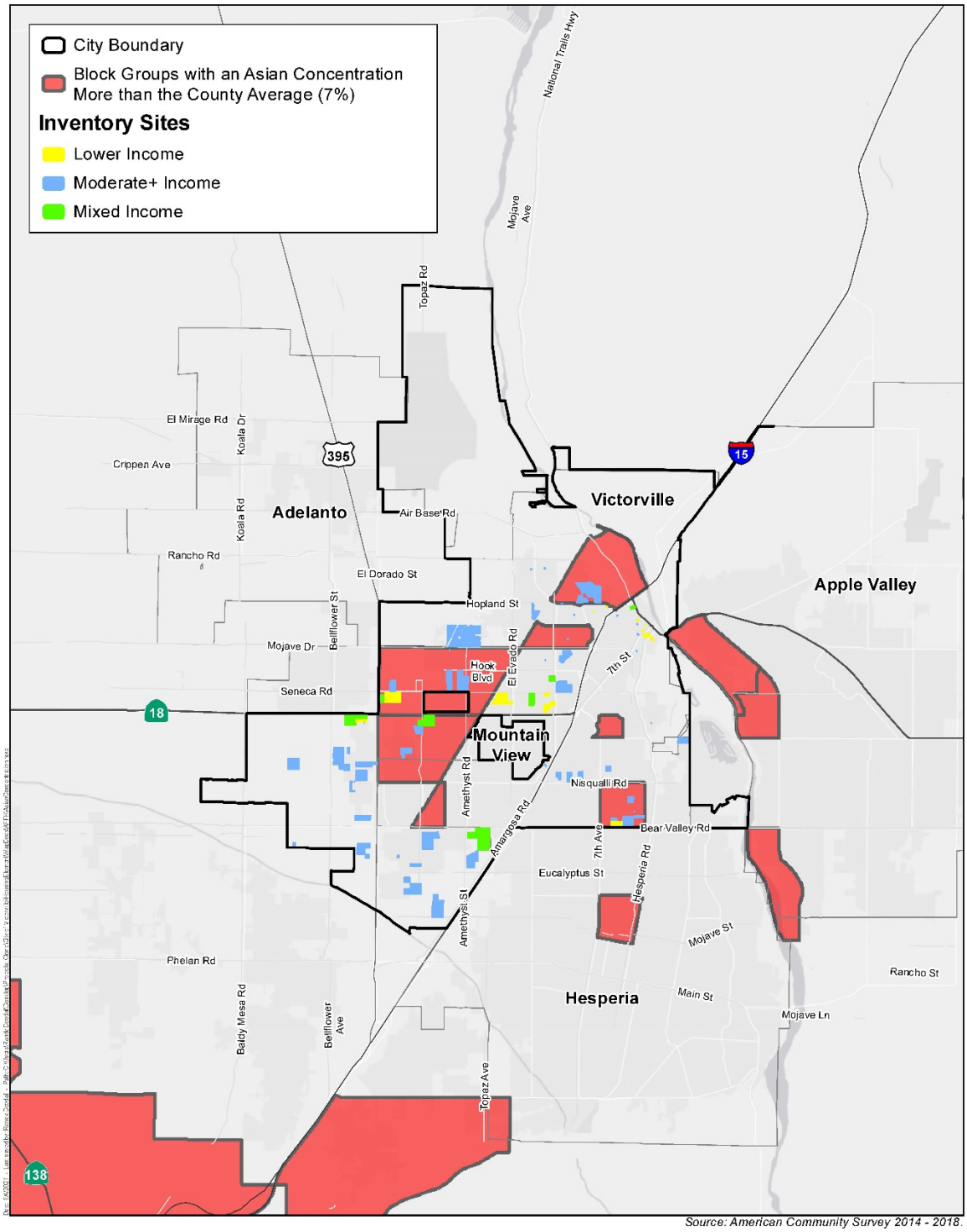
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Figure B-4. Hispanic Concentration Map



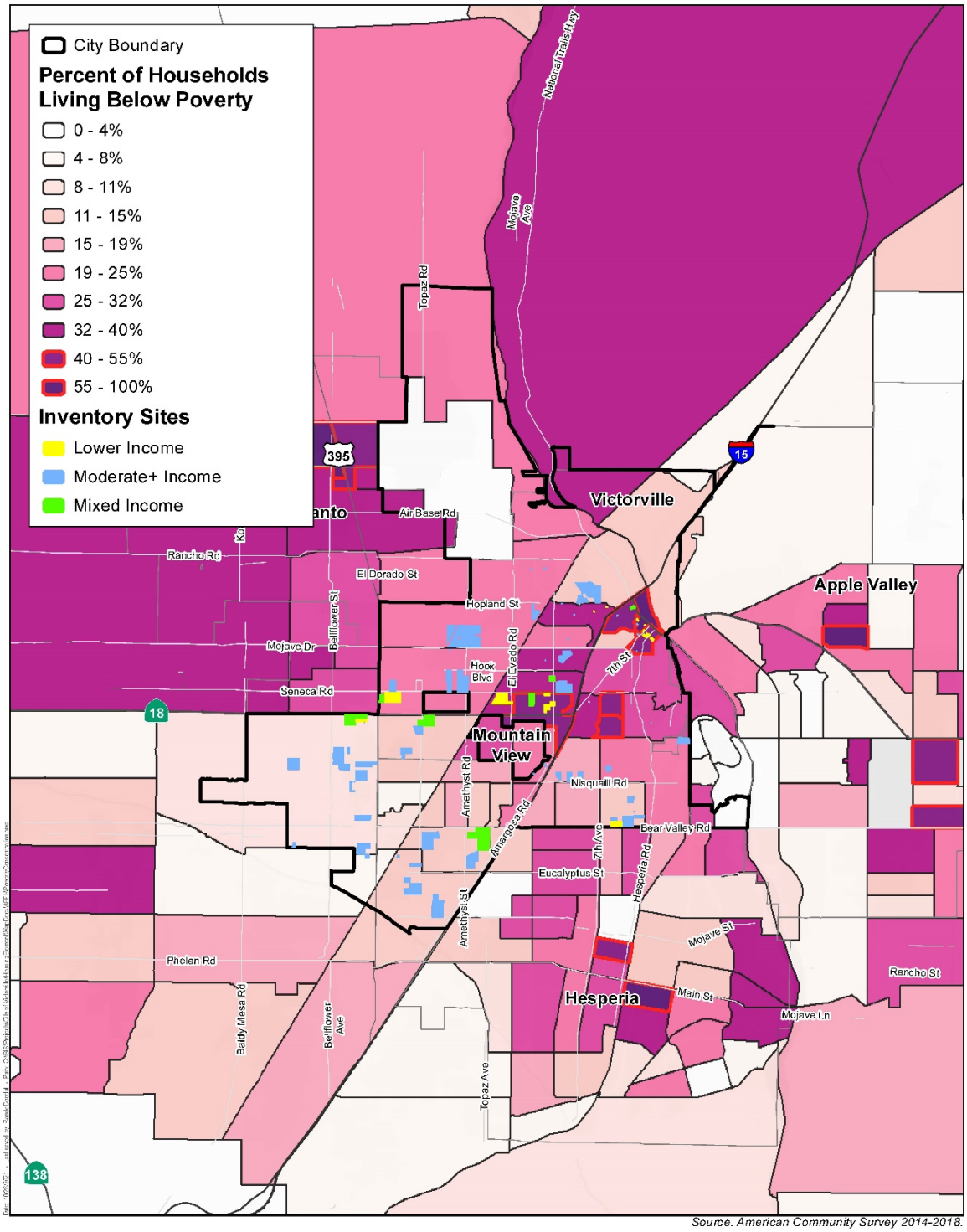
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Figure B-5. Asian Concentration Map



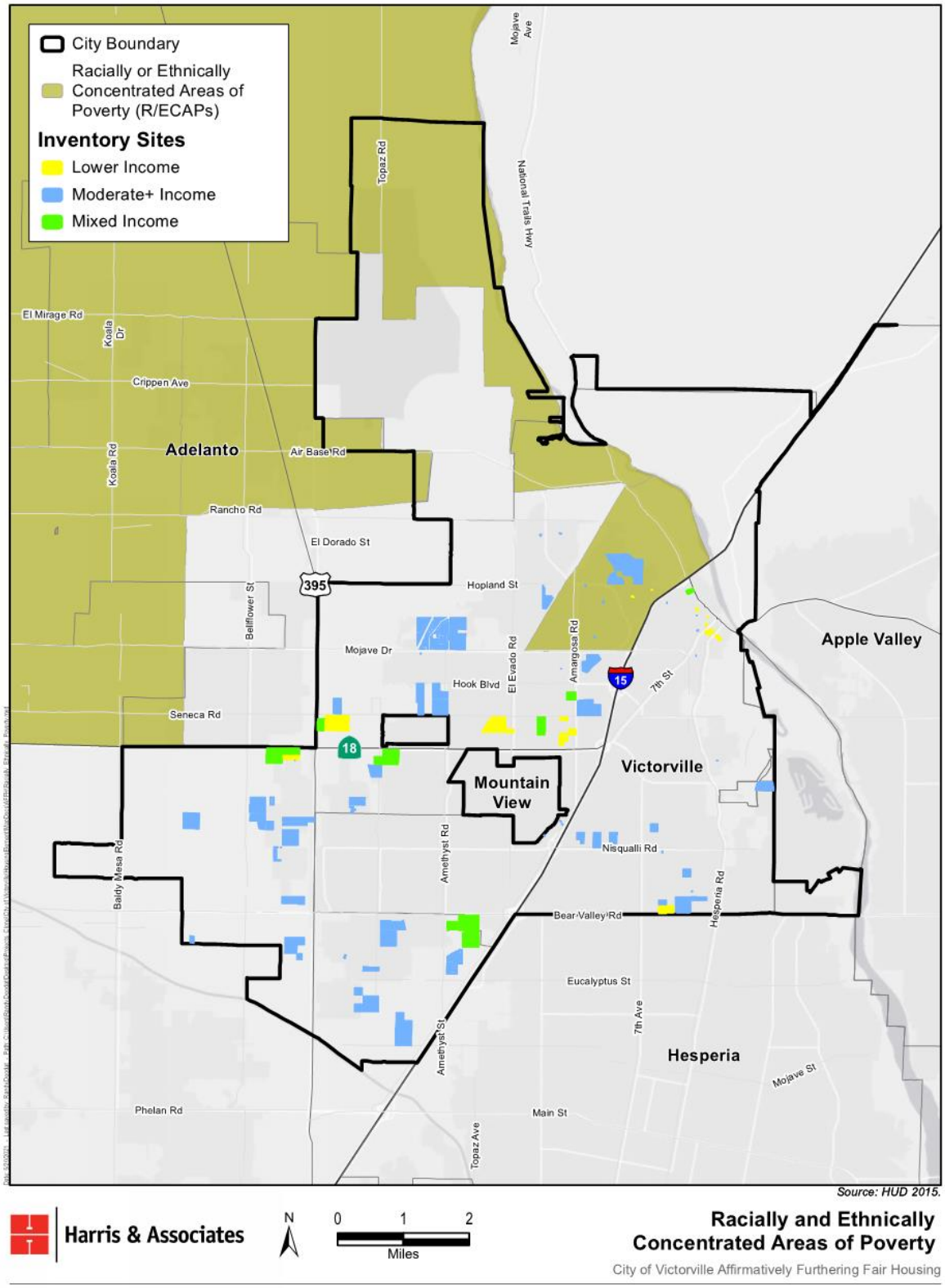
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Figure B-6. Poverty Concentration Map



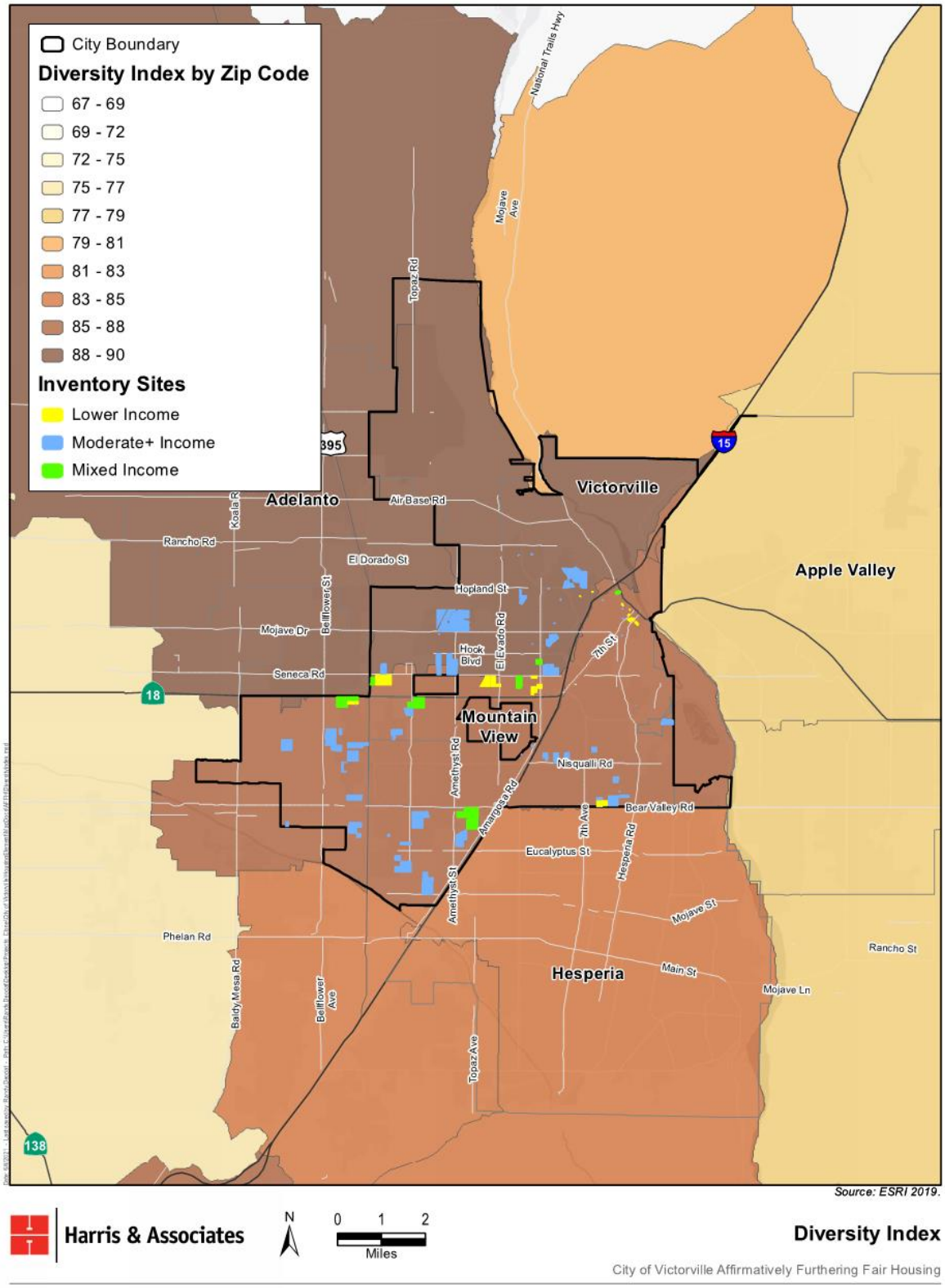
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Figure B-7. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map



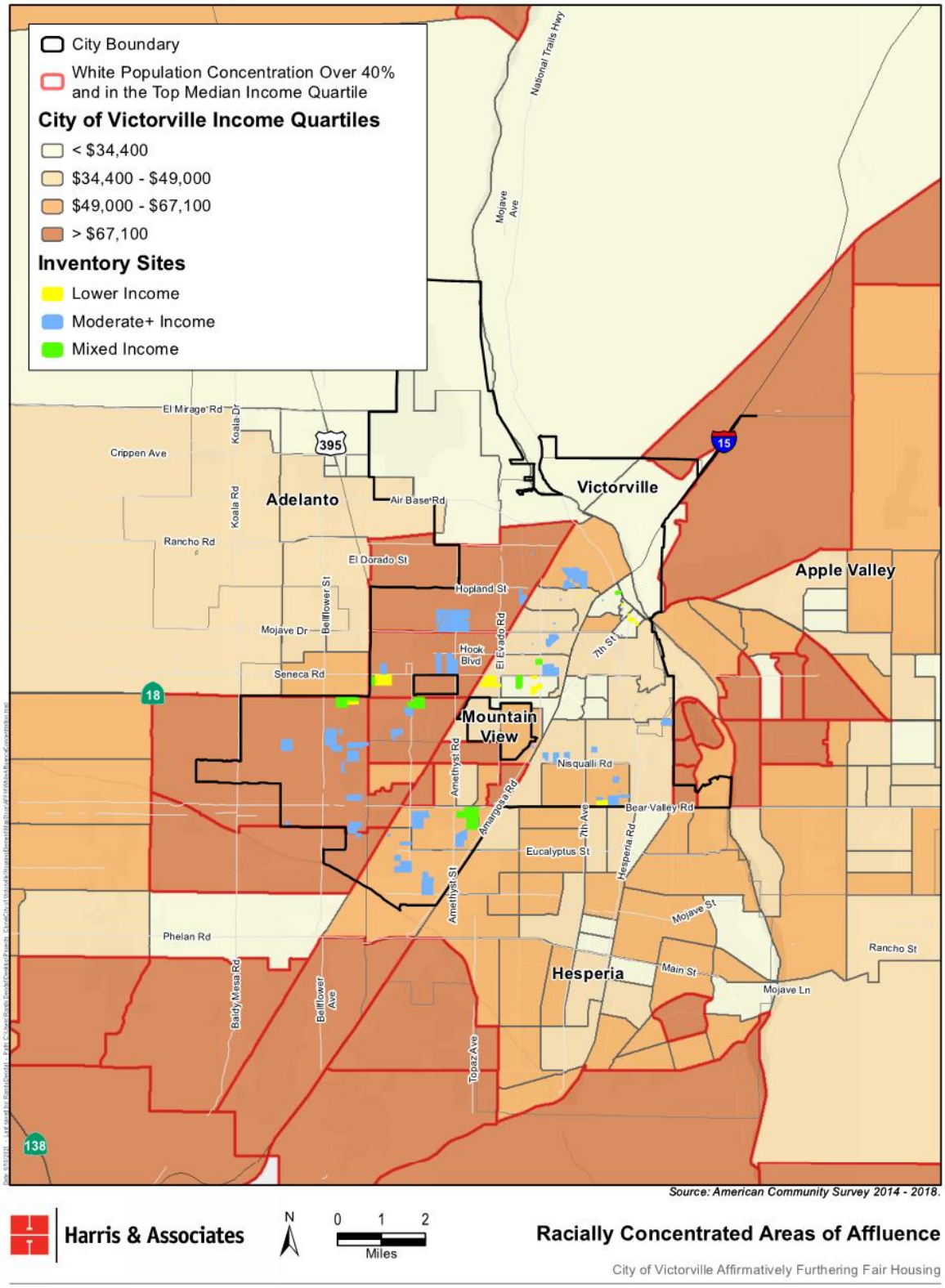
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Figure B-8. Diversity Index Map



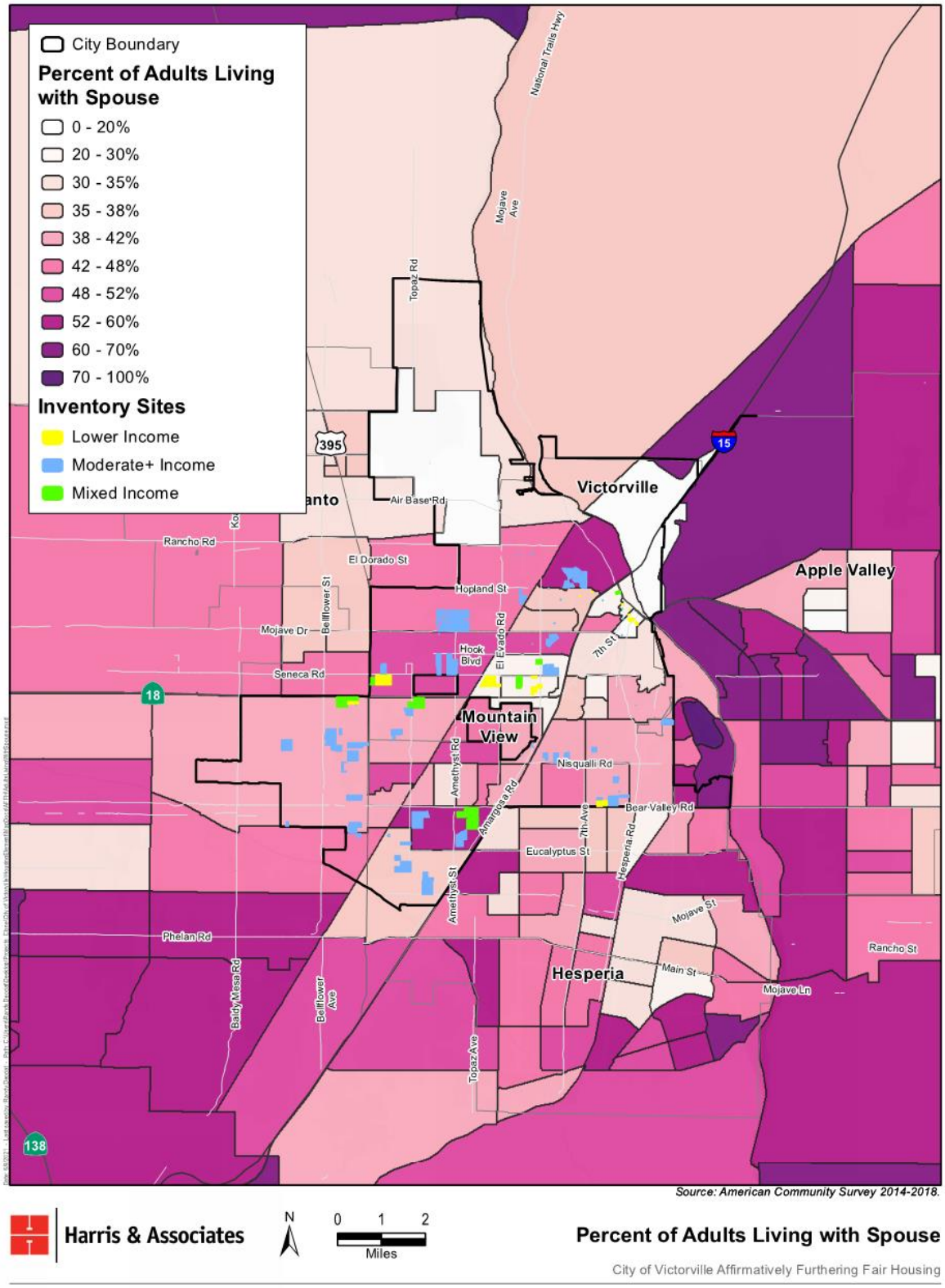
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Figure B-9. Racially Concentrated Areas of Affluence



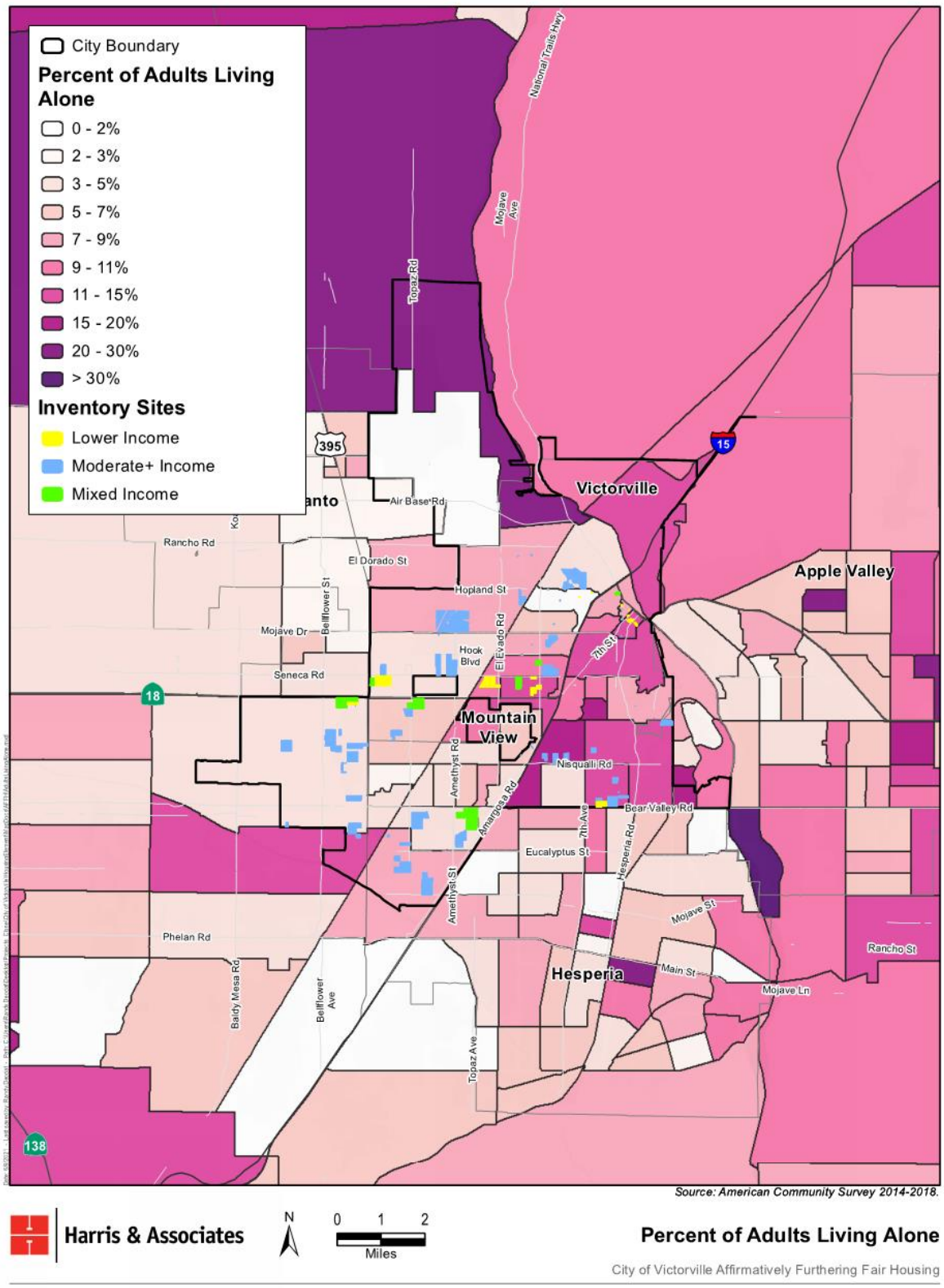
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Figure B-10. Percent of Adults Living with Spouse Map



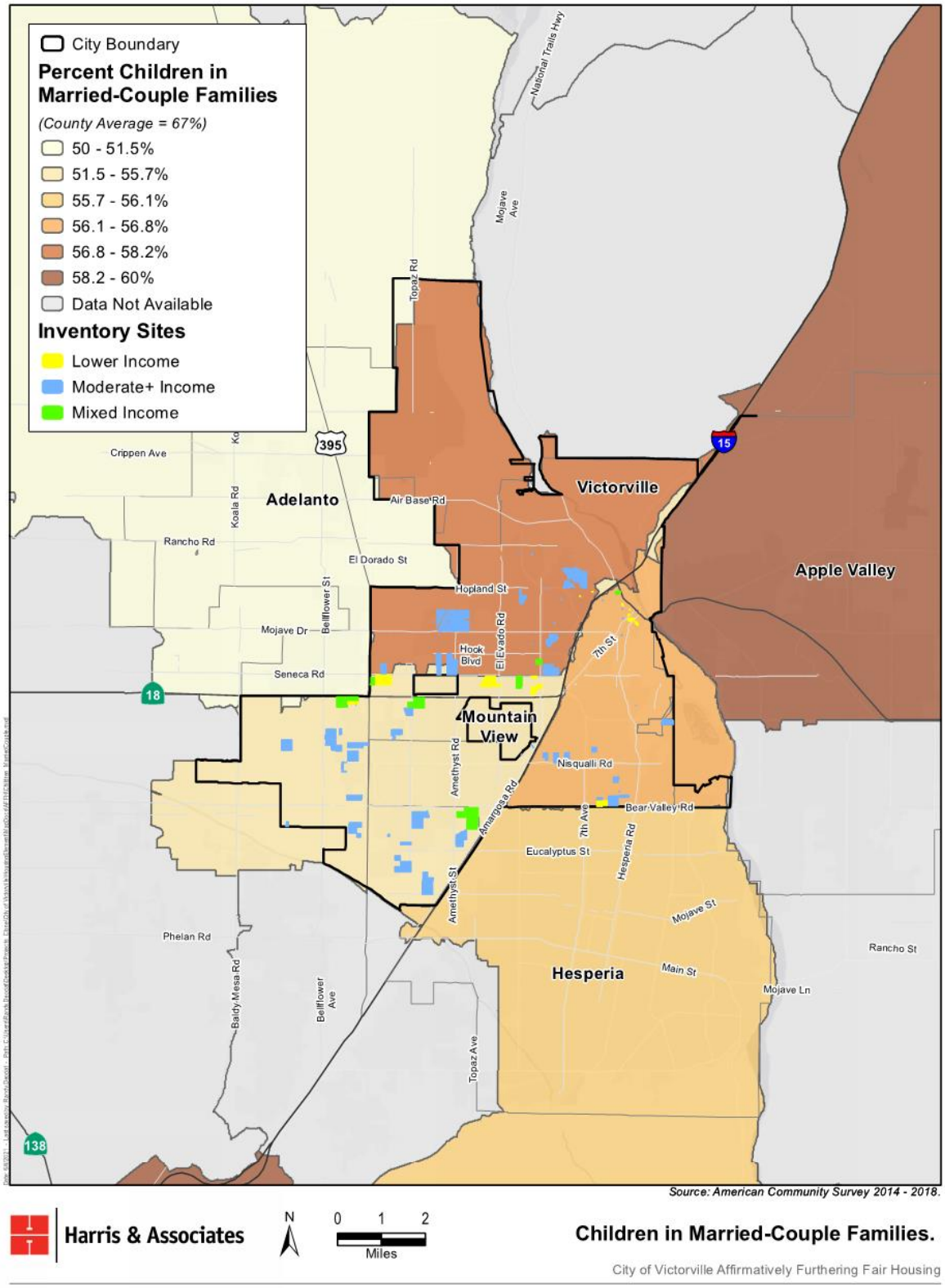
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Figure B-11. Percent of Adults Living Alone Map



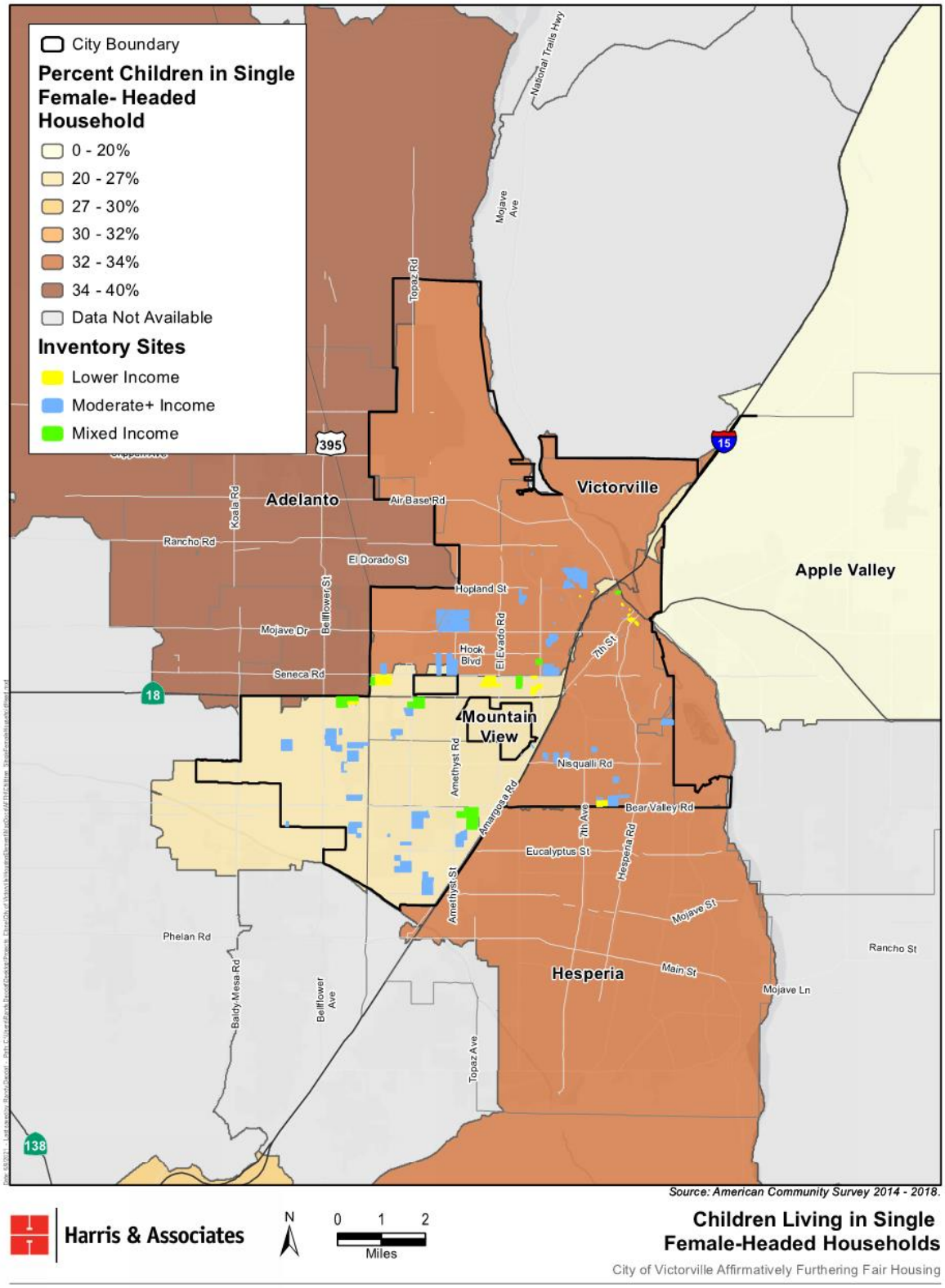
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Figure B-12. Percent of Children in Married-Couple Families Map



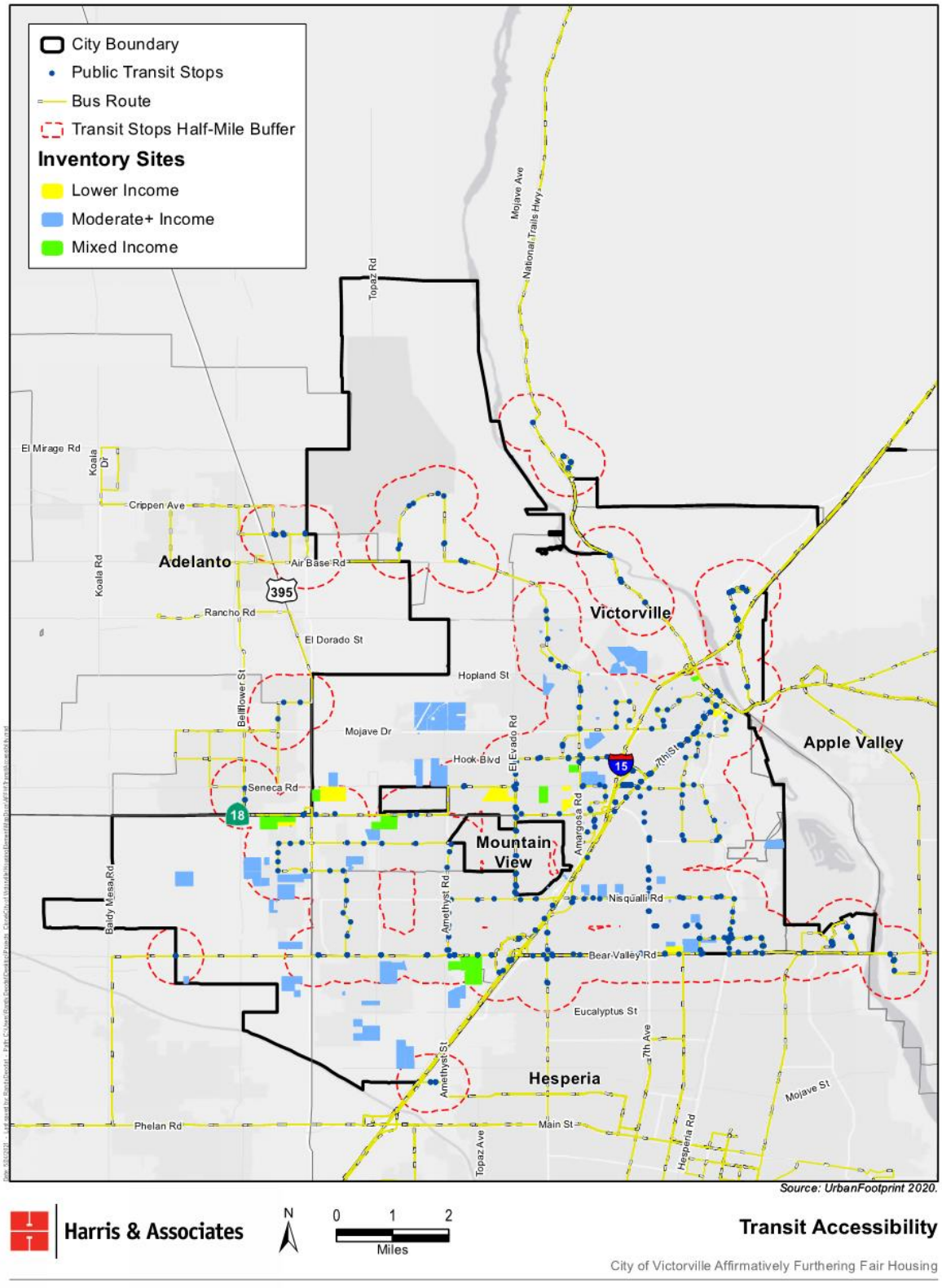
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Figure B-13. Percent of Children in Single Female-Headed Households Map



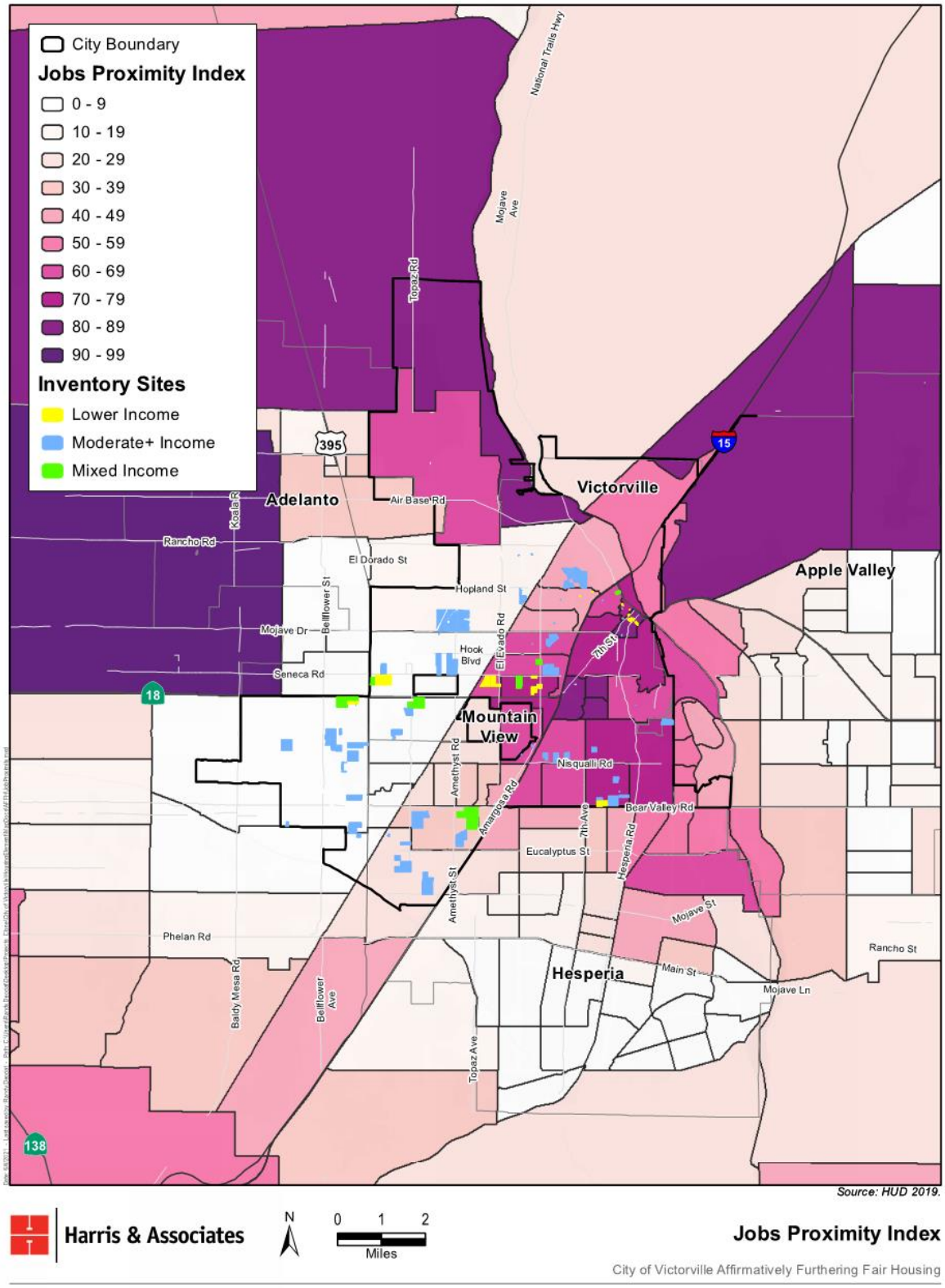
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Figure B-14. Transit Proximity Map



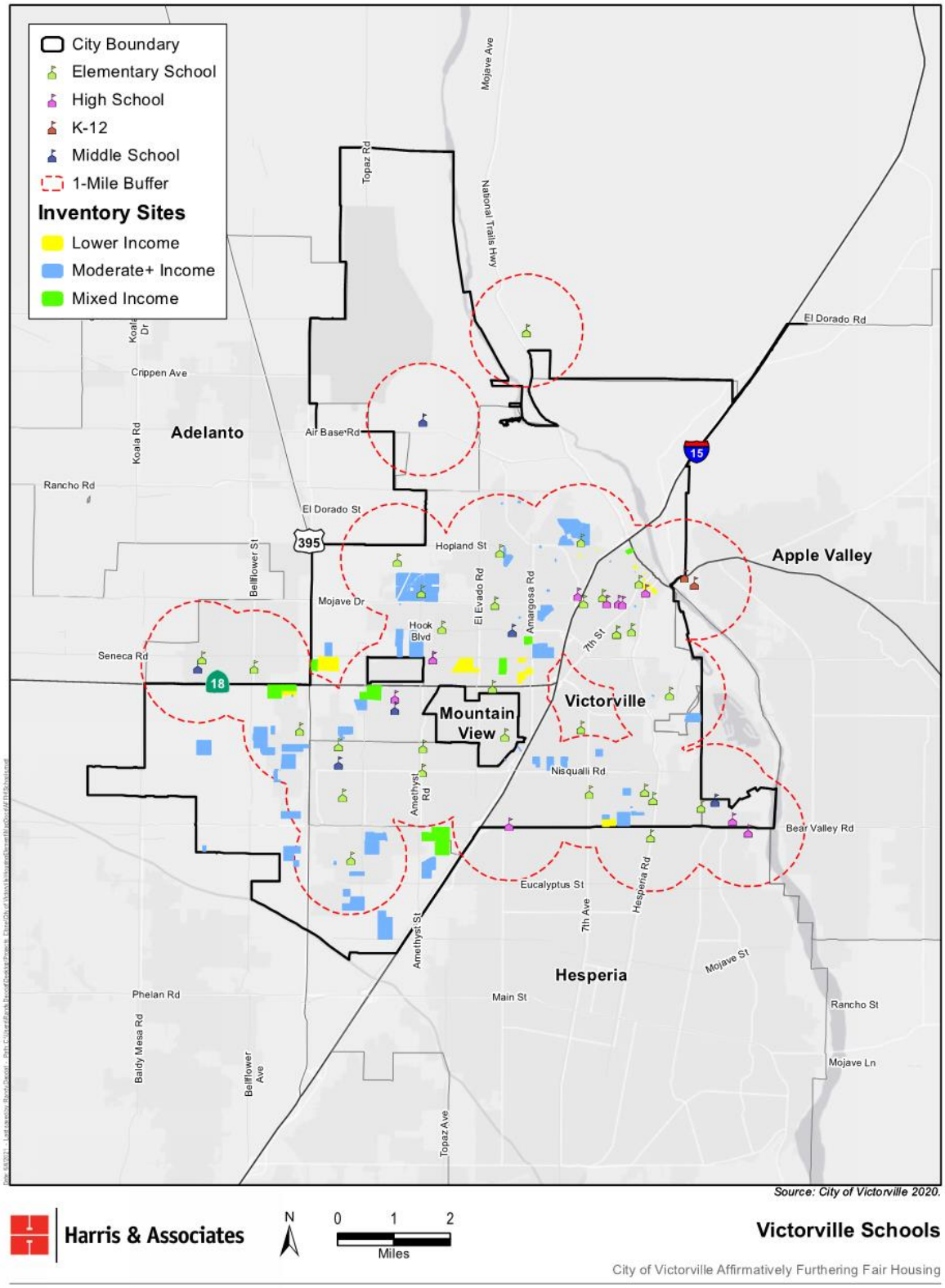
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Figure B-15. Jobs Proximity Map



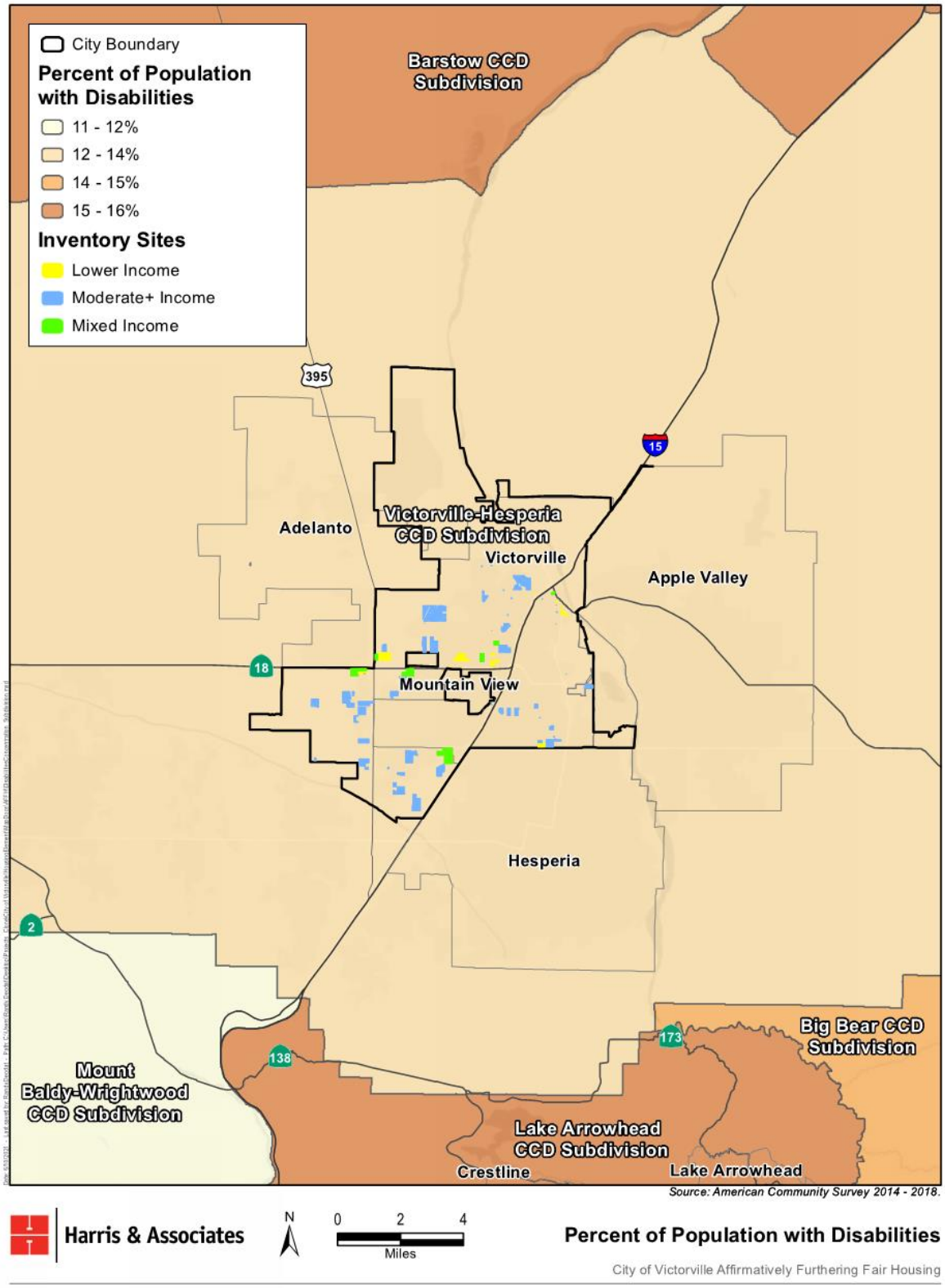
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Figure B-16. Schools Proximity Map



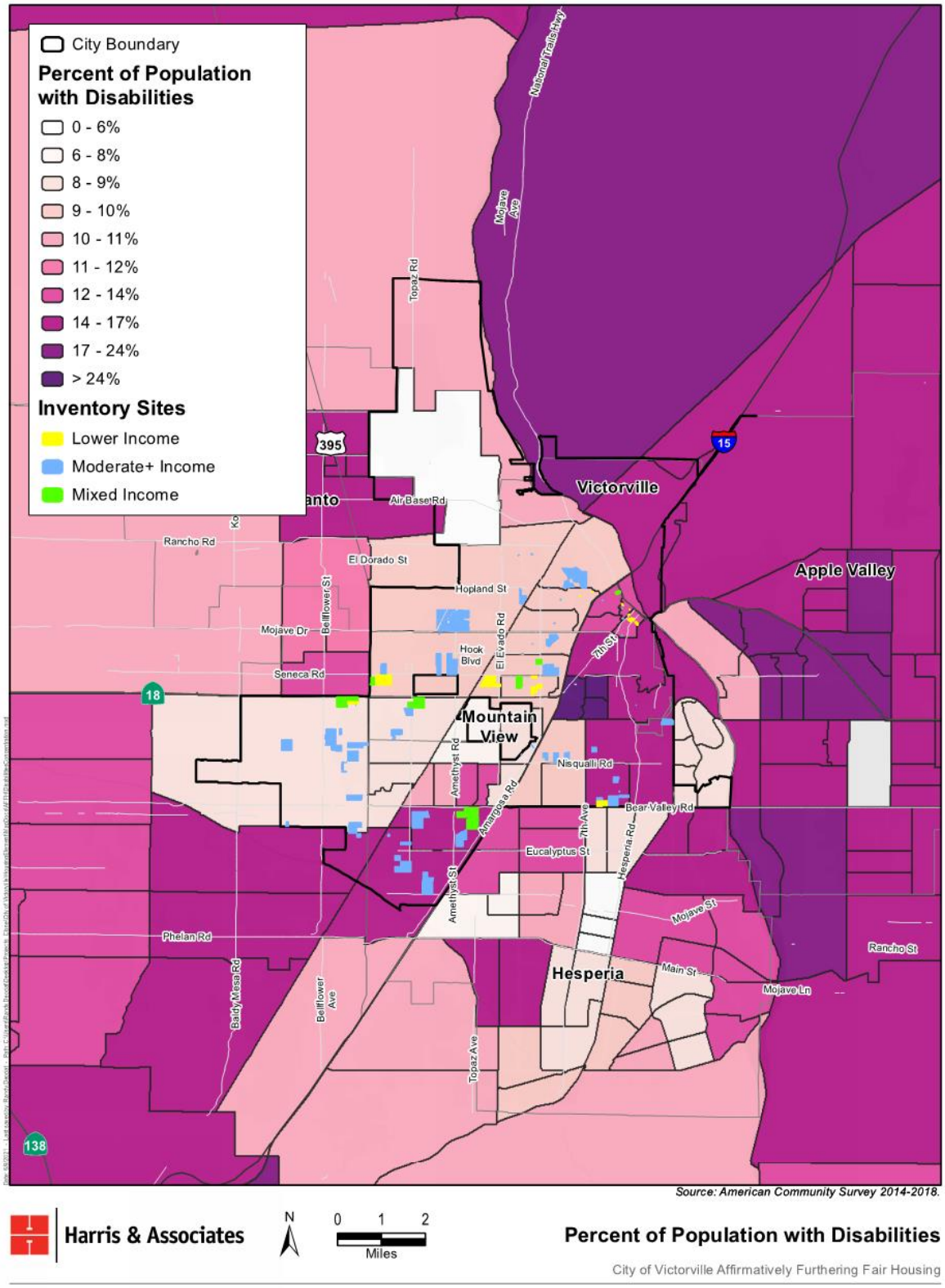
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Figure B-17. Percent of People with Disabilities Regional Map



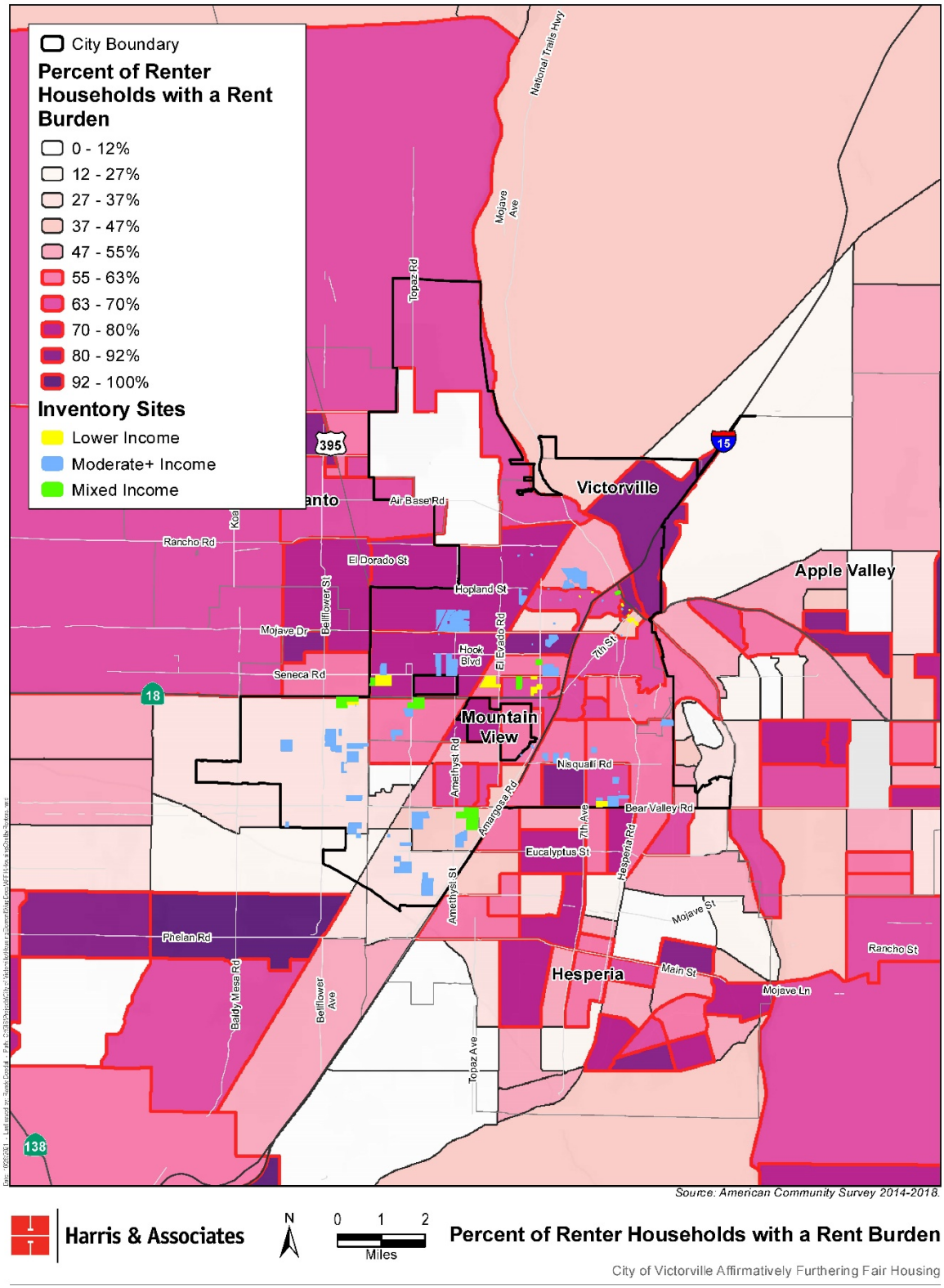
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Figure B-18. Percent of People with Disabilities Local Map



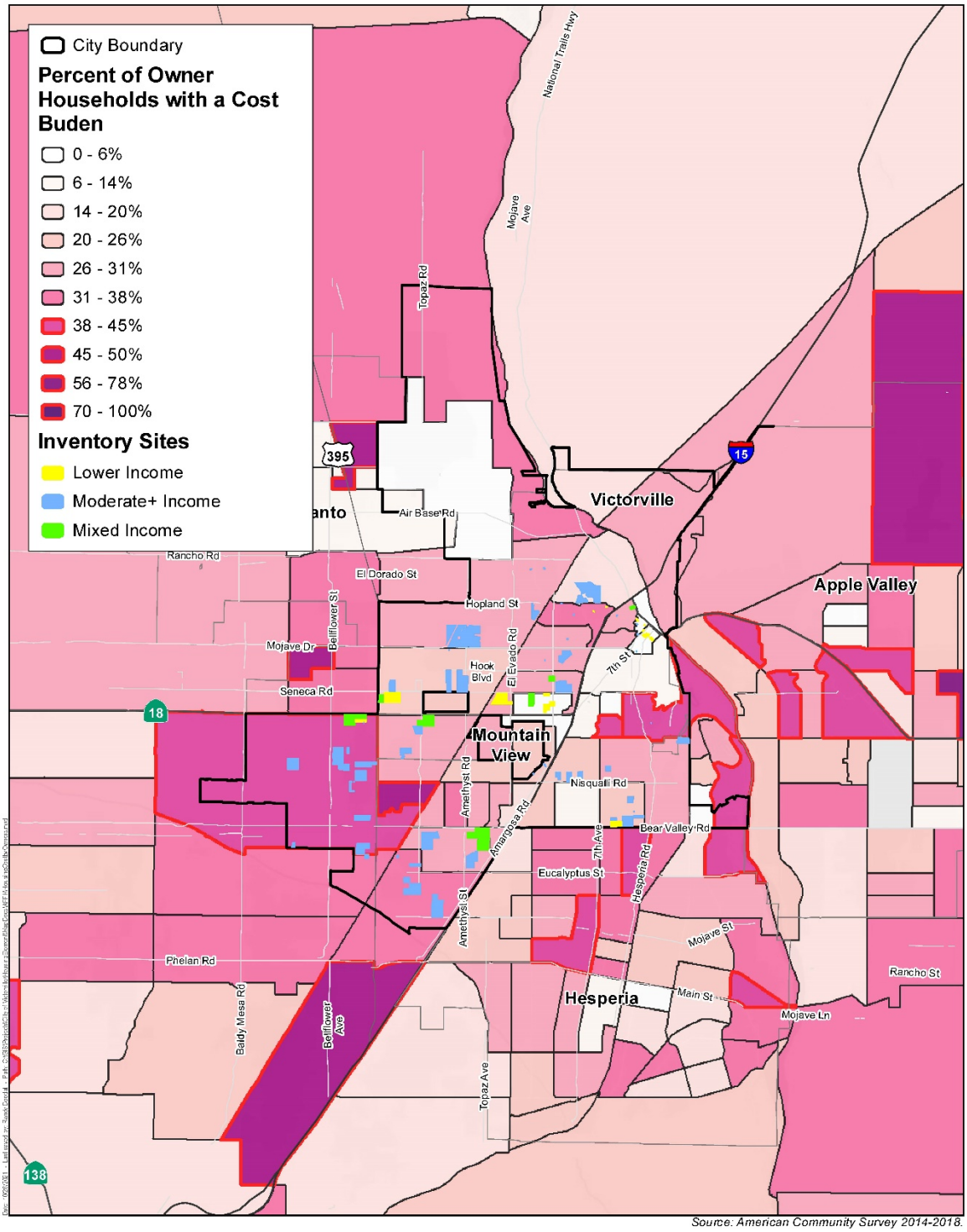
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Figure B-19. Renter Cost Burden Map



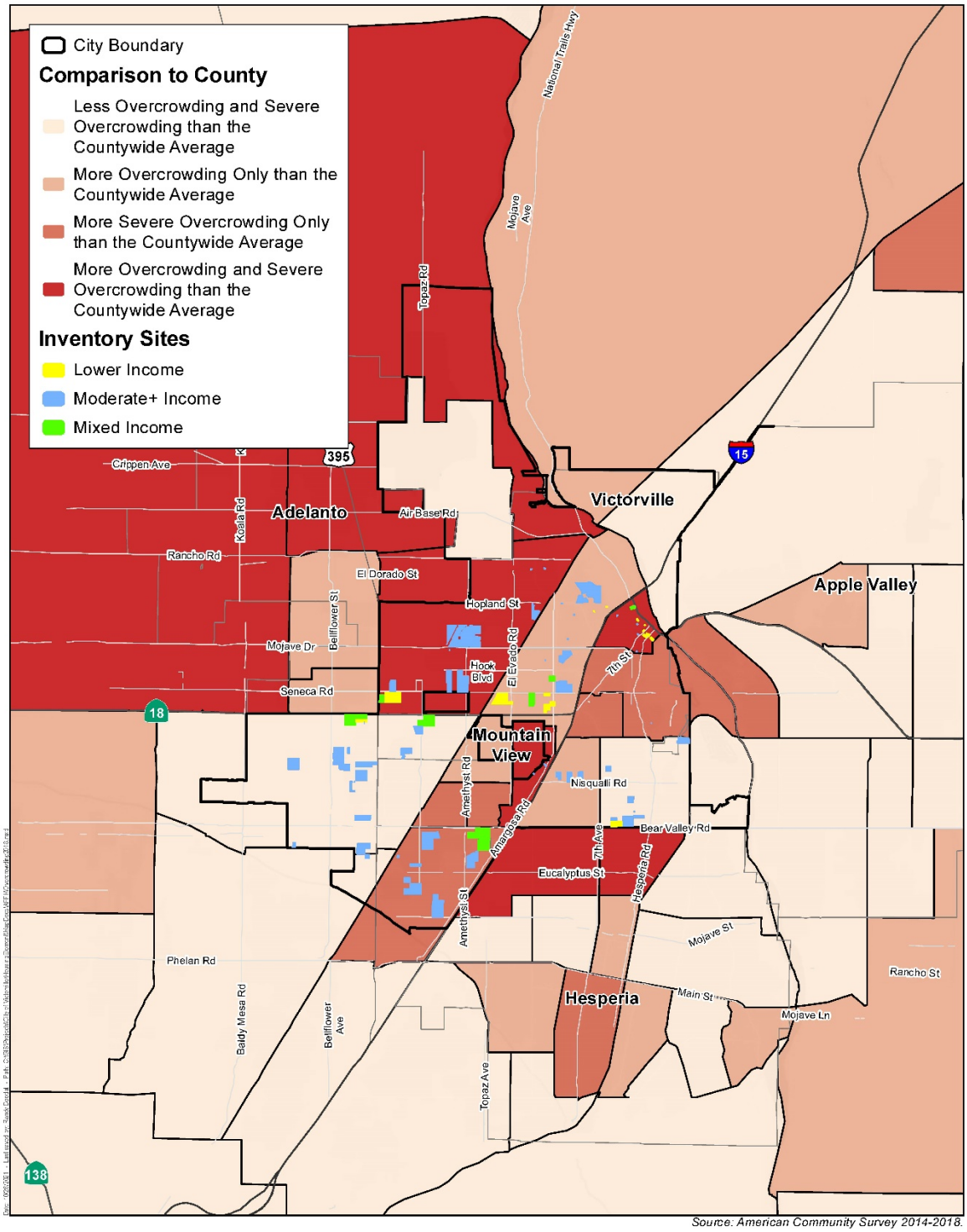
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Figure B-20. Owner Cost Burden Map



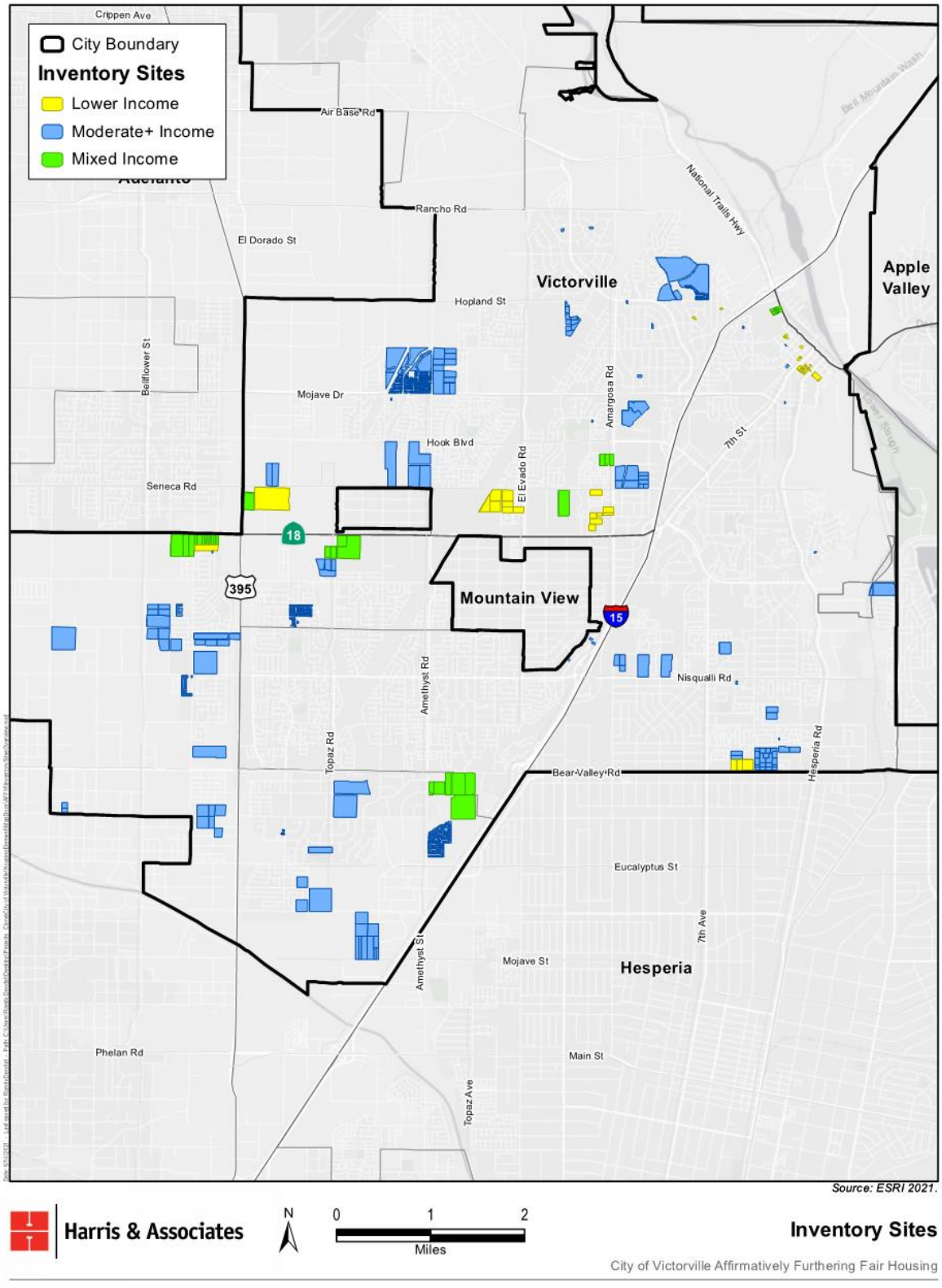
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Figure B-21. Overcrowding



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Figure B-22. Site Inventory Map



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APPENDIX C – SITES INVENTORY

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Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	VICTORVILLE
Housing Element Cycle	6th
Contact Information	
First Name	Scott
Last Name	Webb
Title	City Planner
Email	planning@victorvilleca.gov
Phone	(760) 955-5135
Mailing Address	
Street Address	14343 Civic Drive
City	Victorville
Zip Code	92393

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
VICTORVILLE	16658 B ST	92395	0478-244-09	A	Old Town Specific Plan	Specific Plan, Residenti	15.1	34	1.03	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	27	0	0	27			
VICTORVILLE	15557 SECOND ST	92395	0478-244-10	A	Old Town Specific Plan	Specific Plan, Residenti	15.1	34	1.03	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of 2nd St & B St	92395	0478-244-11	A	Old Town Specific Plan	Specific Plan, Residenti	15.1	34	1.03	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of 2nd St & B St	92395	0478-244-12	A	Old Town Specific Plan	Specific Plan, Residenti	15.1	34	1.03	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15562 3RD ST	92395	0478-244-17	A	Old Town Specific Plan	Specific Plan, Residenti	15.1	34	1.03	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16809 C ST	92395	0478-223-12		Old Town Specific Plan	Specific Plan, Residenti	15.1	34	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	0	12			
VICTORVILLE	15507 8TH ST	92395	0478-211-01	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	54	0	0	54			
VICTORVILLE	15513 8TH ST	92395	0478-211-02	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15519 8TH ST	92395	0478-211-03	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East side corners of A St and 8	92395	0478-211-04	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15535 8TH ST	92395	0478-211-24	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15504 HESPERIA RD	92395	0478-211-25	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15520 8TH ST	92395	0478-212-10	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15514 8TH ST	92395	0478-212-11	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15504 8TH ST	92395	0478-212-12	B	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.42	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of 6TH ST & A St	92395	0478-221-15	C	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.86	Mixed Use Retail, P	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	33	0	0	33			
VICTORVILLE	East corner of 6TH ST & A St	92395	0478-221-16	C	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.86	Mixed Use Retail, P	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of 6TH ST & A St	92395	0478-221-23	C	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.86	Mixed Use Retail, P	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of 6TH ST & A St	92395	0478-221-25	C	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.86	Mixed Use Retail, P	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15453 8TH ST	92395	0478-106-02	D	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.95	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	36	0	0	36			
VICTORVILLE	15467 8TH ST	92395	0478-106-03	D	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.95	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15475 8TH ST	92395	0478-106-04	D	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.95	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15485 EIGHTH ST	92395	0478-106-07	D	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	0.95	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15490 8TH ST	92395	0478-105-01	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	74	0	0	74			
VICTORVILLE	15488 8TH ST	92395	0478-105-02	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15472 8TH ST	92395	0478-105-03	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15464 8TH ST	92395	0478-105-04	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15448 8TH ST	92395	0478-105-06	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15442 EIGHTH ST	92395	0478-105-07	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16924 FOREST AVE	92395	0478-105-08	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	15481 7TH ST	92395	0478-105-18	E	Old Town Specific Plan	Specific Plan, Mixed Us	18	48	1.94	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of Seneca & Amar	92394	3106-261-08		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	9.97	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	119	120	239	Used in Prior Housing Element - Vacant		
VICTORVILLE	East corner of Seneca & Amar	92394	3106-261-09		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	4.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	48	48	96	Used in Prior Housing Element - Vacant		
VICTORVILLE	East corner of Seneca & Amar	92394	3106-261-10		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	8.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	100	100	200	Used in Prior Housing Element - Vacant		
VICTORVILLE	East corner of Seneca & Amar	92394	3106-261-11		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	13.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	120	120	240	Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Seneca & Civc	92394	3106-261-14		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	2.93	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	35	35	70	Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Seneca & Civc	92394	3106-261-15	F	Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	9.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	110	110	220	Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Seneca & Civc	92394	3106-261-16	F	Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	9.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Seneca & Civc	92394	3106-261-17	F	Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	9.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Seneca & Civc	92394	3106-261-18	F	Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	9.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Amargosa & K	92394	3106-181-11		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	3.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	38	37	0	75	Used in Prior Housing Element - Vacant		
VICTORVILLE	West corner of Amargosa & K	92394	3106-181-12		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	3.71	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	45	44	0	89	Used in Prior Housing Element - Vacant		
VICTORVILLE	East corner of Kimberly Park &	92394	3106-181-13		Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	3.66	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	43	0	87	Used in Prior Housing Element - Vacant		
VICTORVILLE	West side of Amargosa, north	92392	0396-013-32	G	Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	6.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	159	0	0	159	Used in Prior Housing Element - Vacant		
VICTORVILLE	West side of Amargosa, north	92392	0396-013-33	G	Civic Center Specific Plan	Specific Plan, Civic Mix	0	30	6.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Used in Prior Housing Element - Vacant		
VICTORVILLE	East Corner of Borego Rd & Pa	92392	0396-013-19		Civic Center Specific Plan	Specific Plan, Civic Com	0	30	2.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	64	0	0	64	Used in Prior Housing Element - Vacant		
VICTORVILLE	14195 MACART LN	92392	0396-013-20		Civic Center Specific Plan	Specific Plan, Civic Com	0	30	1.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	27	0	0	27	Used in Prior Housing Element - Vacant		
VICTORVILLE	East Corner of Borego Rd & Pa	92392	0396-013-24		Civic Center Specific Plan	Specific Plan, Civic Com	0	30	2.82	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67	0	0	67	Used in Prior Housing Element - Vacant		
VICTORVILLE	West side of Macart Ln & Palr	92392	0396-013-58		Civic Center Specific Plan	Specific Plan, Civic Com	0	30	5.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	124	0	0	124			
VICTORVILLE	East Corner of Seneca & Boreg	92392	0396-013-13		Civic Center Specific Plan	Specific Plan, Civic Com	0	30	4.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	106	0	0	106	Used in Prior Housing Element - Vacant		
VICTORVILLE	16477 D ST	92395	0478-044-13	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	140	45	0	185			
VICTORVILLE	Area surrounding Pearl Arbor	92395	0478-044-14	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16501 D ST	92395	0478-044-15	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Area surrounding Pearl Arbor	92395	0478-044-26	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16655 PEARL ARBOR TERRAC	92395	0478-044-29	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Area surrounding Pearl Arbor	92395	0478-044-30	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Area surrounding Pearl Arbor	92395	0478-044-31	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16704 PEARL ARBOR TERRAC	92395	0478-044-34	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16678 PEARL ARBOR TERRAC	92395	0478-044-35	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Area surrounding Pearl Arbor	92395	0478-044-36	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16486 PEARL ARBOR TERRAC	92395	0478-044-37	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Area surrounding Pearl Arbor	92395	0478-044-38	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	16693 PEARL ARBOR TERRAC	92395	0478-044-43	H	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	4.84	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	West of B St & 11 St	92395	0478-201-20	I	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	3.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	117	0	0	117			
VICTORVILLE	West of B St & 11 St	92395	0478-201-21	I	Old Town Specific Plan	Specific Plan, Mixed Us	0	48	3.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of Nuevo Rd & Stl	92395	3091-331-02	J	Commercial	C-2, Commercial	0	no max	6.62	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	106	106			
VICTORVILLE	East corner of Nuevo Rd & Stl	92395	3091-331-01	J	Commercial	C-2, Commercial	0	no max	6.62	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of Bear Valley Rd	92395	3091-351-02	K	Commercial	C-2, Commercial	0	no max	9.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	148	0	0	148			
VICTORVILLE	East corner of Bear Valley Rd	92395	3091-351-03	K	Commercial	C-2, Commercial	0	no max	9.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	East corner of Bear Valley Rd	92395	3091-351-01		Commercial	C-2, Commercial	0	no max	8.65	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	139	0	0	139			
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-03	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	376	376			
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-04	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-05	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-06	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-07	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-08	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-09	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-10	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-11	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-12	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-13	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-14	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-15	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-16	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-17	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-18	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-19	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-20	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West corner of Bear Valley Rd	92395	3091-221-21	L	Commercial	C-2, Commercial	0	no max	35.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	East corner of 2nd Ave & Jasn	92395	3091-361-04	M	Office Professional	C-A, Office Professiona	0	no max	8.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	140	140			
VICTORVILLE	West Corner of 1st Ave & Jasn	92395	3091-361-05	M	Office Professional	C-A, Office Professiona	0	no max	8.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Palmdale Rd, between US-395	92392	3103-491-05		High Density Residential	PUD, High Density Resi	0	no max	18.79	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	160	80	0	240			
VICTORVILLE	Palmdale Rd, between US-395	92392	3103-491-02		High Density Residential	PUD, High Density Resi	0	no max	9.59	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	154	76	0	230			
VICTORVILLE	11695 PALMDALE RD	92392	3103-491-03		High Density Residential	PUD, High Density Resi	0	no max	9.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	150	74	0	224			
VICTORVILLE	11715 PALMDALE RD	92301	3103-531-01		High Density Residential	PUD, High Density Resi	0	no max	1.94	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	14	0	46			
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-02		High Density Residential	PUD, High Density Resi	0	no max	3.66	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	29	0	87			
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-03		High Density Residential	PUD, High Density Resi	0	no max	1.87	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30	14	0	44			
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-04		High Density Residential	PUD, High Density Resi	0	no max	1.83	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30	13	0	43			
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-05	N	High Density Residential	PUD, High Density Resi	0	no max	3.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	60	29	0	89			
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-06	N	High Density Residential	PUD, High Density Resi	0	no max	3.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-07	O	High Density Residential	PUD, High Density Resi	0	no max	3.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	60	28	0	88			
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-08	O	High Density Residential	PUD, High Density Resi	0	no max	3.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element							
VICTORVILLE	Palmdale Rd, between US-395	92301	3103-531-09		High Density Residential	PUD, High Density Resi	0	no max	1.79	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30	13	0	43			
VICTORVILLE	Southwest corner of Palmdale	92392	3105-171-01		High Density Residential	R-3, High Density Resid	0	no max	29.78	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	160	80	0	240			
VICTORVILLE	Southeast corner of Palmdale	92392	3103-611-08		High Density Residential	R-3, High Density Resid	0	15	4.81	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	78	37	0	115			
VICTORVILLE	Southeast corner of Palmdale	92392	3103-611-05		High Density Residential	R-3, High Density Resid	0	15	4.77	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	76	38	0	114			
VICTORVILLE	Southeast corner of Amethyst	92392	3072-211-14		Commercial	C-2, Commercial	0	no max	4.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	23	21	67			

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
VICTORVILLE	Southeast corner of Amethyst	92392	3072-211-15		Commercial	C-2, Commercial	0	no max	10.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	55	55	53	163			
VICTORVILLE	Southeast corner of Amethyst	92392	3072-211-04		Commercial	C-2, Commercial	0	no max	8.65	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35	35	34	104			
VICTORVILLE	Southwest corner of Shooting	92392	3072-211-11		Commercial	C-2, Commercial	0	no max	21.57	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	70	70	68	208			
VICTORVILLE	Southeast corner of Shooting	92392	3072-211-12		Commercial	C-2, Commercial	0	no max	14.99	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	96	48	0	144			
VICTORVILLE	Southeast corner of Shooting	92392	3072-221-16		Commercial	C-2, Commercial	0	no max	39.61	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	160	80	0	240			
VICTORVILLE	Southeast corner of Seneca Rd	92392	3103-551-04		High Density Residential	R-3, High Density Resid	0	15	12.69	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	40	80	0	120			
VICTORVILLE	Nort of Far Hills Ln	92392	3103-531-10		High Density Residential	R-3, High Density Resid	0	15	9.97	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	239	0	0	239			
VICTORVILLE	Northwest of Amethyst Rd &	92392	3104-101-01		High Density Residential	R-4, High Density Resid	0	20	17.54	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	48	192	240			
VICTORVILLE	Northwest of Amethyst Rd &	92392	3104-101-02		High Density Residential	R-4, High Density Resid	0	20	17.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	48	192	240			
VICTORVILLE	Southwest of Amethyst Rd &	92394	3104-101-04		High Density Residential	R-4, High Density Resid	0	20	25.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	48	192	240			
VICTORVILLE	Area surrounding Blue Canyon	92394	0395-091-25	P	High Density Residential	PUD, High Density Resi	0	no max	126.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	561	561			
VICTORVILLE	Area surrounding Blue Canyon	92394	0395-091-26	P	High Density Residential	PUD, High Density Resi	0	no max	126.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area surrounding Blue Canyon	92394	0395-091-36	P	High Density Residential	R-3, High Density Resid	0	15	126.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Amethyst	92392	3072-251-34		High Density Residential	R-1, Low Density Resid	0	5	43.64	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	168	168			
VICTORVILLE	Northeast corner of Mesa Vie	92392	3096-371-01		Vista Verde Specific Plan	Specific Plan, Low Resi	0	5.2	37.69	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	147	147			
VICTORVILLE	Southeast corner of Monte Vi	92392	3133-111-01		Low Density Residential	R-1, Low Density Resid	0	5	38.86	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	135	135			
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-221-10	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	74	74			
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-234-11	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-234-12	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-254-02	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-246-07	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-234-01	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-246-08	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-245-07	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-245-04	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Cahuenga	92394	0395-254-03	Q	Low Density Residential	R-1, Low Density Resid	0	5	21.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	16759 TRACY ST	92395	0477-062-10		Old Town Specific Plan	Specific Plan, Resident	0	15	0.16	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	2	0	2			
VICTORVILLE	Southwest corner of Daisy Rd	92392	3071-101-25		Low Density Residential	R-1, Low Density Resid	0	5	4.68	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2			
VICTORVILLE	South of Laurel Oak Rd betwe	92392	3071-631-01		Low Density Residential	R-1, Low Density Resid	0	5	10.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	40	40			
VICTORVILLE	15959 LLANO LN	92394	0395-104-02		Very Low Density Resident	R-1, Very Low Density	0	5	0.52	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1	ADU		
VICTORVILLE	12383 SECOND AVE	92395	3091-241-43		Medium Density Residenti	PUD, Medium Density	0	no max	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	Used in Prior Housing Element - Vacant		
VICTORVILLE	12375 SECOND AVE	92395	3091-241-42		Medium Density Residenti	PUD, Medium Density	0	no max	0.09	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	Used in Prior Housing Element - Vacant		
VICTORVILLE	Northeast corner of Winona S	92395	3090-111-01		Low Density Residential	R-1, Low Density Resid	0	5	8.99	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	35	35	Used in Prior Housing Element - Vacant		
VICTORVILLE	West of Coronado Dr & South	92394	0478-337-12		Low Density Residential	R-1, Low Density Resid	0	5	0.22	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1			
VICTORVILLE	Southeast of Jimeno Ave & Vil	92394	0395-173-08		Very Low Density Resident	R-1, Very Low Density	0	5	0.38	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	South of Winter Park betweer	92394	3104-041-13		Low Density Residential	R-1, Low Density Resid	0	5	0.16	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	16397 LA PAZ DR	92395	0478-304-01		Low Density Residential	R-1, Low Density Resid	0	5	0.22	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	West Side of Cataba St & Vera	92392	3136-411-01		Low Density Residential	R-1, Low Density Resid	0	5	9.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	36	36			
VICTORVILLE	West side Burwood Rd betwe	92394	0395-141-14		Low Density Residential	R-1, Low Density Resid	0	5	0.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	Southwest of Olivera Rd & La	92392	3092-231-29		Low Density Residential	R-1, Low Density Resid	0	5	0.42	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	11842 FAR HILLS LN	92392	3103-783-06		Low Density Residential	R-1, Very Low Density	0	5	0.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	South of Mojave Dr and East o	92394	3106-201-36	R	High Density Residential	R-3, High Density Resid	0	15	29.33	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	440	440			
VICTORVILLE	South of Mojave Dr and East o	92394	3106-201-37	R	High Density Residential	R-3, High Density Resid	0	15	29.33	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of Seneca Rd and East o	92392	0396-401-01		High Density Residential	R-4, High Density Resid	0	20	20.53	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	62	0	248	310			
VICTORVILLE	Southeast corner of Hook Blvd	92392	3104-091-16		Low Density Residential	R-1, Low Density Resid	0	5	33.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	132	132			
VICTORVILLE	West of Topaz Rd & North of	92392	3103-621-06		Low Density Residential	R-1, Low Density Resid	0	5	5.94	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	23	23			
VICTORVILLE	West of Topaz Rd & North of	92392	3103-621-07		Low Density Residential	R-1, Low Density Resid	0	5	8.64	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	34	34			
VICTORVILLE	West of Topaz Rd & North of	92392	3103-621-08		Low Density Residential	R-1, Low Density Resid	0	5	6.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	26	26			
VICTORVILLE	East of Balsam Rd & South of	92395	3092-401-01	S	High Density Residential	R-4, High Density Resid	0	20	11.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	212	212	Used in Prior Housing Element - Vacant		
VICTORVILLE	East of Balsam Rd & South of	92395	3092-401-02	S	High Density Residential	R-4, High Density Resid	0	20	11.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	East of Balsam Rd & South of	92395	3092-401-10	S	Commercial	C-2, Commercial	0	no max	11.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West of Ridgecrest Rd & North	92395	3090-501-03		High Density Residential	R-3, High Density Resid	0	15	19.48	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	272	272	Used in Prior Housin	APN was recently changed from 3090-501	
VICTORVILLE	Southeast corner of 11th Ave	92395	3092-401-04		High Density Residential	R-3, High Density Resid	0	15	18.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	218	0	218	Used in Prior Housing Element - Vacant		
VICTORVILLE	Northeast corner of Nisqualli	92392	3092-421-06		High Density Residential	PUD, High Density Resi	0	no max	16.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	91	0	91	Used in Prior Housing Element - Vacant		
VICTORVILLE	Southeast corner of Bear Valle	92392	3072-011-06		Low Density Residential	R-1, Low Density Resid	0	5	31.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	124	124			
VICTORVILLE	Northeast corner of Sycamore	92395	3072-021-01		Low Density Residential	R-1, Low Density Resid	0	5	37.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	148	148			
VICTORVILLE	Northeast corner of 5th Ave &	92392	3091-021-13		Very Low Density Resident	R-1, Very Low Density	0	5	0.48	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	Used in Prior Housing Element - Vacant		
VICTORVILLE	East of Mesa View Dr & North	92395	3096-361-02		Low Density Residential	R-1, Low Density Resid	0	5	14.46	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	55	55			
VICTORVILLE	15436 SIXTH ST	92392	0478-097-02		Old Town Specific Plan	Specific Plan, Resident	15.1	25	0.47	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4	Replacement Housing Program will be applied. See Chapter 8.		
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-16	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	37	37			
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-17	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-18	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-19	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-20	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-19	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-20	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-21	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-22	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-23	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-24	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-25	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-26	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-27	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-28	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-29	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-30	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-21	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-22	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-23	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-24	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-25	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-49	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-53	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-54	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-55	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-56	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-551-57	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-54	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-55	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-56	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-57	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-58	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-59	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-60	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92392	3134-561-61	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	South of McCord Ln & Area su	92394	3134-561-62	T	Low Density Residential	R-1, Low Density Resid	0	5	8.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Eto Camir	92395	0395-162-12		Low Density Residential	R-1, Low Density Resid	0	5	0.58	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	15521 3RD ST	92392	0478-232-11		Old Town Specific Plan	Specific Plan, Resident	0	15	0.16	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	Northeast of Olivera Rd & Eas	92392	3092-291-14		Very Low Density Resident	R-1, Very Low Density	0	5	0.46	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	Southwest corner of Mesa Lin	92392	3071-832-26	U	Low Density Residential	R-1, Low Density Resid	0	5	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	5	5			
VICTORVILLE	Southwest corner of Mesa Lin	92392	3071-832-27	U	Low Density Residential	R-1, Low Density Resid	0	5	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Mesa Lin	92392	3071-832-15	U	Low Density Residential	R-1, Low Density Resid	0	5	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northwest corner of Mesa Lin	92392	3071-832-14	U	Low Density Residential	R-1, Low Density Resid	0	5	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northwest corner of Mesa Lin	92394	3071-832-13	U	Low Density Residential	R-1, Low Density Resid	0	5	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	East of Manning St & North of	92392	0395-014-25		Very Low Density Resident	R-1, Very Low Density	0	5	0.48	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-01	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	112	112			
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-02	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-03	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-04	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-05	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-06	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-014-07	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-08	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-09	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-10	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-11	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-12	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-13	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-14	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-15	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-16	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-17	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Tomacita Ct St & S	92392	3096-014-18	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-19	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-20	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-21	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-22	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-23	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-24	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-25	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-26	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-27	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-28	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Menchaca Ct St &	92392	3096-014-29	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-30	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-31	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-32	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-33	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-34	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-35	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-36	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-37	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-38	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-39	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Latigo Ct St & Sout	92392	3096-014-40	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-41	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-42	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-43	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-44	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-45	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-46	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-014-47	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-48	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-49	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-50	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-51	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-52	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-53	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-54	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-55	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-56	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-57	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-58	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-59	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area north of Ava Loma St bet	92392	3096-014-60	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-01	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-02	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-03	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-04	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-05	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-06	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along El Honcho St & Sou	92392	3096-013-07	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-08	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-09	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-10	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-11	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-12	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-13	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-14	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-15	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-16	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-17	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-18	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-19	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-20	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-21	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-22	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-23	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-24	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-25	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-26	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-27	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area North of Ojo Caliente St	92392	3096-013-28	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-29	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-30	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-31	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-32	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-33	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-34	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area along Chimayo St & Nort	92392	3096-013-35	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-06	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-07	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-08	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-09	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-10	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-11	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-12	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-19	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-20	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Area around Vaccaro St & Rac	92392	3096-252-21	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Vaccaro	92392	3096-252-22	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Vaccaro	92392	3096-252-23	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Vaccaro	92392	3096-252-24	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Vaccaro	92392	3096-252-25	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Vaccaro	92392	3096-252-26	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northeast corner of Casa Bon	92392	3096-253-32	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
VICTORVILLE	Northeast corner of Casa Bon	92394	3096-253-33	V	Talon Ranch Specifin Plan	Specific Plan, Medium-	3	6	24.21	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	West side of Hagador Ave & S	92394	0395-084-09		Very Low Density Resident	R-1, Very Low Density I	0	5	0.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1			
VICTORVILLE	15091 ARLETTE DR	92395	3106-171-31		Low Density Residential	R-1, Low Density Resid	0	5	0.16	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	ADU		
VICTORVILLE	Southwest corner of 2nd Ave	92394	3091-141-02		Low Density Residential	R-1, Low Density Resid	0	5	4.78	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17			
VICTORVILLE	North of Seneca Rd between I	92394	3135-361-05	W	Low Density Residential	R-1, Low Density Resid	0	5	19.54	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	71	71			
VICTORVILLE	North of Seneca Rd between I	92395	3135-361-06	W	Low Density Residential	R-1, Low Density Resid	0	5	19.54	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	71	71			
VICTORVILLE	Northeast corner of Cherry Hi	92392	0480-123-12		Low Density Residential	R-1, Low Density Resid	0	5	0.23	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1	1	Used in Prior Housing Element - Vacant		
VICTORVILLE	13222 EL RIO RD	92394	3092-251-02		Very Low Density Resident	R-1, Very Low Density I	0	5	0.42	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	ADU		
VICTORVILLE	East of Amethyst Rd & Southv	92394	0394-031-01		Low Density Residential	R-1, Low Density Resid	0	5	8.76	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	35	35			
VICTORVILLE	East of Amethyst Rd & Northv	92394	0394-031-02		Low Density Residential	R-1, Low Density Resid	0	5	4.62	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Between Amethyst Rd & Valle	92394	0394-031-03		Low Density Residential	R-1, Low Density Resid	0	5	4.62	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	East of Amethyst Rd & Southv	92394	0394-031-04		Low Density Residential	R-1, Low Density Resid	0	5	17.79	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	71	71			
VICTORVILLE	Northeast corner of Amethyst	92394	0394-031-05		Low Density Residential	R-1, Low Density Resid	0	5	4.63	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Northwest corner of Mojave D	92394	0394-031-06		Low Density Residential	R-1, Low Density Resid	0	5	4.63	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Northwest corner of Mojave D	92394	0394-031-07		Low Density Residential	R-1, Low Density Resid	0	5	4.28	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17			
VICTORVILLE	South of Old Mill Ln & Valley I	92392	0394-031-08		Low Density Residential	R-1, Low Density Resid	0	5	5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20			
VICTORVILLE	Southwest corner of Mesa Vie	92392	3134-121-41		Low Density Residential	R-1, Low Density Resid	0	5	25.55	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	102	102			
VICTORVILLE	Southeast corner of Saxton W	92392	3071-341-09		Low Density Residential	R-1, Low Density Resid	0	5	8.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	34	34			
VICTORVILLE	Southeast corner of Saxton W	92392	3071-341-04		Low Density Residential	R-1, Low Density Resid	0	5	5.04	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20			
VICTORVILLE	Southwest corner of Saxton W	92392	3071-341-03		Low Density Residential	R-1, Low Density Resid	0	5	10.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	40	40			
VICTORVILLE	Southwest corner of Sycamor	92392	3071-371-05		Low Density Residential	R-1, Low Density Resid	0	5	10.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	40	40			
VICTORVILLE	Northwest corner of Caliente	92392	3071-371-06		Low Density Residential	R-1, Low Density Resid	0	5	5.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20			
VICTORVILLE	Northeast corner of Caliente I	92395	3071-371-14		Low Density Residential	R-1, Low Density Resid	0	5	5.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20			
VICTORVILLE	Southwest corner of 2nd Ave	92392	3091-141-01		Low Density Residential	R-1, Low Density Resid	0	5	5.01	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20	Used in Prior Housing Element - Vacant		
VICTORVILLE	East of Fremonita Rd & South	92392	3096-341-01		Low Density Residential	R-1, Low Density Resid	0	5	9.52	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	38	38			
VICTORVILLE	Southwest corner of Fremonit	92392	3096-341-04		Low Density Residential	R-1, Low Density Resid	0	5	8.99	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	35	35			
VICTORVILLE	Southeast corner of Luna Rd &	92392	3096-341-05		Low Density Residential	R-1, Low Density Resid	0	5	8.79	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	35	35			
VICTORVILLE	West side of Fremonita Rd & S	92392	3096-341-09		Low Density Residential	R-1, Low Density Resid	0	5	8.57	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	34	34			
VICTORVILLE	Northeast corner of Luna Rd &	92392	3096-321-01		Low Density Residential	R-1, Low Density Resid	0	5	19.58	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	78	78			
VICTORVILLE	Southeast corner of Maricopa	92392	3096-321-07		Low Density Residential	R-1, Low Density Resid	0	5	4.24	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	16	16			
VICTORVILLE	Southwest corner of Fremonit	92392	3096-321-08		Low Density Residential	R-1, Low Density Resid	0	5	4.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17			
VICTORVILLE	Southeast corner of Maricopa	92392	3096-321-09		Low Density Residential	R-1, Low Density Resid	0	5	4.69	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Southwest corner of Fremonit	92392	3096-321-10		Low Density Residential	R-1, Low Density Resid	0	5	4.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	19	19			
VICTORVILLE	North of Fern Pine St betweer	92392	3096-321-15		Low Density Residential	R-1, Low Density Resid	0	5	2.78	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	11	11			
VICTORVILLE	Southwest corner of Olivera R	92392	3096-361-05		Low Density Residential	R-1, Low Density Resid	0	5	4.56	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Along Olivera Rd between Me	92392	3096-361-06		Low Density Residential	R-1, Low Density Resid	0	5	4.53	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Southeast corner of Mesa Vie	92392	3096-361-07		Low Density Residential	R-1, Low Density Resid	0	5	4.26	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	17	17			
VICTORVILLE	Southwest corner of Seneca R	92392	3103-551-05		Low Density Residential	R-1, Low Density Resid	0	5	54.93	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	240	0	0	240			
VICTORVILLE	Northwest corner of Mesa St	92392	3136-441-01		Low Density Residential	R-1, Low Density Resid	0	5	9.17	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	36	36			
VICTORVILLE	Northeast corner of Mesa St &	92392	3136-441-02		Low Density Residential	R-1, Low Density Resid	0	5	37.16	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	148	148			
VICTORVILLE	Southwest corner of Jargon Rd	92392	0405-331-03		Low Density Residential	R-1, Low Density Resid	0	5	7.96	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	122	122	244			
VICTORVILLE	10883 JARGON RD	92392	0405-331-05		Low Density Residential	R-1, Low Density Resid	0	5	9.35	Farm	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	116	116	232			
VICTORVILLE	10758 JARGON RD	92392	0405-331-06		Low Density Residential	R-1, Low Density Resid	0	5	8.69	Paved road	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	122	122	244			
VICTORVILLE	Northwest corner of Jargon Rd	92394	0405-331-08		Low Density Residential	R-1, Low Density Resid	0	5	9.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	111	111	222			
VICTORVILLE	Northwest corner of Little Par	92394	0394-031-10		Low Density Residential	R-1, Low Density Resid	0	5	5.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20			
VICTORVILLE	West of Red Oak Way & North	92394	0394-031-11		Low Density Residential	R-1, Low Density Resid	0	5	5.03	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	20	20			
VICTORVILLE	Northwest corner of Red Oak	92394	0394-031-12		Low Density Residential	R-1, Low Density Resid	0	5	4.51	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18			
VICTORVILLE	Northwest Corner of Amethys	92394	0455-892-01	X	West Creek Specific Plan	Specific Plan, Medium	6	8	25.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	180	180			
VICTORVILLE	Northwest Corner of Amethys	92394	0455-892-02	X	West Creek Specific Plan	Specific Plan, Medium	6	8	25.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northwest Corner of Amethys	92394	0455-892-04	X	West Creek Specific Plan	Specific Plan, Medium	6	8	25.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Northwest Corner of Amethys	92394	0455-892-02		West Creek Specific Plan	Specific Plan, Medium	5	7	25.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	80	80			
VICTORVILLE	Northeast corner of Cobalt Rd	92394	0455-892-05		West Creek Specific Plan	Specific Plan, Medium	5	7	11.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	55	55			
VICTORVILLE	Southwest corner of Amethys	92394	0455-882-01	Z	West Creek Specific Plan	Specific Plan, Low Dens	4	6	22.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	115	115			
VICTORVILLE	Southwest corner of Amethys	92394	0455-882-02	Z	West Creek Specific Plan	Specific Plan, Low Dens	4	6	22.65	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	115	115			
VICTORVILLE	Southwest corner of Amethys	92394	0455-882-03	AA	West Creek Specific Plan	Specific Plan, Low Dens	3	5.5	18.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	75	75			
VICTORVILLE	Southwest corner of Amethys	92394	0455-882-04	AA	West Creek Specific Plan	Specific Plan, Low Dens	3	5.5	18.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southwest corner of Amethys	92394	0455-882-05	AA	West Creek Specific Plan	Specific Plan, Low Dens	3	5.5	18.05	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element							
VICTORVILLE	Southeast corner of Cobalt Rd	92392	0455-882-07		West Creek Specific Plan	Specific Plan, Low Dens	2	4.5	27.37	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	115	115			
VICTORVILLE	Northeast corner of Jargon Rd	92392	0405-331-09		Low Density Residential	R-1, Low Density Resid	0	5	10.19	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	244	244			
VICTORVILLE	Northeast corner of Jargon Rd	92392	0405-331-10		Low Density Residential	R-1, Low Density Resid	0	5	4.4	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	105	105			
VICTORVILLE	Northeast corner of Jargon Rd	92392	0405-331-11		Low Density Residential	R-1, Low Density Resid	0	5	2.55	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	61	61			
VICTORVILLE	13290 SMOKE TREE RD	92392	0405-331-12		Low Density Residential	R-1, Low Density Resid	0	5	2.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	49	49			
VICTORVILLE	13112 SMOKE TREE RD	92392	0405-331-17		Low Density Residential	R-1, Low Density Resid	0	5	5.08	Single Family Reside	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	122	122	Replacement Housing Program will be applied. See Chapter 8.		
VICTORVILLE	Northwest corner of Jargon Rd	92392	0405-331-18		Low Density Residential	R-1, Low Density Resid	0	5	5.08	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	122	122			
VICTORVILLE	Southeast corner of Seneca Rd	92392	3105-271-01		High Density Residential	R-4, High Density Resid	0	20	8.51	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	204	0	0	204			
VICTORVILLE	Northeast corner of Petaluma	92392	3105-271-02		High Density Residential	R-4, High Density Resid	0	20	4.54	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	109	0	0	109			
VICTORVILLE	Northeast corner of Petaluma	92392	3105-271-03		High Density Residential	R-4, High Density Resid	0	20	4.34	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	104	0	0	104			
VICTORVILLE	Northwest corner El Evado Rd	92392	3105-271-06		High Density Residential	R-4, High Density Resid	0	20	4.2	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	100	0	0	100			
VICTORVILLE	Northwest corner of Petaluma	92392	3105-261-03		High Density Residential	R-4, High Density Resid	0	20	9.15	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	219	0	0	219			
VICTORVILLE	Northeast corner of Paicoma I	92392	3105-261-05		High Density Residential	R-4, High Density Resid	0	20	7.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	172	0	0	172			
VICTORVILLE	Southwest corner of Seneca R	92392	3105-261-06		High Density Residential	R-4, High Density Resid	0	20	8.6	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	206	0	0	206			

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income
VICTORVILLE	East corner of Nuevo Rd & 5th St	92395	3091-331-02	0	0	0
VICTORVILLE	East corner of Nuevo Rd & 5th St	92395	3091-331-01			
VICTORVILLE	East corner of Bear Valley Rd & 5th St	92395	3091-351-02	74	74	0
VICTORVILLE	East corner of Bear Valley Rd & 5th St	92395	3091-351-03			
VICTORVILLE	East corner of Bear Valley Rd & 5th St	92395	3091-351-01	70	69	0
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-04			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-05			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-06			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-07			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-08			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-09			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-10			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-11			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-12			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-13			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-14			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-15			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-16			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-17			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-18			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-19			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-20			
VICTORVILLE	West corner of Bear Valley Rd & 2nd Ave	92395	3091-221-21			
VICTORVILLE	East corner of 2nd Ave & Jasmine St	92395	3091-361-04	0	0	0
VICTORVILLE	West Corner of 1st Ave & Jasmine St	92395	3091-361-05			
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92392	3103-491-05	80	80	80
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92392	3103-491-02	77	77	76
VICTORVILLE	11695 PALMDALE RD	92392	3103-491-03	75	75	74
VICTORVILLE	11715 PALMDALE RD	92301	3103-531-01	16	16	14
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-02	29	29	29
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-03	15	15	14
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-04	15	15	13
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-05	30	30	29
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-06			
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-07	30	30	28
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-08			
VICTORVILLE	Palmdale Rd, between US-395 and Bellflower St	92301	3103-531-09	15	15	13
VICTORVILLE	Southwest corner of Palmdale Rd & Topaz Rd	92392	3105-171-01	80	80	80
VICTORVILLE	Southeast corner of Palmdale Rd & Topaz Rd	92392	3103-611-08	39	39	37
VICTORVILLE	Southeast corner of Palmdale Rd & Topaz Rd	92392	3103-611-05	38	38	38
VICTORVILLE	Southeast corner of Amethyst Rd & Sierra Rd	92392	3072-211-14	23	0	23
VICTORVILLE	Southeast corner of Amethyst Rd & Sierra Rd	92392	3072-211-15	55	0	55
VICTORVILLE	Southeast corner of Amethyst Rd & Bear Valley Rd	92392	3072-211-04	35	0	35
VICTORVILLE	Southwest corner of Shooting Star Dr & Bear Valle	92392	3072-211-11	70	0	70
VICTORVILLE	Southeast corner of Shooting Star Dr & Bear Valley	92392	3072-211-12	48	48	48
VICTORVILLE	Southeast corner of Shooting Star Dr & Bear Valley	92392	3072-221-16	80	80	80
VICTORVILLE	Southeast corner of Seneca Rd & US-395	92392	3103-551-04	120	40	80
VICTORVILLE	Nort of Far Hills Ln	92392	3103-531-10	239	0	0
VICTORVILLE	Southwest corner of Seneca Rd & Mesa Linda Ave	92392	3103-551-05	120	120	0
VICTORVILLE	Southwest corner of Jargon Rd & Mesa St	92392	0405-331-03	0	0	122
VICTORVILLE	10883 JARGON RD	92392	0405-331-05	0	0	116
VICTORVILLE	10758 JARGON RD	92392	0405-331-06	0	0	122
VICTORVILLE	Northwest corner of Jargon Rd & Mojave St	92394	0405-331-08	0	0	111
VICTORVILLE	Northeast corner of Jargon Rd & Mojave St	92392	0405-331-09	0	0	0
VICTORVILLE	Northeast corner of Jargon Rd & Mojave St	92392	0405-331-10	0	0	0
VICTORVILLE	Northeast corner of Jargon Rd & Mojave St	92392	0405-331-11	0	0	0
VICTORVILLE	13290 SMOKE TREE RD	92392	0405-331-12	0	0	0
VICTORVILLE	13112 SMOKE TREE RD	92392	0405-331-17	0	0	0
VICTORVILLE	Northwest corner of Jargon Rd & Mojave St	92392	0405-331-18	0	0	0
VICTORVILLE	Southeast corner of Seneca Rd & Gateside Way	92392	3105-271-01	102	102	0
VICTORVILLE	Northeast corner of Petaluma Rd & Begonia Rd	92392	3105-271-02	55	54	0
VICTORVILLE	Northeast corner of Petaluma Rd & Begonia Rd	92392	3105-271-03	52	52	0
VICTORVILLE	Northwest corner El Evado Rd & Begonia Rd	92392	3105-271-06	50	50	0
VICTORVILLE	Northwest corner of Petaluma Rd & Begonia Rd	92392	3105-261-03	110	109	0
VICTORVILLE	Northeast corner of Paicoma Rd & Begonia Rd	92392	3105-261-05	86	86	0
VICTORVILLE	Southwest corner of Seneca Rd & Gateside Way	92392	3105-261-06	103	103	0

A2

Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning
106	Shortfall of Sites	6.62	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	6.62	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	9.26	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	9.26	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	8.65	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	35.75	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
140	Shortfall of Sites	8.74	Office Professional	C-A, Office Professio	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	8.74	Office Professional	C-A, Office Professio	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	18.79	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	9.59	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	9.34	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	1.94	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	3.66	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	1.87	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	1.83	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	3.72	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	3.72	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	3.67	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
	Shortfall of Sites	3.67	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	1.79	High Density Residential	PUD, High Density R	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	29.78	High Density Residential	R-3, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	4.81	High Density Residential	R-3, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	4.77	High Density Residential	R-3, High Density Re	High Density R	R-4, High Densit
21	Shortfall of Sites	4.17	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
53	Shortfall of Sites	10.16	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
34	Shortfall of Sites	8.65	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
68	Shortfall of Sites	21.57	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	14.99	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	39.61	Commercial	C-2, Commercial	Mixed Use	M-2, Mixed Use
0	Shortfall of Sites	12.69	High Density Residential	R-3, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	9.97	High Density Residential	R-3, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	54.93	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
122	Shortfall of Sites	7.96	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
116	Shortfall of Sites	9.35	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
122	Shortfall of Sites	8.69	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
111	Shortfall of Sites	9.34	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
244	Shortfall of Sites	10.19	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
105	Shortfall of Sites	4.4	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
61	Shortfall of Sites	2.55	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
49	Shortfall of Sites	2.06	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
122	Shortfall of Sites	5.08	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
122	Shortfall of Sites	5.08	Low Density Residential	R-1, Low Density Res	High Density R	R-4, High Densit
0	Shortfall of Sites	8.51	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	4.54	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	4.34	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	4.2	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	9.15	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	7.18	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit
0	Shortfall of Sites	8.6	High Density Residential	R-4, High Density Re	High Density R	R-4, High Densit

Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
15	30	106	Vacant	Vacant			
15	30		Vacant	Vacant	Units shown once for consolidated site.		
15	30	148	Vacant	Vacant			
15	30		Vacant	Vacant	Units shown once for consolidated site.		
15	30	139	Vacant	Vacant			
15	30		Vacant	Vacant	Units shown once for consolidated site.

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
C-2, Commercial	General Commercial, Muni Code Sec. 16-3.06
C-A, Office Professional	Administrative Professional Offices, Muni Code Sec. 16-3.06
PUD, High Density Residential	High Density Residential, Muni Code Sec. 16-3.06
PUD, Medium Density Residential	Medium Density Residential, Muni Code Sec. 16-3.06
R-1, Low Density Residential	Single-Family Residential, Muni Code Sec. 16-3.06
R-1, Very Low Density Residential	Single-Family Residential, Muni Code Sec. 16-3.06
R-3, High Density Residential	High Density Residential, Muni Code Sec. 16-3.06
R-4, High Density Residential	High Density Residential, Muni Code Sec. 16-3.06
Specific Plan, Civic Commons	Very High Density Residential, Civic Center Specific Plan
Specific Plan, Civic Mixed	Mixed Use & Very High Density Residential, Civic Center Specific Plan
Specific Plan, Low Density Residential	Low Density Residential, West Creek Specific Plan
Specific Plan, Low Residential and Medium-Low Residen	Low Density Residential, Vista Verde Specific Plan
Specific Plan, Medium High Density Residential	Medium Density Residential, West Creek Specific Plan
Specific Plan, Medium-Low Residential and Medium Res	Medium Density Residential, Talon Ranch Specific Plan
Specific Plan, Mixed Use Retail	Retail & High Density Residential, Old Town Specific Plan
Specific Plan, Mixed Use Retail and Mixed Use Service	Retail, Office, & High Density Residential, Old Town Specific Plan
Specific Plan, Mixed Use Service	Office & High Density Residential, Old Town Specific Plan
Specific Plan, Residential Medium Density	Medium Density Residential, Old Town Specific Plan
Specific Plan, Residential Medium-High Density	High Density Residential, Old Town Specific Plan

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APPENDIX D – HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT REVIEW LETTERS

Draft Housing Element HCD Findings Letter

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

September 17, 2021

Scott Webb, City Planner
Development Department
City of Victorville
14343 Civic Drive
Victorville, CA 92393-5001

Dear Scott Webb:

RE: Review of City of Victorville's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting City of Victorville's (City) draft housing element received for review on July 20, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Inland Equity Partnership pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e), paragraph (4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD is committed to assisting Victorville in addressing all statutory requirements of State Housing Element Law and appreciates your efforts as well as consultants Irlanda Martinez, Hitta Mosesman and Dima Galkin provided in the preparation of your draft element. If you have any questions or need additional technical assistance, please contact Gerlinde Bernd at Gerlinde.Bernd@hcd.ca.gov.

Sincerely,



Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX
CITY OF VICTORVILLE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households… (Gov. Code, § 65583, subd. (a)(1).)*

   Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

   Extremely Low-Income Households (ELI): The element includes some basic information regarding extremely low-income (ELI) households such as the number of households and projected housing needs. However, given the unique and disproportionate needs of ELI households, the element must include analysis to better formulate policies and programs. For example, the element could analyze tenure, cost burden, overcrowding and other household characteristics then examine the availability of resources to determine gaps in housing needs. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml.

   Housing Conditions: The element identifies the age of the housing stock. However, it must include an estimate and analysis of the number of units in need of rehabilitation and replacement. For example, the analysis could include utilize information from the recent survey, estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from other organizations. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

2. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Assessment of Fair Housing: While the element includes some maps and reporting of data on various components of the assessment of fair housing, it must also include analysis such as trends and characteristics.

Local Data and Knowledge: The element should incorporate local data and knowledge of the jurisdiction into the AFFH section. To assist in meeting this requirement, the element should provide local data not captured in regional, state, or federal data analysis.

Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Regional Housing Needs Allocation (RHNA) Progress: The City's RHNA may be reduced by the number of new units built since July 1, 2021. The element indicates (p. 8-4) 63 units affordable to low-income households toward the RHNA but must also demonstrate the affordability of the units. Specifically, the element must assign these units based on actual or anticipated sales price or rent level of the units or other mechanisms ensuring affordability (e.g., deed-restrictions).

   Realistic Capacity: The element (p. 8-6) mentions an assumption of 75 to 100 percent of maximum allowable densities to calculate residential capacity on identified sites based on an overview of proposed development densities. However, the element should include additional and clear supporting information on typical densities of existing or approved residential developments at a similar affordability level. For example, the element could clearly list other recent projects, the zone, acreage, built density, allowable density, level of affordability and presence of exceptions such as a density bonus.

   Infrastructure: The element generally describes infrastructure and forecasts (p. 4-83) in the City. However, it must also demonstrate sufficient total water and sewer capacity (existing and planned) to accommodate the regional housing need in the planning period.

Replacement Housing Requirements: If the sites inventory identifies sites with existing residential uses, it must identify whether the current residential uses are affordable to lower-income households or describe whether the additional residential development on the site requires the demolition of the existing residential use. For nonvacant sites with existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower-income households within the last five years there must be a replacement housing program for units affordable to lower-income households (Gov. Code, § 65583.2, subd. (g)(3)). Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3). The housing element must be revised to include such analysis and a program, if necessary.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Zoning for a Variety of Housing Types (Emergency Shelters): The element should clarify emergency shelters are permitted without discretionary action and describe the development standards of the Neighborhood Service (C-1) zone. In addition, the element should describe proximity to services in addition to transportation, and any conditions inappropriate for human habitability.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Land-Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land-use controls independently and cumulatively with other land-use controls. The analysis should specifically address requirements related to multifamily parking and heights. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

   Processing and Permit Procedures: While the element states most development is subject to the Site Plan Review and includes information about processing times, it should also describe the procedures for a typical single family and multifamily development. The analysis should address the approval body, the number of public

hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing, and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty and any approaches to promote certainty and add or modify programs as appropriate.

Group Homes: The element appears to indicate group homes for six or fewer persons are only allowed unless licensed by the state. If necessary, the element should evaluate this requirement as a potential constraint and add or modify programs as appropriate. In addition, group homes for seven or more persons appears to be excluded from several zones allowing residential uses and subject to a conditional use permit. The element should evaluate these requirements as constraints and modify Program PP-I.1 as appropriate.

Building Codes and Enforcement: The element must describe and analyze any local amendments to the building code and their enforcement for impacts on housing supply and affordability. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml.

SB 35 Streamlined Ministerial Approval Process: The element must clarify whether there are written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program to address these requirements if necessary.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website or add or modify programs.

Water Sewer Priority: Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should discuss compliance with these requirements and if necessary, add or modify programs to establish a written procedure by a date early in the planning period. For additional information and sample cover memo, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing*

and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines and specific commitment. Programs to be revised with discrete timelines include PP-B.1 (Assist with Development), PP-D.3 (Support Non-profits), PP-D.4 (Assist with Extremely Low-income), PP-F.1 (Advertise Resources), PP-F.2 (Monitor Grant Opportunities), PP-G.1 (Publish Resources) and PP-O.2 (Safe Housing Conditions). Programs to be revised with specific commitment include PP-A.1 (Update the Land Use Element), PP-B.4 (Menu of Incentives), PP-C.3 (Encourage Accessory Dwelling Units), PP-D.4 (Assist with Extremely Low-income), PP-H.3 (Update the Land Use Element) and HE-J.1 (Rent Stabilization Ordinance).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition:

   - *Rezoning*: The element identifies a shortfall of sites to accommodate the regional housing needs allocation for lower-income households. As a result, programs to rezone sites must also comply with all by-right provisions pursuant to Government Code section 65583.2, subdivisions (h) and (i).
   - *Replacement Housing Requirements*: If necessary, the housing element must include a program to provide replacement housing. (Gov. Code, § 65583.2, subd. (g)(3).) The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).
   - *Large Sites*: The element identifies several large sites and also describes a program was present in the past planning period (p. 5-3) but, given the importance of this program, should also closely evaluate the effectiveness of that program and revise programs PP-A.5 and PP-B.1 as appropriate.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   Special Needs Households: The element must include a program(s) with specific actions and timelines to assist in the development of housing for special needs households, specifically, persons with disabilities, including developmental disabilities. The program(s) could commit the City to proactively reaching out to developers of affordable housing, adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to special needs households; assisting, supporting or pursuing funding applications; and outreach and coordination with affordable housing developers.

   State Density Bonus Law: As noted on page 3-23, Program PP-A.2 (Menu of Density Bonuses) should be revised with specific commitment to adopt a density bonus ordinance pursuant to Government Code section 65915.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Findings A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A2, the element does not include a complete Assessment of Fair Housing (AFH). Depending on a complete analysis, the element may need to add or revise programs as appropriate.

C. Public Participation

Include a diligent effort by the local government 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. (Gov. Code, § 65583, subd. (c)(9).)

While the element describes community meetings and a comprehensive survey, moving forward, the City should employ additional methods for public outreach efforts, particularly

specific to the housing element and including lower-income and special needs households and neighborhoods with higher concentrations of lower-income households. For example, the City could conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts. In addition, the element should also summarize public comments and describe how they were considered and incorporated into the element.

Finally, the element does not clearly describe the availability of the draft housing element to the public prior to submittal to HCD. For your information, by not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City will not have yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. If applicable, the City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

D. General Plan Consistency

The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals. (Gov. Code, § 65583, subd. (c)(7).)

While the element describes that it was prepared in a manner to ensure internal consistency, it should also describe how internal consistency will be maintained throughout the planning period.

Revised Draft Housing Element HCD Findings Letter

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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www.hcd.ca.gov

January 11, 2022

Scott Webb, City Planner
Development Department
City of Victorville
14343 Civic Drive
Victorville, CA 92393-5001

Dear Scott Webb,

RE: Review of City of Victorville's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Victorville's (City) draft housing element received for review on November 12, 2021, along with revisions on January 6, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Departmentof Housing and Community Development (HCD) is reporting the results of its review.

The draft housing element with revisions addresses most statutory requirements described in HCD's September 17, 2021 review; however, additional revision is necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. (Gov. Code, § 65583, subd. (c)(10)(A).)

Goals, Actions, Metrics and Milestones: As noted in the prior review, goals and actions must include metrics toward meaningful impact to affirmatively further fair housing (AFFH). While in some cases programs do include metrics, programs, including metrics, should be explicit to AFFH to target significant and meaningful outcomes that overcome identified patterns and trends. For example, programs related to safe housing conditions, rehabilitation, improving community infrastructure, revitalization and quality of life could be targeted, including metrics, toward areas of higher need, such as areas of high segregation and poverty. Programs related to promoting housing choices, new development or creating new affordable opportunities could be targeted (not solely) toward areas of higher opportunity. Finally, programs should explicitly reflect the City's efforts toward broad community revitalization, including implementation of the Old Town Specific Plan.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted to comply with the above requirement.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the dedication and hard work you and the housing element team provided throughout the housing element review. If you have any questions or need additional technical assistance, please contact Gerlinde Bernd at Gerlinde.Bernd@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Final Draft Housing Element HCD Compliance Letter

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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January 12, 2022

Scott Webb, City Planner
Development Department
City of Victorville
14343 Civic Drive
Victorville, CA 92393-5001

Dear Scott Webb,

RE: City of Victorville's 6th Cycle (2021-2029) Draft Revisions to the Housing Element

Thank you for submitting the City of Victorville's (City) draft revisions to the housing element update received for review on January 12, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Departmentof Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statuary requirements described in HCD's January 11, 2022 review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates your hard work and cooperation throughout the preparation of the City's housing element. Your efforts and innovation are commendable and will serve as a model for other jurisdictions throughout the State. HCD looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Gerlinde Bernd at Gerlinde.Bernd@hcd.ca.gov..

Sincerely,



Paul McDougall
Senior Program Manager