

RESOLUTION NO. 14-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE APPROVING AMENDMENT DEV13-00003, AN AMENDMENT TO THE VICTORVILLE GENERAL PLAN TO UPDATE THE HOUSING ELEMENT TO COINCIDE WITH THE REGIONAL TRANSPORTATION PLAN WITH AN ENVIRONMENTAL EXEMPTION

WHEREAS, pursuant to Section 65302 of the Government Code of the State of California, the City has prepared a Housing Element as a part of its General Plan , and

WHEREAS, pursuant to Section 65581 of the Government Code of the State of California, the City has prepared this Housing Element to contribute to the State's housing goals and objectives , and

WHEREAS, this project has been determined to be consistent with all other Elements of the Victorville General Plan; and

WHEREAS, this project has been determined to be exempt from the California Environmental Quality Act (CEQA) based upon CEQA Guidelines Section 15061(b)(3), as there is no possibility that the proposed amendment will have a significant effect on the environment; and

WHEREAS, the City Council therefore determines that this Resolution is reasonable and necessary to protect and promote the general health, safety and general welfare of the residents of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California that the City Council hereby approves the Amendment to the Housing Element of the Victorville General Plan to read as follows:

Entered-Questys
Holding 2/11/14

**2013 UPDATE
OF THE
HOUSING ELEMENT
OF THE
GENERAL PLAN**

City of Victorville



City of Victorville
14343 Civic Drive
Victorville, CA 92393-5001
City of Victorville

2013 Update of the Housing Element of the General Plan

City of Victorville

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Residential Parcel Inventory

2013 Update of the Housing Element of the General Plan

City of Victorville

EXECUTIVE SUMMARY

This Housing Element Update addresses the State mandated planning period from 2013-2021 and is consistent with the City of Victorville General Plan and the community's vision of its housing needs and objectives. It reflects the City's continuing efforts to retain and expand housing opportunities in the community. Prior to this planning period, the City of Victorville had undertaken a series of actions to support affordable housing. These actions have resulted in the following accomplishments:

- Update of the City General Plan for the 2030 planning period that represents a 270% increase in housing supply over the City 2013 dwelling unit count.
- Update of the City General Plan to permit a new Mixed Use High Density land use category on 609 acres, with a maximum density of 60 dwelling units per acre, and an expected average residential density of 40.6 dwelling units per acre.
- Provision of 817 Section 8 Vouchers for lower income renter households.
- Provision of a Mortgage Assistance Program that provides assistance for first-time homebuyers in the form of closing costs or down payments.
- Provision of the CDBG Senior/Disabled Repair Grants that provides a onetime grant of labor and materials for eligible senior/disabled homeowners for minor home repairs.
- Permitting and/or approval of 2,983 multifamily housing units since January 2006.
- Provision of 139 inclusionary housing units affordable to lower income households.

The City has recently accomplished the following goals from the prior housing element:

- Adoption of a Reasonable Accommodations in Housing to Disabled or Handicapped Individuals Ordinance.
- Allowing for homeless (emergency) shelters as a permitted use within the C-1 Neighborhood Commercial zoned areas within the City.

The City will accomplish the following goal during the 2013 - 2021 housing element:

- Analyze the need for Transitional and Supportive Housing along with other types of housing in compliance with Government Code Sections 65583(a)(5) and 65583(c)(1).

I. INTRODUCTION

A. COMMUNITY OVERVIEW

The City of Victorville is located in southwestern San Bernardino County in the geographic subregion 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 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. (Reference Figure 1, *Victorville General Plan Vicinity Map*.)

During the past decade, Victorville has grown rapidly. From 2000-2013, Victorville's population increased by from 53,691 to 120,368, a 124% increase. The primary impetus for this growth is the fact that the Inland Empire's valley areas are becoming built out and the High Desert is the next place with large tracts of modestly priced residential land.

Faced with this significant growth, the City of Victorville began its General Plan update process in 2004. This updated Housing Element has been prepared as part of the overall General Plan update. Although the planning horizon for this Housing Element is 2021, it incorporates the long-term perspective contained in the City's General Plan 2030, which was adopted by the City in October 2008 and certified by the State in 2010.

Major changes proposed in the General Plan 2030 include the expansion of its northern sphere of influence encompassing approximately 37,000 acres and the definition of a new Mixed Use High Density land use category. This category, which encompasses 609 acres, is intended to facilitate well integrated multi-family and commercial developments, located adjacent to retail development. Permitted mix of uses include multi-family residential up to a density of 60 dwelling units per acre; retail, office, civic, open space and other similar uses. The land use designation requires that residential occupy a minimum of 50% of the site.

Assuming the new Mixed Use High Density develops with an average residential density of 40.6 dwelling units per acre, this category is expected to generate up to 9,264 very high density units during the next 20 years. These mixed use dwellings, along with other residential development permissible by the General Plan 2030, is expected to result in a total of 138,617 units in the Planning Area, consisting of 87,014 single family and 51,503 multifamily units. This represents a 270% increase in housing supply over the 2013 count of 37,427 dwelling units.

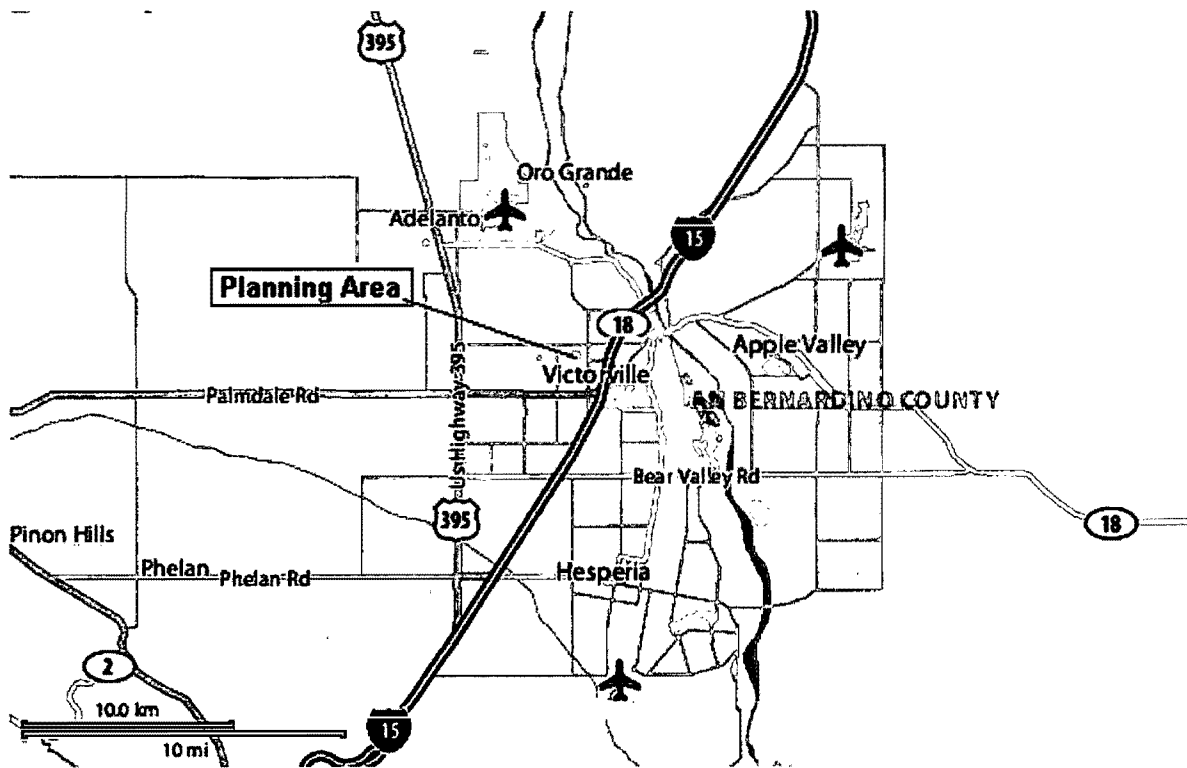


Figure 1
City of Victorville Vicinity Map

B. PURPOSE OF THE ELEMENT

The provision of adequate housing for families and individuals of all economic levels is an important public goal. It has been a main focus for 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 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 requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the Government Code:

“... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.”

“... 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 the housing needs of all economic segments of the community.”

“... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.”

C. LEGISLATIVE REQUIREMENTS

State law requires each municipality to accomplish the following tasks:

- To identify and analyze the current and projected housing needs of all economic segments of the community.
- To evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- To inventory and assess the availability of land suitable for residential use.
- To establish a series of goals, objectives, policies and programs aimed at responding to the identified housing needs, the market and governmental constraints, and the housing opportunities.

D. SCOPE AND CONTENT

The Housing Element consists of five major components:

- An analysis of the City’s demographic and housing characteristics and trends.
- A summary of the existing and projected housing needs of the City’s households.
- A review of the potential market, governmental, and environmental constraints to meeting the City’s identified housing needs.
- An evaluation of the resources available to achieve the City’s housing goals.

- A statement of the Housing Plan for the years 2013 through 2021 to address the City's identified housing needs, including the housing goals, policies and programs.

E. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The Government Code Section 65583(c)(8) requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies. The Victorville General Plan 2030 contains the following six elements:

- 1) Land Use Element
- 2) Circulation Element
- 3) Housing Element
- 4) Noise Element
- 5) Resource Element (incorporating two of the mandated elements, Open Space and Conservation).
- 6) Safety Element

The Victorville General Plan is internally consistent. Policy direction introduced in one element is reflected in the other elements.

Relative to housing, the General Plan identifies both constraints and opportunities to providing new affordable housing. The Land Use Element identifies areas of expected increased urbanization and high density housing; the Circulation Element identifies roadways to support future development; and the Safety Element ensures that hazards, such as areas of flooding remain in open space.

The City's residential and mixed use densities allow for an adequate diversity and supply of housing to satisfy the requirements of the Regional Housing Needs Assessment (RHNA) presented in this Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the General Plan.

Pursuant to Government Code Section 65400, the City will annually review its progress in implementing this Housing Element and ensuring consistency between this and the City's other General Plan Elements.

Additionally, the Resource Element and in particular the Safety Element of the General Plan describes and analyzes flooding and policies regarding flood hazard and management. This is analyzed specifically on page 20 of the Resource Element and Pages 3 – 7 of the Safety Element.

F. PUBLIC PARTICIPATION

Section 65583(c)(8) of the Government Code states that:

"Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort."

To gain public input to its 2013 Housing Element Update, the City of Victorville conducted a public hearing on October 1, 2013. All residents, businesses and service providers were invited to attend the hearing through a variety of venues, including:

- Notice published in the local newspaper prior to the City Council Public Hearing.
- Notice posted on the on the City's website available to all users prior to the City Council Public Hearing.
- A notice posted in front of City Hall prior to the City Council Public Hearing.
- An e-mail sent to prescribed interested parties who represent a wide array of agencies, citizens, office holders and housing developers.
- A complete draft Housing Element was available for the public to review, both on the website and at City Hall, prior to the City Council Public Hearing.

This gave the public an opportunity to read and comment on the document, as well as attend, ask questions and comment at the Public Hearing. However, no one in attendance spoke on the item and no comments were received. Staff anticipates having one more Public hearing during the month of February, 2014, and Staff will consider any additional public input at that time.

G. SOURCES OF INFORMATION

A number of data sources were used to create the Victorville Housing Element. These resources include:

- City of Victorville General Plan 2030, adopted October 2008.
- City of Victorville Zoning Code, current.
- The Apple Valley/ Victorville Consolidated Plan, FY 2007-2012.
- City of Victorville Building Division building permit records.

- Southern California Association of Governments (SCAG) Final Regional Housing Needs Assessment (RHNA), October 4, 2012.
- Department of Finance Population and Housing data, January 2013.
- 2010 and 2000 U.S. Census Reports.
- 2007-2011 American Community Survey 5-year estimates.

Various other informational sources were also referenced where appropriate. References to these informational sources are cited where they appear within the text.

II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the previous elements performance, along with the major components of housing need including trends in Victorville's population, households, and the type of housing available. These changes reflect both local and regional conditions. Consequently, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Victorville in terms of individual persons and attempts to identify any population trends that may affect future housing needs.
- Section B, Household Characteristics, analyzes Victorville in terms of households, or living groups, to see how past and expected household changes will affect housing needs.
- Section C, Housing Stock, analyzes the housing units in Victorville in terms of availability, affordability, and condition.
- Section D, Assisted Housing At Risk of Conversion, analyzes housing units that have expiring use restrictions, such as project-based Section 8 contracts and early tax-credit financing contracts. Such projects are at risk of losing those rent restrictions within the next few years, which can result in significant rent increases for their tenants.

This assessment of Victorville's housing needs is used as the basis for identifying appropriate policies and programs in this Element.

A. POPULATION CHARACTERISTICS

Victorville's population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age, race/ethnicity and employment characteristics are discussed in this section.

I. Population Change

Victorville is a rapidly growing community. Between 2000 and 2013, Victorville's growth was more than twice its closest neighbor. As shown in Table 1, during those thirteen years, Victorville's population increased by 124%. San Bernardino County's population grew by 23% and the State of California by 12%. Neighboring cities grew from between 10% - 50%. The City of San Bernardino, the most urbanized of the cities listed in Table 1, grew by 14%; Hesperia by 46%, Adelanto by 42%, and Apple Valley by 30%. Figure 2 illustrates the population change for Victorville, neighboring Cities, the County and State, graphically.

Table 1
Total Population of Victorville, Neighboring Cities, San Bernardino County and State in 2000 & 2013

	2000	2013	% Change 2000-2013
VICTORVILLE	53,691	120,368	124%
HESPERIA	62,582	91,400	46%
ADELANTO	18,130	31,289	42%
APPLE VALLEY	54,239	70,436	30%
SAN BERNARDINO CITY	186,351	212,639	14%
SAN BERNARDINO COUNTY	1,689,281	2,076,274	23%
STATE OF CALIFORNIA	33,871,648	37,966,471	12%
Source: Census 2000/2010, U.S. Census Bureau; Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013, State of California Department of Finance.			

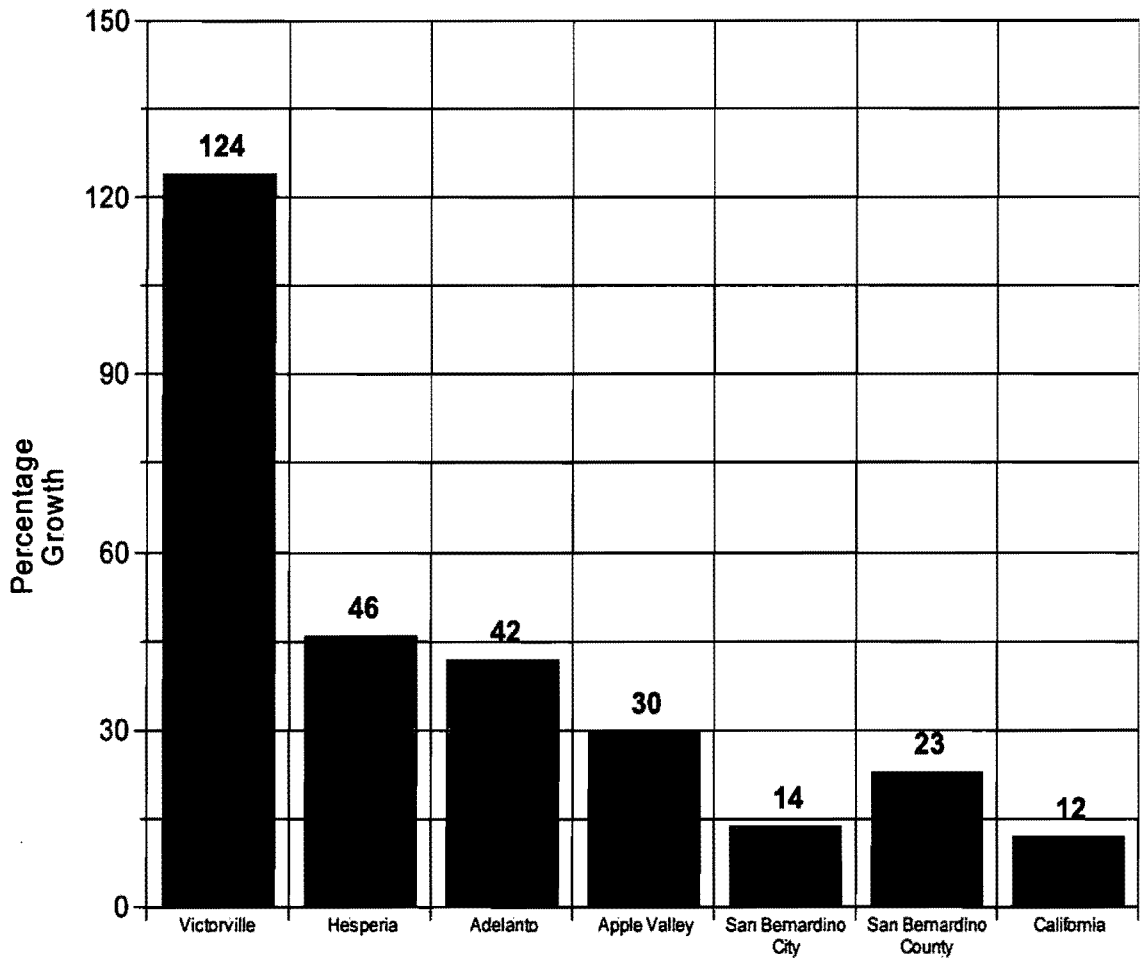


Figure 2
Percent Population Change for Victorville, Neighboring Cities, San Bernardino County and State in 2000 & 2013

2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and planning future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), there may be a shortage of first-time homebuyer opportunities and/or well-paying employment opportunities. If a city has a substantial elderly population, special housing types or services may be needed, such as assisted living facilities, housing rehabilitation programs, paratransit, meals on wheels, and home health care services, in order to enable seniors to remain in the community. Table 2 shows the number and percentages of Victorville residents in each age group according to data from the Census 2010. The table also shows the median age for the City, County of San Bernardino and state of California.

Victorville is a young community. Between 2000 and 2010, the median age of Victorville residents decreased from 30.7 to 29.5 years, or by 4 percent. In contrast, as shown in Table 2, the County has an aging population with its median age increasing from 30.3 years to 31.7 years, a 5 percent increase. Aging even faster, the State's median age increased from 33.3 to 35.2 years, or by approximately 6 percent.

3. Race and Ethnicity

The racial and ethnic mix of Victorville's population is somewhat different than the mix of both the County and the state. As shown in Table 3, the 2010 Census reported that 48.5% of Victorville's population was white, which was lower than the County at 56.7%, and the state at 57.6%. As shown in Table 3, about 47.8% of Victorville residents was of Hispanic or Latino origin. For the County, 49.2% of the residents was of Hispanic or Latino origin, and for the state, 37.6% of the residents was of Hispanic or Latino origin. Victorville's Black or African American population at 16.8%, is notably higher than the County percentage of 8.9% and the state percentage of 6.2%. Asians comprised a small percentage (4%) of Victorville's population, notably lower than the County at 6.3% and the state at 13%. American Indian or Alaskan Native and Native Hawaiian or other Pacific Islander comprised a small percentage (0.4 %) for the City, and 0.3% for the County and 0.4% for the state. Approximately 22.5% of Victorville's residents indicated that they are of "other race". For the County and state, the percentage of people identifying themselves as "other race" was smaller, 21.6% for the County and 17% for the state.

**Table 2
Population by Age Group: City of Victorville State and County, Census 2010**

Age Range	City of Victorville		State of California	San Bernardino County	
	# of Persons	% of Population	% of Population	# of Persons	% of Population
0-4	10,289	8.9%	6.8%	158,790	7.8%
5-14	21,067	18.2%	13.7%	326,160	16%
15-19	10,524	9.1%	7.6%	179,627	8.8%
20-24	8,279	7.1%	7.4%	159,908	7.9%
25-34	17,343	15%	14.3%	282,091	13.9%
35-44	16,136	14%	13.9%	272,949	13.4%
45-54	13,873	12%	14.1%	277,294	13.6%
55-64	8,980	7.8%	10.8%	197,043	9.6%
65-74	5,252	4.6%	6.1%	103,495	5.1%
75-84	3,082	2.6%	3.7%	56,979	2.8%
85 and over	1,078	0.9%	1.6%	20,874	1%
Total	115,903	100%	100%	2,035,210	100%
Median Age 2010	29.5		35.2	31.7	
Median Age 2000	30.7		33.3	30.3	

**Table 3
Population by Race and Hispanic or Latino Origin, 2010**

Race	City of Victorville		San Bernardino County		State of California	
	No. Persons	% of Total	No. Persons	% of Total	No. Persons	% of Total
One Race	108,572	93.7%	1,932,846	95%	35,438,572	95.1%
White	56,258	48.5%	1,153,161	56.7%	21,453,934	57.6%
Black or African America	19,483	16.8%	181,862	8.9%	2,299,072	6.2%
American Indian or Alaskan Native	1,665	1.4%	22,689	1.1%	362,801	1.0%
Asian	4,641	4.0%	128,603	6.3%	4,861,007	13%
Native Hawaiian or other Pacific Islander	489	0.4%	6,870	0.3%	144,386	0.4%
Some Other Race	26,036	22.5%	439,661	21.6%	6,317,372	17%
Two or More Races	7,331	6.3%	102,364	5.0%	1,815,384	4.9%
Total	115,903	100%	2,035,210	100%	37,253,956	100%
Hispanic or Latino Origin	No. Persons	% of Total	No. Persons	% of Total	No. Persons	% of Total
Hispanic or Latino (of any race)	55,359	47.8%	1,001,145	49.2%	14,013,719	37.6%
Not Hispanic or Latino	60,544	52.2%	1,034,065	50.8%	23,240,237	62.4%
Total	115,903	100%	2,035,210	100%	37,253,956	100%

Census 2010

4. Employment

According to the 2010 Census, over 56% of Victorville residents were employed outside the home. The average commute time for these workers was 34.5 minutes each way. Most of these workers were employed in education, health care and retailing.

Since the 2000 Census, employment opportunities in Victorville have grown. From 1991-2004, California Employment Development Department data show that Victorville's employment rose from 14,068 to a 25,212, up 11,145 jobs or 79.2%. In the 1990s, the city's job level sagged due to the national recession and the closure of George Air Force Base. Since 1998, employment

has grown in every year. In 2004, the city's job base was led by population serving sectors including retail (8,188), education (3,526), health (2,513) and other consumer services (2,234).

According to the City of Victorville November 2010 data, the largest employers in the City are as follows:

Largest Employers

- Southern California Logistics Airport - 2,460
- Victor Valley College - 1,050
- Desert Valley Hosp./Medical Group – 1,000
- Victor Valley Union High School District – 957
- Verizon - 930
- Federal Correction Complex Victorville – 845
- Victor Elementary School District - 840
- Walmart - 840
- Victor Valley Community Hospital - 525
- City of Victorville – 424

Today, there are 0.66 jobs for each occupied dwelling in the Victorville area. The Southern California's average is 1.25 jobs per dwelling. Consequently, despite its continued growth, Victorville's jobs-to-housing is only about half that of the region. This means that most Victorville residents will continue to commute to areas outside the High Desert to work.

B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability is best measured at the household level, as are the special housing needs of certain groups such as large families and female-headed households. As an example, if a community has a substantial number of young family households whose incomes combined with local housing costs preclude the option of home purchase, the city may wish to initiate a home-buyer assistance program or participate in or publicize the programs that are available elsewhere.

The Bureau of the Census defines a "household" as "all persons who occupy a housing unit, which may include families, singles, or other." Boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (e.g., roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

I. Household Type

As shown in Table 4, there were a total of 32,558 households in Victorville according to the 2010 US Census Report. More than three quarters of these households (79.6%) are family households, similar to the 76.9% family households for the County. Singles comprised less than one fifth (15.6%) of Victorville households, similar to the 17.7% for the County.

Victorville's average household size for all households is 3.40 persons per household and average family household size is 3.77 persons per household. These household sizes are higher than the County, which had an average household size for all households of 3.26 persons per household. Average family household size in the County is 3.68 persons per household.

The household statistics for Victorville shown in Table 4 coincide with the age distribution data presented in Table 2, previously: Victorville has a relatively high percentage of children less than 19 years of age when compared to the County and the State.

**Table 4
Household Type
City of Victorville and San Bernardino County**

Household Type	City of Victorville		San Bernardino County	
	No. of Households	% of Total	No. of Households	% of Total
Families	25,920	79.6%	470,440	76.9%
Singles	5,081	15.6%	108,095	17.7%
Other Non-family	1,557	4.8%	33,083	5.4%
Total	32,558	100%	611,618	100%
Average Household Size (all households)	3.40		3.26	
Average Family Household Size	3.77		3.68	

Census 2010

2. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides sufficient living space for their needs. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

According to the 2010 Census, the incidence of overcrowding in Victorville was small, with approximately 6.3% or 1,963 of the City's households defined as overcrowded, compared with 8.8% county-wide. Although Victorville has less overcrowding, the household size of renter-occupied units is much larger in Victorville (3.56) compared to the County (3.28) and nearly equal for owner-occupied units, having 3.31 and 3.25 respectively. This may be an indication, that for Victorville's renter households, finding adequately sized housing could be a housing problem.

3. Household Income

An important factor in housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford.

State-Defined Income Categories

According to the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), the area median income for a four-person household in San Bernardino County was \$62,500 in 2011. California law and some federal housing programs define several income categories generally based on a percentage of the area median income (AMI) determined by HUD and HCD, as follows:

- Extremely Low Income—30% of the area median income and below
- Very Low Income – between 31% and 50% of the area median income
- Lower Income - between 51% and 80% of the area median income
- Moderate Income – between 81% and 100% of the area median income
- Above Moderate Income – between 101% and 120% of the area median income

These income ranges are used to determine eligibility for various subsidized housing programs. The 2011 income limits for these categories by household size are presented in Table 5, below:

**Table 5
San Bernardino County 2011 Area Median Incomes and Income Limits
Adjusted by Household Size**

Income Category	Maximum Income by Household Size			
	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income	\$ 14,000	\$ 16,000	\$ 18,000	\$ 20,000
Very Low Income	\$ 23,350	\$ 26,700	\$ 30,050	\$ 33,350
Lower Income	\$ 37,350	\$ 42,700	\$ 48,050	\$ 53,350
Median Income	\$ 43,750	\$ 50,000	\$ 56,250	\$ 62,500
Moderate Income	\$ 52,500	\$ 60,000	\$ 67,500	\$ 75,000

Source: CA Dept. of Housing and Community Development, July 13, 2011

According to the Income, Earnings and Poverty report from the U.S. Census Bureau, median household income in Victorville was \$52,357 in 2007, compared to \$55,853 for the County and \$61,632 for the state. These figures represent gross annual income. Although lower than the County and State, Victorville's median household income is a little above average when compared to surrounding communities. As shown in Table 6, median incomes were \$48,624 in Hesperia, \$50,664 in Apple Valley and \$40,161 in the City of San Bernardino.

**Table 6
City of Victorville, Surrounding Cities, San Bernardino County, and State of
California-
2007 - 2011 Median Household Income**

Median Household Income – all households	
VICTORVILLE	\$52,357
HESPERIA	\$48,624
APPLE VALLEY	\$50,664
SAN BERNARDINO CITY	\$40,161
SAN BERNARDINO COUNTY	\$55,853
STATE OF CALIFORNIA	\$61,632

U.S. Census Bureau, Income, 2007 - 2011 American Community Survey 5-year estimates

Table 7, below, shows the percent of Victorville's households by income range and income group based on the 2008 - 2012 American Community Survey 5-year estimate and 2011 HCD established income limits. These income figures suggest that approximately 4,375 households (14% of households surveyed) were Extremely Low Income; 3,508 (11.2%) Very Low Income; 3,062 (9.8%) Low Income; 3,983 (12.8%) Median Income; 7,161 (23%) Above Moderate. Victorville's median household income (\$52,357) remained below the County median (\$55,853).

**Table 7
2007-2011 Victorville Household Income 5-Year Estimate**

Income	Number Of Households	Percent of Households	Cumulative Percent of Households	Number of Households in Income Group [1] (% of Households in Income Group [2])
Less than \$15,707	4,375	14%	14%	Extremely Low = 4,375 (12%)
\$ 15,708 - \$26,178	3,508	11.2%	25.2%	Very Low = 3,508 (14%)
\$26,179- \$41,885	3,062	9.8%	35%	Low = 3,062 (16%)
\$ 41,886 - \$52,357	3,983	12.8%	47.8%	Moderate = 3,983 (13%)
\$ 52,357 - \$62,828	7,161	23%	70.8%	Above Moderate = 7,161 (33%)
City of Victorville Median Household Income ^[3] : \$52,357				
County of San Bernardino Median Household Income ^[3] : \$55,853				
Note: [1] Income Group Categories based on 2011 HCD Income Limits. Upper income limits for this table are as follows: Extremely Low Income is \$14,999, Very Low \$24,999, Low \$34,999, Moderate \$49,999, Above Moderate \$74,999. [2] Based on estimated 2008 - 2012 American Community Survey 5-year estimate household count of 31,186 [3] U.S. Census Bureau, Income, 2007 - 2011 American Community Survey 5-year				

Table 7 above also indicates that approximately 75% of the City's households would have access to affordable housing based upon the Housing Affordability Index (HAI) for San Bernardino County provided by the California Association of realtors (for 2013 Quarter 3). The HAI indicates a minimum qualifying income of \$37,580 for San Bernardino County, which would encompass the Low income groups and above. Additionally, because median home prices in the City of Victorville are between \$110,000 & \$150,000 pursuant to recent data compiled from Victor Valley Association of Realtors website (vvmls.com), they would be considered below the HAI median home price of \$182,900 outlined for San Bernardino County, further increasing access to affordable housing.

Extremely Low Income Households

As Table 7 shows, with a median income of \$52,357, those in the extremely low income category would have an annual income of less than \$15,707 (or 4,375 households). This is representative of working full-time at or around the minimum wage of \$8.00 an hour. At this income, a suitable rent or mortgage payment would equate to about \$380 a month. As you can see on Tables 11 and 12, the rental rates and mortgage prices are well above what this income group can afford.

With projected growth rates of around 3%, it is estimated that the number of extremely low income households would grow by 1,050 households in the planning period.

Currently, there are only a limited number of housing options available for these households; rental or owner housing in the Old Town planning area, or mobile home parks. Due to the age of the housing in Old Town, it is one of the most affordable areas in the city. Apartments renting in the area range on average from studios for \$350, one bedroom for \$475, and two bedrooms for \$575 a month. Houses rent on the average for one bedroom \$485, two bedrooms for \$640, and three bedrooms for \$790. Based on the 30% of your income for housing theory, only the studio rate is affordable.

Another affordable option within the city is mobile home parks. There are currently 9 parks operating within the city limits with a total of 1,039 spaces. These parks rent spaces for tenants who usually own the mobile homes, although some parks offer rental units of which 98 of the 1,039 spaces are currently in place. Some of the utility costs may be paid by the park owner or by the tenants. Rental rates range from \$210 to \$486 a month.

The City also allows Single Room Occupancy developments in the R-3, High Density and R-4, Very High Density residential districts, as well as C-2, General Commercial. Standard regulations governing common areas, parking, cooking facilities and mixed use are covered in the General Regulations chapter of the zoning code.

Several policies are proposed to help lessen and mitigate the affordability of housing for the low income. These include 1.2, 2.1.3, 3.2, and 3.3. Section V. Housing Opportunities D. Financial Resources also details a number of resources the city uses to provide affordable housing options for those in the lower income categories. The City's Redevelopment Agency set aside funds are allocated to include the construction of housing affordable to extremely low, very low, and low income housing. A proportionate share of these units will be restricted to extremely low income households. Additional units will be constructed through private development efforts and County Housing Authority plans.

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special needs” groups include the elderly, large families, disabled persons, female-headed households, farm workers, and the homeless. Under State law, the housing needs of each group are required to be addressed in the Housing Element. The identified special needs groups are defined below:

Elderly and Frail Elderly

The special needs of many elderly households result from their fixed incomes, higher rate of physical disabilities and common need for assistance from others. For the purposes of the Housing Element, elderly or senior citizen is defined as age 65 or older. In 2010, 9,412 or 8.1% of Victorville’s residents were elderly. Approximately 13.2% of Victorville residents with incomes below the poverty level were elderly. For the 2010 Census, poverty level was defined as having an annual income of \$10,458 or less.

Elderly households, those headed by a person 65 year or older, comprised 6,958 or 21.4% of all Victorville households in 2010. By comparison, 181,348 or 8.9% of the County population were elderly, 6% of which lived in poverty. Of those 4,759 households, 1,124 were renting and 3,635 were owned.

Senior citizen households are likely to be on fixed low incomes and at a greater risk of housing over payment. In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. They often require ramps, handrails, lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Because of their limited mobility, the elderly also often need to live close or have transportation assistance to shopping and medical facilities.

According to the 2000 Census, almost half (49%) of Victorville elderly residents are considered frail, having disabilities which include sensory, physical and mental disabilities.

City Approach to Meeting Elderly Needs: Victorville currently has a number of existing housing programs that are available exclusively or primarily to senior citizens. These include:

- 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.

- **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.

Development	Minimum Age	Number of Units
PUD-1-90	55	62
PUD-5-89	55	143
PUD-4-89	55	138
PUD-1-87	55	211
PUD-2-86	55	89

Currently, five planned unit developments which are age restricted to 55 and older provide 643 housing units for the elderly. In order to change the age requirement, it would take an amendment to the PUD. This would be unlikely at this time, as every property owner within the PUD and within 300 feet of the area would be notified.

Through these programs, the City promotes safe and adequate housing for its senior residents, and encourages the development of new affordable senior housing.

Large Households

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. As illustrated in Table 2, Victorville has a larger percentage of children than the County or state. Similarly, Victorville has a larger average household size and a larger percentage of family households. According to the 2000 Census, 16% of Victorville households have five or more members, only 9% of the County households have five or more members.

As discussed in Section B.2, the incidence of overcrowding in Victorville was minimal, suggesting that the City has an adequate supply of larger homes to accommodate its households. However, because 63% of the overcrowded households are renters, large renter households are a special needs group in Victorville. Large households comprised 3,991 or 14% of all Victorville households in 2000. Of those 3,991 households, 1,450 were renting and 2,541 were

owned.

City Approach to Meeting Large Family Needs: The City offers programs to assist housing affordability for large families, specifically large renter households:

- **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** – 923 or 63% of the Section 8 rental vouchers in Victorville are provided to larger households.

Through these programs, Victorville's affordable land base and large supply of single family housing, the City promotes affordable housing for its large households.

Disabled Persons

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mentally disabled individuals 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 Census include sensory, physical and mental limitations.

According to the 2000 Census, 12,139 Victorville residents (approximately 21% of the City civilian non-institutionalized population) were identified as disabled. Disabilities of these residents included each of the categories tabulated by the Census, with most persons having physical disabilities.

Of Victorville's disabled residents, 1,301 (or 11% of the disabled population) were aged 5 to 20 years old, 7,387 (or 61% of the disabled population) were aged 21 to 64 years old, and 3,451 (or 28% of the disabled population or 49% of the elderly population) were aged 65 years or older. Of the disabled adults aged 21 to 64, 48% were employed outside the home, compared to 69% of non-disabled adults.

Roughly similar to the City, the countywide proportion of disabled persons is also 19.8%. Of these disabled County residents, 12% were aged 5 to 20 years old, 66% were aged 21 to 64 years old, and 22% were aged 65 years or older. Of the disabled County adults aged 21 to 64, 55% were employed outside the home, compared to 70% of non-disabled adults aged 21 to 64. Compared to the County, Victorville has a greater percentage of unemployed disabled adults.

Access and affordability are the major housing needs of a disabled person. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to

and from the site. The disabled, like the elderly have special needs with regard to location. Because of their limited mobility, the disabled often need to live close or have transportation assistance to shopping and medical facilities.

City Approach to Meeting Disabled Needs: Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing, factory-built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single family residential construction. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes, and assistance to disabled renters. These programs include:

- Senior/Disabled Home Repair Program (SHRP) – 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 - Provides rental assistance that is either tenant-based, project based, or sponsor-based to maximize independence for disabled homeless persons (Sponsor: Department of Housing and Urban Development).
- 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.

In August 2006, the City adopted a Reasonable Accommodations in Housing to Disabled or Handicapped Individuals Ordinance. The purpose of this ordinance is to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation in the application of zoning regulations to housing. This ordinance will comply with Fair Housing Laws, and is administered by the City Development Department.

Developmentally Disabled Persons

Pursuant to California Welfare and Institutions Code (Section 4512(a)), a Developmental Disability are those disabilities that begin before adulthood and include mental retardation, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to mental retardation or require treatment similar to that of those with mental retardation. This definition does not however include handicapping conditions that are solely physical in nature. Utilizing this definition as a benchmark for the purpose of this analysis, data provided by the U.S. Census Bureau's American Community Survey (ACS) for the population of the City with cognitive difficulty was used in order to quantify the total number of persons with developmental disabilities. The definition of a cognitive difficulty provided 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 California Welfare and Institutions Code.

According to the U.S. Census Bureau's 2008-2012 American Community Survey (ACS) 5-Year Estimates, Victorville will be home to approximately 11,811 disabled residents (or 10.7% of the City's population) with approximately 4,787 of those residents having a disabling cognitive difficulty (approximately 40.5% of the City's estimated disabled population). Of those residents, estimates indicate approximately 1,069 residents will be aged 5 to 17 years (or 9.2 % of the disabled population), 2,737 residents aged 18 to 64 years (or 23.1% of the disabled population), and 981 residents aged 65 years or older (or 8.3% of the disabled population). Additionally, according to the Inland Regional Center's 2012-2013 Purchase of Service Data, there are 29,268 developmentally disabled individuals eligible for services within their service area, which includes San Bernardino and Riverside Counties. Therefore, it is assumed that the projections provided by the ACS denote an accurate approximation of disabled residents that should meet or exceed actual counts due to the differences in definitions of cognitive difficulties vs. developmental disabilities as previously discussed.

Developmental Disabilities can result in individuals with self-care difficulties and/or independent living difficulties thereby 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. These factors together drive the need for facilities designed to accommodate developmentally disabled individuals.

City Approach to Meeting Developmentally Disabled Needs: Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing, factory-built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single family residential construction. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes, and assistance to disabled renters. Additionally, the Inland Regional Center, which is the regional center contracted by the states Department of Developmental Service provides programs and services that further aid meeting the needs of the developmentally disabled. These programs include:

- Senior/Disabled Home Repair Program (SHRP) – 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 residential 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.

Female-Headed Households

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

According to the 2010 US Census Report, Victorville has 6,487 female-headed households, representing 19.9% of all households. (The 2010 Census counts 32,558 households in the City.) Of those female headed households, 46.4% of all households, had children 18 years or younger and living in poverty. These special needs households comprise 0.8% of the City's total households. Female headed households represents almost half (39.4%) of the family households living below the poverty level, all or most of which have children 18 years or younger. By comparison, countywide, female-headed households comprise 11% of the population.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of a single parent household, the parent may become unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

Although female-headed households in Victorville represent a smaller special needs group than elderly and disabled persons, 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.

City Approach to Meeting Female-Headed Households Needs: The City has been active increasing the supply and ensuring the preservation of affordable housing through such programs as the Senior Home Repair Program (SHRP) and Owner Occupied Rehabilitation (OOR) Programs. Additionally, the Mortgage Assistance Program (MAP) is also made available. The Section 8 Housing Program is provided by the County of San Bernardino, which administers financial assistance to lower income households seeking to rent housing in the private market.

The City has a number of housing projects that provide affordable housing to female-headed households. These include:

- Northgate Village makes available 138 affordable housing units in one, two and three bedrooms for households with incomes between 40% to up to 80% of area median income.
- Impressions at Valley Center makes available 99 affordable housing units located at 15500 Midtown Drive affordable to 45% of the area median and to 60% of the area median households.
- Mortgage Assistance Program – This program provides assistance to homebuyers in the form of closing costs and/or down payments. Through this program, lower income families are assisted in obtaining the needed financing to purchase a home.

Farm workers

The special housing needs of many agricultural workers stem from their low wages and seasonal nature of their employment. Estimates of the "farm worker" population in the City is extrapolated from individuals who categorize their employment as "Agriculture, Forestry, Fishing and Hunting, and Mining" in the 2010 Census. This category also includes people who work in such non-agricultural fields as boating, veterinary services, and landscape and horticultural.

Based on these estimates, there were 314 persons in Victorville, or 0.9% of the City population aged 16 or older, engaged in this broad category of agricultural employment.

There are no designated agricultural uses in or adjacent to Victorville. Persons employed in this broad category are most likely associated with mining or landscape jobs. While farm workers are not a special housing needs group in Victorville, 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 three single family homes can be placed on parcels three acres or larger.

Homeless, Transitional and Emergency Shelters

Throughout the County, homelessness has become an increasing problem. Previous factors contributing to the rise in homeless included the general lack of housing affordable to very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, the de-institutionalization of the mentally ill, and increasing drug abuse. The current increase 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 by an unexpected event such as a fire, flooding or earthquake destroying the housing.

The High Desert Homeless Services, Inc. (HDHS) is a local, private, non-profit 501(c)(3) organization, located in Victorville that has been assisting homeless persons since June 1988. The mission of HDHS is to assist residents of the Victor Valley and High Desert area of San Bernardino County 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. HDHS has been maintaining data on clients' and shelter needs for those clients contacting the organization. That data estimates that they serve approximately 1,800 -2,000 clients each year, with 16 to 19% listing Victorville as their last place of residence. According to High Desert Homeless Services, approximately fifty percent (50%) of the homeless persons contacted choose to remain homeless regardless of what assistance is offered.

The City is currently working with Victor Valley Rescue Mission on obtaining a new site with the goal of providing a new shelter and outreach program. The permitting process would include a general plan amendment and zone change which the City supports in order to make the shelter a permitted use. As of the date of this Housing Element Update, the City now permits emergency, or homeless shelters in the C-1 zoning district.

The City has also worked with the County of San Bernardino to provide homeless services at the San Bernardino County Fairgrounds, which are located in the center of Victorville. These services allow the homeless to get shelter on days which are extremely hot, or extremely cold.

City Approach to Meeting Homeless Needs: The City of Victorville works jointly with the Town of Apple Valley as a consortium to provide housing to their jurisdictions. Together, the two cities participate in the San Bernardino County's Continuum of Care (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs Victorville currently funds that assist the homeless.

The most recent survey available, the 2007 San Bernardino County Homeless Census and Survey reported that Victorville's homeless population is made up of 113 singles, 87 in families and 102 others for a total of 302. With the ability to serve approximately half of this population, more services are needed. The Town of Apple Valley/City of Victorville Consortium Consolidated Plan covers the period 2007-2012 and plans several methods of dealing with homeless/transitional housing. First is the cooperation with the San Bernardino County Homeless Coalition and its outreach programs. Second is to continue supporting the operation of homeless shelters by providing CDBG funding when possible. Lastly is to also utilize CDBG funds to support service providers who offer services other than shelter which could include alcohol and/or drug abuse, domestic violence or psychological issues.

A number of the facilities currently located in Victorville and the Victor Valley are shown in Table 8. These facilities offer emergency and short-term shelter, as well as financial, employment and family counseling.

**Table 8
Victorville Homeless Resources**

Facility	Location	Description
High Desert Homeless Services, Inc.	14049 Amargosa Road Victorville, CA. 92392	Provides residential services to a maximum of 55 people at one time, for up to 90 days, with a possible 30-day extension in extenuating circumstances
Samaritan's Helping Hand	15527 Eighth Street Victorville, CA 92392	Provides motel vouchers; food, clothing; emergency services
St. John of God	13333 Palmdale Rd. Victorville, CA 92392	Drug and alcohol rehab, 50 beds
The Lord's Table	15512 6th Street Victorville, CA 92392	Soup kitchen, meals served daily
Victor Valley Domestic Violence	14114 Hesperia Road Victorville, CA 92393	Provides emergency shelter and related services to victims of domestic violence.
St. Mary's Regional Medical Center –	18300 Highway 18 P. O. Box 7025 Apple Valley, CA 02307-0725	Healthy Communities
First Baptist Church of Apple Valley	22434 Nisqually Rd. Apple Valley, CA 92308	Food Pantry
Holy Family Catholic Church	9974 "I" Avenue Hesperia, CA 92345	Emergency food for people in the parish.
Moses House	15180 Anacapa Road Victorville, CA 92392	Provides emergency shelter and related services to single mothers.

<http://www.co.san-bernardino.ca.us/csd/hcresourcedir.htm#Barstow/High%20Desert>, accessed March 28, 2008

Homeless and emergency shelters are currently permitted in the Commercial (C-1 only), and conditionally permitted within the Mixed Density, Medium Density and High Density Residential zones. To conform to changes in state law, the City amended the C-1 zone to allow the shelters outright and adopted operational requirements to govern their use. The C-1, Neighborhood Services District is the most appropriate district to allow homeless shelters as the district was revised to also allow churches and charter schools. The City changed approximately 500 acres of land from C-2 to C-1 to help accommodate these uses. These changes cover approximately 323,000 square feet of existing buildings and allow for the development of another seven million square feet of buildings. Depending on building construction, these could house anywhere from 1,600 to 4,000 people. These locations are

usually close to existing infrastructure, public transportation and shopping areas. These areas offer vacant lots for new construction as well as numerous existing buildings that may have the potential to be converted to use as a shelter. Additionally, the A and A-E districts, Agricultural and Exclusive Agricultural are being studied due to their close proximity to the Mojave River, which is where most of Victorville's single homeless people in the area live. However, these areas are typically further from infrastructure and services. The City changed almost 800 acres of R-1B5 (single family residential) to A-E, offering approximately 27,000 square feet of existing buildings, with the potential to develop another 500,000+/- square feet. These existing building could house approximately 300-800 people.

The City's inventory of land suitable for development has identified more than an adequate number of sites to meet the regional housing need and Victorville has minimal constraints on housing.

Therefore, the city is in compliance with Government Code Sections 65583(a)(5) and 65583(c)(1) and, the city will analyze the need for transitional and supportive housing, along with the other housing types during the next Planning Cycle.

C. HOUSING CHARACTERISTICS

A housing unit is defined as a house, apartment, mobile home, or a single room occupied as a separate living quarter, or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

I. Housing Growth

Since 1950, Victorville's housing supply has been increasing at a rate of approximately 10% per year. Most of the housing development in Victorville (55.8%) has occurred since 1990, with 35.6% of the current housing stock constructed since 2000. Table 9 summarizes the City's historical housing development activity.

**Table 9
Age of Housing Stock 2007 – 2011**

Year	Housing Units	Percent of Total Housing Stock
Built 2005 or later	5,811	16.7%
Built 2000 to 2004	6,603	18.9%
Built 1990 to 1999	7,063	20.2%
Built 1980 to 1989	8,001	22.9%
Built 1970 to 1979	3,606	10.3%
Built 1960 to 1969	1,866	5.3%
Built 1950 to 1959	1,042	3.0%
Built 1940 to 1949	615	1.8%
Built 1939 or earlier	274	0.8%
Total	34,881	100%

American Community Survey 5-year Estimates

2. Housing Type

Victorville is primarily a community of single family houses. As shown in Table 10, the Census 2007 – 2011 estimates that 28,154 (80.7% of the City's total housing stock) are single family units, most of which are detached units. Multifamily units range in size from duplex to over 20 units in a complex, and total 5,174 (14.8%) of the City housing stock. Mobile homes units total 1,553 (4.5%) of the City housing stock.

**Table 10
Victorville Housing Supply by Type, 2007-2011**

Housing Type	# of Housing Units	Percent of Total Units
Single Family Detached	27,833	79.8%
Single Family Attached	321	0.9%
<i>Subtotal Single Family</i>	<i>28,154</i>	<i>80.7%</i>
Duplex	551	1.6%
3-4 Unit Multifamily	920	2.6%
5-9 Unit Multifamily	1,776	5.1%
10-19 Unit Multifamily	626	1.8%
20 or More Unit Multifamily	1,301	3.7%
<i>Subtotal Multifamily</i>	<i>5,174</i>	<i>14.8%</i>
Mobile Home	1,553 ^[1]	4.5%
Total	34,881	100%

Notes: [1] Includes boats, RVs, vans, etc. 2007-2011 American Community Survey 5-year Estimates

3. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. As illustrated in Table 9, above, 55.8% of Victorville's housing stock is less than 30 years old, built after 1990; and 35.6% is less than 20 years old, built after 2000.

Given the young age of the Victorville housing stock, the number of substandard units is limited. According to the 2010 Census, 61 housing units in Victorville lacked complete plumbing facilities, indicating substandard conditions. These units represent less than 1% of the City's 2010 housing supply (36,655 units).

As part of the City's ongoing code enforcement efforts, code enforcement officers make quarterly windshield inspections through Victorville's residential communities. These surveys confirm that less than 1% of the residential structures appear to be in substandard conditions, most of which are in the Old Town area. The City has been actively pursuing a number of different grant opportunities which could provide funding to begin maintenance and rehabilitation of these.

City Housing Maintenance Efforts: As part of an ongoing effort to preserve and enhance its residential neighborhoods, the City of Victorville offers federal and state funded home improvement grants, rebates and loans to qualified homeowners. Eligible improvements include interior/exterior painting; accessibility modifications; stucco repair; roofing; plumbing, electrical and heating systems; termite eradication and damage repair; weatherization; and room additions in over-crowded situations. These programs are focused on the City Old Town area, where most of the units over 30 years of age are occupied, and on the senior citizen home owners who are often on fixed income and likely to need assistance with basic home maintenance. Qualified households may receive assistance through the following home improvement programs: Senior Home Repair Program; Old Town Owner Occupied Residential Rehabilitation Program.

The City also tests homes for lead based paint, and provides funding assistance for the removal of the lead-based paint through their Rehabilitation Program.

4. Housing Costs

Housing costs are driven by the price of raw land, infrastructure costs (e.g. sewer and water), construction costs, supply relative to demand, and financing costs. The diminishing supply of developable land in Victorville and the recent rapid rise in residential real estate prices that has occurred throughout the southern California region, have driven up the cost of both ownership and rental housing in Victorville.

Ownership Housing

As indicated in Table 10, above, 80.7% of the housing in Victorville is single family homes, most of which are owner-occupied (61.8%). The value of these homes varies based on the type, size and location. Smaller condominium units are typically the least expensive, while large upgraded single family homes are typically the most expensive.

Recent sales data from March 2013 show a relatively large range of housing prices available in Victorville. For-sale prices for small older houses start from under \$100,000. New homes on large lots go up above \$400,000¹. According to recent sales data, the median price for a Victorville home is \$126,000.

With the recession, home prices dropped in the entire region to help maintain the Victor Valley as one of the most affordable areas to own a home.

¹ Home sale data for the City of Victorville, March 2008; Yahoo Real Estate; Realtor.com – March 2008.

Rental Housing

The rental housing market in Victorville is comprised of single family homes and apartments. Rental rates increased for many years before finally flattening or decreasing with the recent recession. According to the 2010 Census, the median rental rate in Victorville was \$1,091 per month.

Table 12, below, provides an overview of rents in Victorville. One bedroom apartments start at about \$655 per month, two bedrooms average \$750 a month, and 3 bedroom apartments average \$1,115 per month. These numbers are actually a little higher than the amounts found in 2009. This would be caused by a high demand for rentals as people dropped out of home ownership, and due to the newer apartment complexes offering upgraded amenities which enable a higher rent.

**Table 12
Apartment Rental Rates for Victorville, 2000, 2007 and 2013**

Unit Size	2000	2007	2013
1 Bedroom	\$395	\$713	\$655
2 Bedroom	\$475	\$1,012	\$750
3+ Bedroom	\$1,000	\$1,350	\$1,115
Average	\$584	\$1,025	\$843
Source: 2000 rental rates are from the City of Victorville 2000 Housing Element; Average 2000 rental from 2000 Census; 2007 rates from Yahoo Real Estate, October 2007; Realtor.com, October 2007; 2013 rates based on phone and internet survey of 35 apartment complexes .			

Vacancy Rates

The residential vacancy rate, a translation of the number of unoccupied housing units on the market, is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. Concurrently, a low vacancy rate drives the cost of housing upward to the disadvantage of prospective buyers or renters.

In a healthy housing market, the vacancy rate would be between 5.0 and 8.0 percent. These vacant units should be distributed across a variety of housing types, sizes, price ranges and locations within the City. This allows adequate selection opportunities for households seeking new residences.

According to the 2010 Census, Victorville's owner-occupied housing units have a vacancy rate of 4.9% and rental units have a rate of 11.1%. The State of California Department of Finance reports that the overall City vacancy rate was 11.2% in January 2013². These rates indicate that the housing market is still within the healthy range, but approaching over supply.

Household Tenure

According to the 2010 Census, there were 32,558 households residing in Victorville. Of these households, 61.8% were homeowners and 38.2% were renters. Countywide, there were 62.7% owner households and 37.3% renter households, similar to that for Victorville.

Housing Affordability and Overpayment

Federal and state guidelines specify that households should not spend more than 30 percent of their gross income on housing. 2010 Census information reports that of the Victorville households owning their home, 51.3% paid more than 30% of their income for housing and 18.3% of renter households paid more than 30% of their income for housing. Countywide, 46.0% of renter households paid more than 30% of their income for housing. Of the county households owning their home, 31.0% paid more than 30% of their income for housing. The county percentages of overpaying are similar to that for Victorville.

According to the 2000 Census, 83% of Victorville lower-income renters and 73% of Victorville lower-income owners are overpaying paid more than 30% of their incomes for housing.

Table 13, below, estimates the maximum housing costs affordable to Extremely Low, Very Low, Low, Median and Moderate Income households based on HCD established income criteria. In the case of rent, the 30 percent assumes utilities are included in the monthly rental cost. Utilities may include water, sewer, trash pickup, electric and gas, and may add \$100 - \$200 to the monthly cost of a rental unit.

In the case of purchase, the 30 percent includes payment on mortgage principal and interest, plus property tax, homeowner insurance and utilities. To purchase a home, the buyer typically needs to put 20% of the housing cost down at the time of purchase. A median priced house in Victorville, which costs \$126,000 in 2013, would require a \$25,200 down payment. Monthly payments on the median priced house, assuming a 5% 30 year loan, and adding in utilities, taxes and insurance, would be approximately \$741.

As indicated in Table 13, maximum housing costs affordable to an Extremely Low Income four-person household are \$101,582 to purchase a home and \$503 per month to rent a home. For a Very Low Income four-person household, maximum costs are \$166,827 to purchase a home and \$838 per month to rent a home. For a Low Income four-person household, the maximum affordable housing costs are \$267,630 to purchase a home and \$1,340 per month to rent a

² State of California Department of Finance Table 2: E-5 City/County Population and Housing Estimates - Revised 1/1/2013

home. For a Median Income four-person household, the maximum affordable housing costs are \$334,239 to purchase a home and \$1,583 per month to rent a home. For a Moderate Income four-person household, the maximum affordable housing costs are \$401,247 to purchase a home and \$1,899 per month to rent a home. These numbers represent an increase in the median income of approximately 13% from 2008 to 2012.

Real estate listings for Victorville in September 2013 showed about 23 mobile homes for sale below \$40,000; 12 for sale residences in Victorville between \$50-70,000 (affordable to Extremely Low Income); about 780 residences for sale between \$88,000 and \$146,000 (affordable to Very Low Income) ; about 1,100 residences for sale between \$146,000 and \$233,000 (affordable to Low Income); about 100 residences for sale between \$233,000 and \$292,000 (affordable to Median Income); and about 110 residences for sale between \$292,000 and \$350,000 (affordable to Moderate Income). These figures indicate that there is a wide price range of for sale houses in Victorville, with housing opportunities for every income group.

However, although there appears to be ample for-sale housing supply at prices affordable to lower income households, the households still have to come up with a down payment equal to about 20% of the purchase price. This can be a difficult hurdle for lower income households, indicating a need for homebuyer down payment assistance.

As presented in Table 12, above, a 1- bedroom Victorville apartment rents at an average \$655 per month and a 2-bedroom at \$750. An average 1-bedroom apartment is beyond the reach of a one- and two-person Extremely Low Income household and a one-person Very Low Income household. An average 2-bedroom apartment is beyond the reach of a one- and two-person Extremely Low and Very Low Income household unless both are working. This information indicates a need for rental housing in Victorville affordable to the Extremely and Very Low Income households.

As discussed above, 63% of overcrowded households in the City are renter households. Consequently, the need for affordable rental housing may be more accurate for large households with 4 or more persons.

**Table 13
County of San Bernardino
Affordable Housing Prices and Rents by Income Group: 2008**

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income (per month)	\$1,175	\$1,342	\$1,508	\$1,675
Maximum Home Purchase Price	\$69,476	\$78,855	\$89,500	\$101,582
Maximum Home Rental Rate	\$353	\$403	\$452	\$503
Very Low Income (per month)	\$1,954	\$2,233	\$2,513	\$2,792
Maximum Home Purchase Price	\$115,700	\$130,650	\$147,635	\$166,827
Maximum Home Rental Rate	\$586	\$670	\$754	\$838
Low Income (per month)	\$3,129	\$3,575	\$4,021	\$4,467
Maximum Home Purchase Price	\$184,500	\$208,854	\$236,422	\$267,630
Maximum Home Rental Rate	\$939	\$1,073	\$1,206	\$1,340
Median Income (per month)	\$3,692	\$4,221	\$4,746	\$5,275
Maximum Home Purchase Price	\$230,419	\$260,834	\$295,264	\$334,239
Maximum Home Rental Rate	\$1,108	\$1,266	\$1,424	\$1,583
Moderate Income (per month)	\$4,429	\$5,063	\$5,696	\$6,329
Maximum Home Purchase Price	\$276,613	\$313,126	\$354,459	\$401,247
Maximum Home Rental Rate	\$1,329	\$1,519	\$1,709	\$1,899
Source: Incomes per month derived from 2012 HCD information, reference Table 5 above.				
1) Rental affordability based on 30% of income. Assumes utilities included				
2) Home purchase based on monthly payment of 30% of income, with 20% down, 5% interest rate for 30 years. Assumes tax, insurance and utilities are included.				

D. ASSISTED HOUSING

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-

income housing as these deed restrictions expire. This section identifies those units in Victorville, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units.

This section also identifies assisted low income housing not at risk of converting to market rate. Goals, policies and programs to preserve these assisted units are presented later in Section V.B. of this Housing Element.

I. Inventory of At-Risk Housing

This section identifies all of the low income rental housing units in the City of Victorville that are at risk of converting to losing their affordability because of expiring use restrictions or contracts during the current planning period (2006-2014) or the next ten years (through 2018). The inventory of assisted units included a review of all rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, and local in lieu of fees, inclusionary, density bonus, or direct assistance programs. The inventory also covers all units that are eligible to change to non-low income housing units due to termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled based on information provided by City staff.

Description of At-Risk Projects

The City of Victorville has fourteen housing projects that have affordability restrictions based on federal housing program funds and/or local sources. These funding sources include:

- Section 8 Rental Assistance Program which provides rental subsidies which represent the difference between the excess of thirty percent (30%) of the gross monthly income and the actual rent;
- FHA 203(b) which provides loan guarantees in the form of mortgage payment insurance.
- Section 42 Tax Low-Income Housing Tax Credit Program which offers federal and state income tax credit to encourage low-income housing production and lower rents.
- California Tax Credit Allocation Committee (CTCAC) which administers tax credits to encourage private investment in affordable rental housing.
- Mortgage Revenue Bond Financing which are bonds issued through San Bernardino County to support the development of housing for low and moderate income households.
- HOME and CALHOME Program which is a federally sponsored program that provides grants to state and local governments and non-profit organizations to assist low-income housing.
- The Victorville Housing Trust was created to manage the assets of the previous redevelopment agency. While the set-aside funds are also gone, the Housing Trust may have other funds, but also will negotiate with existing property owners to keep restrictions in place.

The fourteen housing projects provide affordable rental housing units for low and moderate-income households, including the elderly and disabled, in the City. Table 14 lists these projects, number of affordable units, total number of units, type of financing, and expected year that affordability requirement terminates.

**Table 14
Government Subsidized Housing Projects**

Name / Location	Number of Subsidized Units	Total Number of Units per Project	Type of Financing	Expiration of Affordability Requirement
Northgate Village Aptmnts 17251 Dante Street	68	68	Section 8, State, RDA	2060
Rodeo Drive Apartments 14200 Rodeo Drive	99	99	Section 8, FHA	2011
Sherwood Villa Aptmnts 14900 Arlette Drive	101	101	Section 8, FHA	2011
Gold West Apartments 15252 Seneca Road	18	88	MF Mortgage Revenue Bonds	2017
Summer Breeze Aptmnts 14959 Seneca Road	34	168	MF Mortgage Revenue Bonds	2018
Newporter Apartments 15251 Seneca Road	40	200	MF Mortgage Revenue Bonds	2015
Wimbledon Apartments 16950 Jasmine Street	58	289	MF Mortgage Revenue Bonds	2031
Village Oak Apartments 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 Aptmnts 15135 Kimberly Drive	131	132	Section 42 Tax Credit Units	2058
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 Aptmnts 16980 Nisqualli Road	286	288	CTAC	2063
Rodeo Meadows	48	48		
Source: Apple Valley/ Victorville Consolidated Plan, FY 2007-2012				

Units At Risk

1. Of the fourteen projects listed above, five have potential to convert to market-rate by 2020. These projects contain a total of 729 assisted housing units. Of these units, 200 are currently available to Very Low Income, 38 to Low Income and 54 to Moderate Income. Rodeo Drive Apartments – 99 Very Low units

2. Sherwood Villa Apartments – 101 Very Low units
3. Gold West Apartments – 8 Low Income, 10 Moderate Income units (Total 18 units)
4. Summer Breeze Apartments – 14 Low Income, 20 Moderate Income units (Total 34 units)
5. Newporter Apartments – 16 Low Income, 24 Moderate Income units (Total 40 units).

There are essentially three ways in which an existing affordable multi-family rental housing project in the City of Victorville can lose its designated low income units.

1. Prepayment of Low Interest Loan Prior to its Maturity Date. This type of loan financed under the National Housing Act provides an underlying subsidized mortgage with maximum rents based upon the lower financing costs of the owner and the rent levels that low-income households could be expected to afford. While the mortgage usually runs for 40 years under this program, owners are allowed to pre-pay the loan and regulate the rents after 20 years. The Rodeo Drive Apartments has this kind of financing and was eligible to prepay its loan in 1994. Ninety-nine assisted units would have been lost if the loan was prepaid. However, as of November 1, 1991, the Rodeo Drive Apartments had applied for, and been granted, Section 8 certification for all 99 units. The units will remain very low income units for a 20 year period, until 2011. The Sherwood Villa Apartments has financing similar to the Rodeo Drive Apartments, with Section 8 certification for 101 units expected to expire by 2011.

The City is currently working with both the Sherwood Villa Apartments and Rodeo Drive Apartments to extend their Section 8 participation for 20 years, until 2031. With the current sluggish housing market, both apartment projects are pursuing the Section 8 extensions.

2. Cancellation/Expiration of Section 8 Rental Assistance Contract. Under these Section 8 contracts, the federal government provides the project owner with the difference between a tenant's rent contribution (thirty percent of income) and a higher rent set by HCD. These subsidies are tied to the project and cannot be used by tenants if they move elsewhere. The Section 8 contracts are set for a number of years, ranging from five to forty. Some of the contracts permit owners to opt out after every five-year interval. If the owner decides not to renew for the subsequent five-year term because, for example, he/she no longer wants Section 8 tenants or could get higher rents in the open market than HUD will pay, the tenants living in those units will lose their rent assistance and will have to move or pay higher rents. These higher rents either will be the regulated rents set by an underlying FHA-insured mortgage or the actual rents that can be gotten in the open market in projects where there are no other rent restrictions.

As noted above, the Sherwood Villa Apartments and Rodeo Drive Apartments are expected to extend their Section 8 participation for 20 years, until 2031.

3. Expiration of Affordable Housing Component of Mortgage Revenue Bonds. These tax-exempt bonds require that 20 percent of the units meet low to moderate income rental rate limits for the term of the bond or a minimum of 10 years. Four multi-family apartment projects in Victorville are assisted with mortgage revenue bonds. These are: Gold West Apartments, Summer Breeze Apartments and Newporter Apartments, with bonds expected to expire in 2017, 2018 and 2015, respectively; and Wimbledon Apartments, with a bond expected to expire on 2031.

Importance of Preservation

The conversion of affordable units to market rate rents impacts the city’s RHNA numbers by increasing the amount needed. The loss of existing affordable units reduces the number and requires that many new units just to get back to the previous count. The cost to preserve the units as affordable could be far less than that of replacing the units through new construction. For example, the International Code Council standards for construction of an 8 unit apartment building has a valuation of \$595,392, or \$74,424 per unit. This does not include the cost of the land or any permits or fees for the units which could easily add another \$100,000 to the total.

The City should investigate every possible program and method to work with the owners of affordable units to provide benefits or incentives which will get them to extend their affordability covenants.

Methods for Preservation

As discussed in Section II.C.4, market rate housing in Victorville is generally in the low and moderate income range. According to the Housing Authority of San Bernardino County (HASBC), the current maximum allowable contract Section 8 rents for Victorville are:

Bedrooms	0	1	2	3	4	5
Payment Standard	\$ 807	\$ 882	\$ 1028	\$ 1460	\$ 1707	\$ 1963

(http://www.hacsb.com/payment_utility.htm, accessed March 28, 2008)

Table 15 compares the current maximum allowable Section 8 contract rents for Victorville to the current market rents. The Section 8 contract rents exceed that of the market. Consequently, property owners of at-risk units are expected to find continuation of their Section 8 contracts preferable to market conditions.

Table 15
Comparison of Market Apartment Rental Rates for Victorville to
Section 8 Contract Rents

Unit Size	Current Victorville Market Rents (average)^[1]	Current Section 8 Contract Rents^[2]	Comparison of Section 8 Contract Rents vs. Market Rents
0-1 Bedroom	\$713	\$807-882	+\$94 to \$169
2 Bedroom	\$1,012	\$ 1,028	+ \$16
3+ Bedroom	\$1,350	\$ 1,460+	+ \$110+
Notes: ^[1] From Table 12.			
^[2] From: (http://www.hacsb.com/payment_utility.htm , accessed March 28, 2008)			

As discussed above, to ensure the City maintains its affordable housing stock, the City is currently working with the identified at-risk apartment project owners and the HASBC to obtain the requisite Section 8 rental vouchers.

In addition, the City is examining the availability of its Victorville Housing Trust funds. These funds may be used to construct new multiple family units restricted to Extremely Low and Very low Income households. These funds also can be used to subsidize market rents in a manner similar to the Section 8 program.

The City also is an “entitlement city”, which allows it to receive a greater share of CDBG funding directly from the Department of Housing and Urban Development. These funds can be utilized to aid in the development of assisted units through a non-profit corporation.

The City has placed high priority on preserving the existing affordable housing stock through rehabilitation. For FY 2010-2011, \$200,000 in CAL HOME and HOME funds and \$68,504 in CDBG funds will be used for the Senior Home Repair Program assisting seniors and disabled homeowners to correct code violations and unsafe conditions. Assisted units under this program are identified as affordable units and can be counted as replacement units.

The City has also placed high priority on increasing the supply of affordable housing through new construction. The City will continue to encourage developers, non-profits and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. Also, now the City has put in place a TEFRA Hearing process to review and/or approve proposed affordable housing projects.

In July 2010, the Town of Apple Valley and the City of Victorville renewed their HOME Consortium Agreement, formalizing the HOME Program Consortium into one geographically contiguous unit. The HOME Consortium has and will continue to receive funds annually as an entitlement jurisdiction. The Consortium expects to receive \$689,961 for FY 2010-2011. Of the total \$689,961 funds, the Consortium intends to allocate at least 15 percent or \$103,494 for Community Development Housing Organization (CHDO) activities; 10 percent or \$68,996

for program administration; and 75 percent or \$517,471 for housing program activities. In addition, there will be \$4,001 from the American Dream Downpayment Initiative (ADDI) funds available FY 2008-2009 that will be programmed to the Mortgage Assistance Program (MAP) administered by the City of Victorville. Specifically Victorville will receive \$384,626, which will be allocated as follows:

- Home Administration \$20,243
- Senior Home Repair Program \$200,000
- Mortgage Assistance Program \$60,889
- Community Development Housing Organization \$103,494

These funds can be used to create and/or replace affordable housing units.

The needs of public housing in the City of Victorville are typically met by the Housing Authority of San Bernardino County's (HASBC) participation in the Comprehensive Grant Program (CGP) as outlined in its Five-Year Public Housing Agency (PHA) Plan. All public housing in Victorville is scattered-site, and owned and/or managed by HASBC. A total of 68 public housing units are located in the City, comprising of 16 one-bedroom, 39 two-bedroom, 7 three-bedroom units, and 6 four-bedroom units. HASBC's Resident Advisory Council was established with the purpose of improving the quality of life and resident satisfaction within its housing stock. The Resident Council represents the voice of the residents as is the means by which residents can become involved in management of the public housing units.

Additionally, the Housing Authority is always looking for opportunities to expand their supply of affordable units as their extensive lists have a 3 to 5 year waiting periods.

The latest addition of federal funding that was made available in 2008 is the Neighborhood Stabilization Program (NSP). The City of Victorville is one of the grantees that received a grant allocation under Title III of Division B of the Housing and Economic Recovery Act (HERA) of 2008, for the purpose of assisting in the redevelopment of abandoned and foreclosed homes under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes heading and residential units, referred to throughout this document as the Neighborhood Stabilization Program (NSP). The rule of construction is that, unless HERA states otherwise, the NSP grants are to be considered Community Development Block Grant (CDBG) funds. The City's NSP allocation for FY 2008-2009 was \$5,311,363.

The City will utilize a comprehensive approach in addressing the greatest needs in those areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan and those neighborhoods with the greatest likeliness to face significant rise in the rate of home foreclosures. Additionally, it will also consider the crime/vandalism increase and the deterioration of neighborhoods. This can only be accomplished with a multi-prong approach to arrest the declining effects that are deteriorating our neighborhoods.

Staff has identified the Neighborhood Revitalization Program (NRP) as the program to be funded with the Neighborhood Stabilization Program funds. This program will consist of multiple activities (or tools) plus administration to fully address the impact of the identified

neighborhoods. To include acquisition, rehabilitation and resale of single family and multi-family. This funding will create and replace affordable housing units throughout the city.

III. CONSTRAINTS ON HOUSING PRODUCTION

A variety of factors add to the cost of housing in Victorville and constrain the provision of affordable units. These include market and governmental constraints. Potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities also impact housing production and availability.

The extent to which these constraints are affecting the supply and affordability of housing in the City of Victorville is discussed below.

A. MARKET CONSTRAINTS

As indicated in Table 11, housing prices in Victorville are generally comparable to neighboring communities. As indicated in Table 13, there are for sale dwelling units priced at ranges affordable to every income group within the City. However, lower income households may find it difficult to come up with the requisite 20% downpayment. Extremely and Very Low Income renter households in Victorville will have a hard time finding affordable units.

1. Land Costs

Victorville's large supply of available, relatively inexpensive land is the major factor for the rapid growth of housing that has occurred during the past decade. Cost of residential land in Victorville is estimated to be 10% lower than other areas of San Bernardino County, 45% lower than land in Los Angeles County and 65% lower than land in Orange County³. Land costs are not considered a constraint to development.

2. Construction Costs

During the past decade, construction costs throughout the Southern California region have been very high due to the demand for materials and labor that has occurred regionally and internationally. Recent estimates of residential construction in the San Bernardino/Los Angeles area indicate that residential construction cost is currently between \$91 and \$112 per square foot for a standard two story stucco on stud frame house⁴. These costs are expected to drop somewhat as the housing market continues to slacken.

³ *Demographic, Economic & Quality of Life Data*, Economics & Politics, Inc.; March 8, 2005; available at City of Victorville Planning Division offices.

⁴ <http://www.saylor.com/lacosts/economy.html#Economy>, accessed June 3, 2008.

3. Financing

Home mortgage interest rates have been at historic lows during the past ten years. However during the past year, there has been a sharp rise in foreclosures in the subprime mortgage market. Recent increases in interest rates coupled with declining property values in the High Desert has caused many home owners to default on the mortgages. Unable to recoup their investments, a number of lenders have had to shut down or file for bankruptcy.

This mortgage crisis had made qualifying for a home loan more difficult. Although 30-year fixed rate mortgages are still available at about 6.5%, the income and down payment requirements are more stringent. There are also fewer flexible loan programs to bridge the gap between the amount of a required down payment and a potential homeowner's available funds.

The Mortgage Assistance Program (MAP) has become a big incentive for those households eligible to qualify for a first mortgage by utilizing the program's down payment option to housing affordability.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is influenced by factors in both the private and public sectors. Actions by the City and by the surrounding jurisdictions influence the amount of housing developed, its type, form, location, and ultimate price. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

I. Land Use Controls

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.

Through the Planned Unit Development process, a developer may use alternative methods which assure a wide range of housing costs, including small lots such as those in existing PUD developments ranging from 2,400 to 6,000 square feet. For example, in an existing planned unit development (PUD-1-87) designed for senior citizen living, it allows for a minimum lot size of 3,445 square feet, with minimum yards as follows: front, twenty feet; rear, five feet; side, three feet; and street side, ten feet. The reduced lot size and yards allow the development to be more affordable and attractive to seniors on fixed incomes.

The Zoning Ordinance also permits reduced sized units, with minimum dwelling unit sizes as follows: bachelor apartments – 500 square feet, one and two bedroom apartments – 600 square feet, and single family dwelling – 1,200 square feet. These minimum sizes offer flexibility for a variety of income categories. The City R-3 and R-4 zones allow for Single Room

Occupancy (SRO) developments, which permit units as small as 120 square feet and as large as 300 square feet which would be designed to accommodate up to two persons per unit. SRO's are conditionally permitted, subject to the following development standards: parking is required at 1 space for every two units; setbacks and height follow the zone district.

The Zoning Ordinance allows for the installation of one single manufactured dwelling within the single family residential zone district. Additionally, it allows for mobile home subdivisions/parks within the multiple family residential zone districts. All of the aforementioned options authorized by the Zoning Ordinance provides for a wide variety of housing types which helps to ensure affordability.

Development Standards by Residential Zoning District: A summary of City residential zoning districts is provided below.

Very Low Residential	Affordability Impact
This land use category is characterized by single-family detached homes located on lots with a minimum area of one half acre which allows for a maximum density of two dwelling unit per acre. Maximum height of a principal building is 30 feet and 25 feet for an accessory; maximum lot coverage is 40%; Setbacks are 25 feet front, 20 feet rear and 10 feet sides. Two enclosed parking spaces per unit are required.	With the exception of the enclosed garage, the standards do not hinder the development of affordable housing. This district is attractive to mobile home owners, with half-acre lots selling for around \$5,000-10,000. A two car garage can be constructed for approx. \$10-15,000
Low Density Residential	Affordability Impact
This land use category is characterized by single-family detached residential development. Maximum height of a principal building is 30 feet and 20 feet for an accessory; maximum lot coverage is 40%; Setbacks are 20 feet front, 10-20 feet rear; 5 and 10 feet sides. Two enclosed parking spaces per unit are required.	This is the city's most common residential district and the most affordable to the largest number of people. Provides typical tract development with a wide variety of house sizes and prices.
Medium Density Residential	Affordability Impact
Residential development in this category is typified by single-family attached units or duplexes with a density of 8-12 du/ac. Maximum height of a principal building is 30 feet and 20 feet for an accessory; maximum lot coverage is 40%; Setbacks are 20 feet front, 20 feet rear; 5 feet side, and 10 feet street side. Parking is required at two spaces per unit, half of which must be covered.	Setbacks can be used for parking areas and the height is suitable for two story development. Density is low and therefore mostly designated on areas with smaller lot sizes. Smallest proportion of land area.
High Density Residential	Affordability Impact
Residential development in the High Density Residential land use category corresponds to multiple family development characterized by apartments and condominiums. The density is 12-20 du/ac. Maximum height of principal building is 35 feet and 25 feet for an accessory; maximum lot coverage is 40%; Setbacks are 15-20 feet front, 15-20 feet rear; 5 feet side, and 10 feet street side. Parking is required at two spaces per unit, half of which must be covered. Condominium/townhouse development also requires an additional one space for every two dwellings. Mobile home parks require one additional space for every five dwellings. A program action is proposed in the Action Plan to increase the R-4 allowable density from 20 du/ac to 30 du/ac.	These are typical requirements for Victorville and the High Desert. Affordability is not impacted as units are generally two stories with adequate density to cover costs, even with affordable rents. An increase in the number of units in Victorville and the valley would help to alleviate the rents further.

Mixed Use Residential District: As part of its General Plan 2030, the City established a new mixed use residential district that allows a residential density of up to 60 dwelling units per acre. The General Plan designates 609 acres of this mixed use density. The City is also looking at allowing rezoning or providing an overlay zone on existing developments that offer good potential for this type of development. Based on the development standards described below and expected development trends, this designation is expected to provide for development of up to 24,725 very high density dwelling units (at an expected average of 40.6 dwelling units per acre).

Mixed-Use High Density Residential (MU)	Affordability Impact
<p>This Mixed-Use High Density Residential land use category is intended to facilitate well integrated multi-family and commercial developments, located adjacent to retail development. Permitted mix of uses includes multi-family residential up to a density of 60 du/ac; retail, office, civic, open space and other similar uses as defined through the PUD process. Maximum density 60du/ac; maximum lot coverage is 50%; residential may occupy 50% of the site area; requires PUD with open space elements and pedestrian linkages. Maximum building height is 150 feet; except when within 500 feet of a residentially designated land use area, in which case maximum height is 35 feet. Parking standards are determined through the PUD process.</p>	<p>The PUD (Planned Unit Development) aspect of the process adds a little cost to the project, however, this is miniscule in relation to the scale. The height restricted area adjacent to residential can be used for parking and open space. The amenities required through the PUD could increase costs. The ability to increase the number of floors/units enables it to offset any increase in costs and provide affordability.</p>

Sphere of Influence: The City has been working on several new annexations which could provide areas which address its lower income household need. The first is 2,720 acres in size and called the “Western Annexation”. This area is mostly single family residential, however, it includes 160 acres of the new “Mixed Use” designation.

The second area encompasses the boundary of the Desert Gateway Specific Plan and is shown as a significant section of the North Mojave Planning Area. This specific plan also has mixed use 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 40.6 du/ac. The smaller scale “Village Centers” offer a mixed use with a maximum density of 30 dwelling units per acre. With three separate areas and 45 acres available, 1,350 units are possible.

With the recession and changes in land ownership, neither of these annexations is currently being worked on at this time.

The third annexation includes two “island” areas which have existing low density single family homes. These areas do not currently have significant infrastructure improvements and much of the housing is older, therefore, it could be considered more affordable than other developed areas of the city. These areas would be processed concurrently with one of the other applications.

Density Bonus: While the 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 ten percent (10%) of the total units of the housing development for lower income households, as defined in Health and Safety Code Section 50079.5; or
- Provide at least five percent (5%) of the total units of the housing development for very low income households, as defined in Health and Safety Code section 50105; or
- Provide a senior citizen 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 older persons pursuant to Civil Code Sections 798.76 and 799.5; or
- Provide at least ten (10%) of the total dwelling units in a common interest development as defined in Civil Code Section 1351 for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

The Development Department is working on an entirely new zoning code and will be revising the density bonus provision in accord with State Law at that time.

Second Units: Second units are governed by Section 16.3.08.050 of the Victorville Zoning Code, which defines second units as a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, on the same parcel as is situated the primary unit. The Zoning Code prohibits second units for the following reasons:

- a) Additional units on residential lots generate the need for additional off-street parking. Many areas of the City are presently impacted by a lack of adequate off-street parking, resulting in the use of the public right-of-way for parking purposes. The efficiency of public rights-of-way as transportation corridors lessens proportionate to the increase of their use for parking. Drivers entering, and exiting their vehicles cause a reduction in through traffic speeds, as well as constituting a safety hazard.
- b) The City General Plan specifies certain maximum densities for residential areas. Many areas within the city have been, and are being developed to maximum density in order to attain the most intensive land use allowed. The introduction of second units to existing residential areas could increase densities beyond the intent of the general plan and corresponding zone classification, changing the character of the neighborhood to the detriment of its residents.
- c) The City acknowledges that the preclusion of second units within the city may limit housing opportunities of the region. This limitation is justified, based on concerns for neighborhood preservation. Moreover, the City participates in federally assisted housing programs and has accepted a share of the regional housing allocation model. Also, the City has adopted ordinances that provide for discretionary relief from restrictions that increase the cost of housing. These ordinances, combined with the low cost of land and construction labor in the city, create a favorable environment for the development of affordable rental and owner-occupied housing. Because of these mitigating factors, the

preclusion of second units will not significantly affect housing opportunities in the region.

Building Codes: The City of Victorville recently adopted the International Building Code. This building code is followed uniformly by cities across the country, and consequently, is not considered a constraint to development of affordable housing. Victorville's code enforcement is very pro-active when it comes to construction without a permit, especially if there is an imminent threat to public health, safety, and welfare.

Site 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. Typical residential street widths are 40 feet. A gutter, six inch curb and six foot wide sidewalk are also required. There are typically water and sewer connections 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 amongst a large number of houses (typically 200+ units), thereby reducing the per unit site improvement cost. As previously discussed, because of the low land costs, housing in Victorville is substantially lower than in other areas of San Bernardino County, and other southern California counties.⁵ Site improvement costs are not considered a constraint to development.

2. Development Fees

Development fees that apply to residential development in Victorville are low relative to most areas in California. Fees are not set based on the actual cost of services, but rather on a set schedule adopted by the City Council. As a result, most development fees are set substantially below the cost of the actual services. Current City fees are as follows:

Permit Processing Fees

Single Family

Tentative Parcel Map:	\$1,000
Tentative Tract Map:	\$1,500 + \$15 per lot
Specific Plan:	\$5,000
Planned Unit Development:	\$1,500 + \$15 per lot
Environmental Assessment:	\$1,000 for negative declaration
Building Plan Check:	sliding scale based on valuation (\$15 - \$ 1,400+)
Development Impact Fee:	\$11,327 per house
Sewer Connection:	\$350 per house

⁵ *Demographic, Economic & Quality of Life Data*, Economics & Politics, Inc.; March 8, 2005; available at City of Victorville Planning Division offices.

Fire Hydrant (not in tract) \$500 per house

Multi-Family

Site Plan: \$2,000
 Planned Unit Development: \$1,500 + \$15 per lot
 Environmental Assessment: \$1,000 for negative declaration
 Building Plan Check: sliding scale based on valuation (\$15 - \$ 1,400+)
 Development Impact Fee: \$7,639 per unit
 Sewer Connection: \$350 per unit

The actual fees for a building permit cover a wide variety of costs. In order to provide an estimate of what the costs amount to, fees were calculated for a 1,500 square foot single family residence and an 8 unit apartment building with 800 square foot units, then the cost was divided by 8 in order to derive a per unit cost. Those fees are:

FEE	1500 Square Foot Single Family		800 Square Foot Apartment Unit	
		2013 update in blue		2013 update in blue
Green Building	\$5.00	\$6.00	\$2.13	\$3.13
Seismic	\$12.73	\$16.25	\$5.32	\$7.92
Imaging	\$63.67	\$81.25	\$26.58	\$39.59
Plan Review	\$479.38 (reduced by 70% for tract houses) \$554.00		\$144.67	\$198.37
Building Permit	\$737.50	\$860.00	\$222.56	\$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)		N/A	
Fire Hydrant	\$500.00 (scattered single family only)		N/A	
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	\$10,591.48	\$10,810.70	\$4,088.41	\$4,241.35

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

VVWRA/IWWTP (sewer) \$3,750 per unit

Residential School District Fees

Impact Fee: \$3.40 (Adelanto Elementary School District)
 Varies by district \$1.96 (Victor Valley Union High School District)
 \$4.93 (Hesperia Unified School District)
 \$4.27 (Snowline Joint Unified School District)
 \$3.15 (Victor Elementary School District)

Using the scenarios above, and averaging certain specified areas and the school district fee, the average amount of fees for a single family tract home is \$22,709 and for a multi-family unit it is \$16,503.

There are no planning or impact fees or exactions beyond those listed above. Because City fees are lower than actual costs and lower than many other San Bernardino County cities, they do not act as a constraint to development.

3. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. The City's goal is to expedite processing of all residential development applications.

Single Family Homes

Individual homes on lots that are already recorded only require the approval of a building permit through the Building Division. After submittal of plans and receipt of all required approvals and payments, a permit can usually be issued within 2 weeks.

Single Family Tract Homes

In Victorville, project approval requires a Tentative Tract Map application to the Planning Commission. These are processed by either a speculator or developer who may be looking to sell the project, or develop and build. This process results in all conditions of approval and generally takes 2 months depending on the environmental requirements. After receiving approval, the developer will submit final maps for approval and get everything in order to begin construction. This process requires City Council approval and can take anywhere from four months to one year to complete. Occasionally, the California Department of Fish and Game and United States Army Corps of Engineers requires separate permits which can add an inordinate amount of time to the process. When ready to build, most builders obtain approval of "stock plans" which are the proposed houses for the tract. These stock plans only get plan checked once, then the same house can be built multiple times in the tract.

Multiple Family Apartments

These projects require approval of a Site Plan by the Planning Commission. The site plan is reviewed to ensure compliance with the General Plan and zoning requirements; design "guidelines" are reviewed and approved by planning staff and not a review board. The City also offers, for no charge, a "pre-submittal" review process in order to bring up major issues and potential conditions of approval as well as design issues, prior to an applicant submitting a project application. Due to this, most site plans can be processed and forwarded to the Commission in 30-60 days and do not need Council approval. Timing often depends on the size of the project and the necessary environmental review. Mixed use developments are permitted through the Planned Unit Developments (PUD) process. While the PUD process is similar to a site plan, the review time is longer due to it establishing its own zoning regulations for the development.

Projects such as PUD's and Specific Plans require City Council approval which adds a month to the process.

Victorville's development approval process is designed to accommodate development. Construction of the project can begin quickly as the 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 within the city. If complete, all plans are turned around within 2 weeks of submittal.

Currently, the City does not have a formal procedure for expediting projects with affordability components. Because of the reasonable and relatively quick processing times provided by the City, these requirements are expected to facilitate, rather than hinder, new residential development.

C. CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES

Constraints to the development, maintenance and improvement of housing for persons with disabilities impact housing production and availability. Recent changes to state law, including Government Code Sections 65583(a)(4) and 65583(c)(3), address the provision of accessible housing for disabled persons. These changes require that the Housing Element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These changes also require that the Housing Element address methods for removing governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

In reviewing the zoning requirements of these zones, nothing appears to act as a constraint to the development of housing for the disabled. The parking requirements do not differ for the disabled, however, the City has the ability to deviate from the parking standards with a minor deviation.

Victorville endeavors to accommodate disabled access and to comply with the recent changes to state law. The City is in the process of preparing a reasonable accommodation ordinance. The ordinance will allow individuals to apply to the City for exemptions from City housing related land use, zoning, or building laws, rules, policies, practices and/or procedures in order to reasonably accommodate their disability. The ordinance will require that a written determination be issued within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, (2) grant the accommodation request subject to specified nondiscriminatory conditions, (3) deny the request, or (4) may refer the matter to the Planning Commission, which shall render a decision on the application in the same manner as it considers an appeal.

Other City efforts to accommodate the disabled include the fitting of arterial streets with curb cuts, disabled access signal controls and seeing impaired crossing signals. The City has adopted the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official. Further, according to the City Zoning Ordinance, ramps and platforms necessary to accommodate disabled access are permitted to intrude into required setbacks and parking spaces. Should added allowances be needed to accommodate disabled access, these may be processed as a Reasonable Accommodation application. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes.

Residential Care Facilities: Residential care facilities often provide care to the disabled, including the physically and mentally disabled. State law allows residential care facilities of 6 or fewer persons in any single family zone, in effect requiring a residential care household to have the same housing rights as a typical family household.

Consistent with state law, the City permits small residential care facilities that serve 6 or fewer clients in every residential zone. The City Zoning Code does not regulate concentrations of group homes or contain specific site planning criteria for group homes. Any group home would be regulated by the zoning district in which it locates. Currently, group homes of seven or more residents require approval of a conditional use permit in all multi-family zoning designations. These include the R-2, R-3 and R-4 zones, along with the MDR Mixed Density district. The City is looking at changing the requirement for a conditional use and allowing them as permitted.

Regarding business licenses, the City follows California Health and Safety Code Section 1566.2, for residential facilities with six or fewer persons. The code says that they shall not be subject to any business taxes, local registration fees, use permits, fees, or other fees.

D. ENVIRONMENTAL CONSTRAINTS

Environmental constraints to housing include natural hazards that limit the development potential of land or increase the cost of development. In Victorville, environmental constraints that could impact housing development include: Flooding hazards; Seismic hazards; and Hillsides/Slopes.

Flooding

The Land Use and Safety Elements identify those areas of the City that are subject to periodic flooding. The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRM) for the City of Victorville and the unincorporated areas. In order to mitigate potential flooding the City refers to the San Bernardino County Flood Control District Master Drainage Plan and requires private development to design drainage systems according to this plan. This Master Drainage Plan has not been adopted by the City Council and no fees are collected. However, the north western portion of the City is covered by a drainage plan adopted by City Council (Ordinance no. 1460) for which fees are collected prior to issuance of building permits for affected development projects. The above noted drainage plans give direction for the efficient mitigation of flooding allowing for the development of those affected properties. Finally, Ordinance No. 1460 allows for the equitable assignment of cost to property within the area of benefit.

The most costly and time consuming constraint tied to flooding is the requirement to get a permit from the Army Corps of Engineers, or the California State Department of Fish and Game if the property is adjacent to or modifying a drainage wash which is deemed to be under the definition of "waters of the United States". This permit can take months to process from each department. In addition, the entire project may need to be altered to prevent the loss or damage of the drainage area. None of the potential affordable housing sites identified in Table 18 are located in a designated floodplain.

Biology

Several plant and animal species exist within the planning area which require additional review and potential permitting. Almost every project on sites over 5 acres in size will require a developer to hire a qualified biologist to conduct a survey of the site and surroundings and provide a report. The reports are used during the City's environmental review and may involve the formulation of mitigation measures to ensure impacts to the species are minimized. The most common species requiring mitigation in Victorville are: burrowing owl, Mohave ground squirrel, and desert tortoise. The California State Department of Fish and Game is responsible for the permitting protocol for the burrowing owl and Mohave ground squirrel, while the U.S. Department of Fish and Wildlife issues permits for the desert tortoise due to its listing as an endangered species. These requirements add thousands of dollars to the application costs, possibly more depending on mitigation requirements. Adoption of the West Mojave habitat conservation plan could be beneficial as it would set a standard mitigation fee for all properties and remove the need to hire biologists, establish mitigation measures and go through the permitting process.

Seismicity

Like the entire Southern California region, Victorville is located in an area of high seismic activity. The probability of a major earthquake from the San Andreas, Helendale, and the San Jacinto Faults is considered to be high. No faults or fault traces are known or suspected to exist within the planning area and, as a result, no Alquist-Priolo Special Studies Zones are located within the planning area. However, because of 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. These requirements add to the cost of building residential structures. None of the potential affordable housing sites identified in Table 18 are located near identified faults on in special seismic study zones.

Hillside/Slope

Portions of the City have areas where slopes exceed 15 percent. 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 Safety Element contains specific goals and policies that address hazards related to the development of hillside areas. The Zoning Ordinance contains a Slope Protection District (SLP) which regulates the maintenance and protection of sloped areas in excess of five feet in vertical height. These slope protected areas reduce the amount of land available for residential development. None of the potential affordable housing sites identified in Table 18 are located in slope protected areas.

IV. HOUSING ASSESSMENT SUMMARY

Housing Element law requires cities to meet both local and regional housing needs. Victorville's local housing needs are discussed in Sections II and III above. Victorville's regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below.

The Housing Plan, presented in Section VI that follows, establishes specific policies and programs to address these identified housing needs.

A. LOCAL HOUSING ASSESSMENT

Local housing needs, as discussed in Section II, have been identified based on input from available Census data, Planning and Building Divisions records, and City Redevelopment Agency plans. Based on this information, areas of local housing needs in Victorville include:

- More affordable rental housing to accommodate the Extremely Low, Very Low, Median and Moderate Income households.
- Down payment assistance for low to moderate income first time homebuyers.(currently available)
- Extension or acquisition of Section 8 rental vouchers to ensure the continued affordability of potential at-risk housing projects.
- Monitoring and future maintenance of other federal, state and local assistance programs to preserve assisted units that will become at-risk

- Minor and moderate repair assistance for older housing structures. (currently available).

B. REGIONAL HOUSING ASSESSMENT

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Victorville. RHNA determinations for the City of Victorville during this planning period are presented in Table 16. As illustrated in the Table, Victorville is required to provide adequate sites for the construction of 7,371 new dwelling units during this planning period. Of these new units, 1,698 should be affordable to Very Low Income households, 1,207 to Low Income households, 1,342 to Moderate income households, and 3,124 to above moderate income households.

Table 16
RHNA New Housing Construction Needs by Income Group
for the City of Victorville

Income Category	Housing Unit Construction Need by Income Group <u>Current Planning Period 2014 - 2021</u>	Percent of Need by Income Group
Very Low (31-50% County median income)	1,698	14.12%
Low (50-80% County median income)	1,207	16.65%
Moderate (80-120% County median income)	1,342	16.23%
Above Moderate (over 120% County median income)	3,124	38.19%
Total Housing Unit Construction Need	7,371	100%
Source: SCAG Adopted Regional Housing Needs Determinations (October 2012)		

V. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the potential additional residential development that could occur in Victorville under the existing General Plan, along with existing and modified zoning classifications and regulations. Opportunities for energy conservation in residential development are reviewed and encouraged. This section also identifies the financial resources available to support the provision of affordable housing in the community.

A. AVAILABILITY OF SITES FOR HOUSING

As a rapidly growing community, the City has been active planning for the continued availability of housing sites. Victorville is updating its General Plan through year 2030, including major amendments to the Land Use Element that will provide for future housing sites. Major changes promulgated in the General Plan 2030 include the expansion of its 37,000 acre northern sphere of influence, and establishment of a new Mixed Use High Density land use category that permits residential of up to 60 dwelling units per acre.

In addition to these General Plan changes, Victorville's efforts include commitments of its Housing Trust and City resources, as well as other Federal and State resources as they may become available.

Further, as stated in Section I. (d) Mixed Use High Density Units below, the City has more than enough zoning available for lower-income households. Given that Victorville's need is 2,905 units for lower-income households, this Zoning District has the potential, estimating conservatively by density, to have the capacity of 3,207 units for lower-income households.

I. Housing Constructed or Approved 2006-2013

During the first two years of this planning period (from January 2006 through February 2008), the City has utilized its zoning powers and resources to facilitate the following new units:

- a) **New Single Family Homes**— From January 2006 through August 2013, the City has issued building permits for 5,143 new single family homes, most of which have been constructed⁶. These units are market rate and because of the down turn in the housing market are expected to sell at prices affordable to Moderate Income households.
- b) **Multifamily Homes** – From January 2006 through August 2013, a total of 1,192 multifamily housing units were constructed; many of the projects that were proposed during the construction boom have since expired and have not been built. The new units are listed by case number, address, number of units, site size, density and status in Table 17.

⁶ Based on City building permit data as of September 2013.

Table 17
Multifamily Units Built and Approved by Case No., Address, Number of Units, Site Size, Density and Status
City of Victorville – January 1, 2006 to September, 2013

Case No.	Address	Number of Units	Site Size	Density	Status
PLN07-00050	14779 Seneca	203	16.78	12.40	Constructed
SP-06-060	14202 Rodeo Drive	99	4.85	20.41	Constructed
TR 17556	17825 Huerta	20	2.5	8.0	Tentative Map Approved and Active; CUP and Permits Expired
TR 17614	16545 Seneca	41	3.42	11.99	Constructed
SP-05-026	14374 Borego	220	11.12	19.78	Constructed
SP-05-021	14416 McArt	52	2.6	20.0	Constructed
SP-05-010	14330 Bonanza	20	2.5	8.0	Constructed
TR 17129	17915 Huerta	10	1.25	8.0	Map recorded; CUP and Permits Expired
TR 17200	17005 Silica	32	3.06	10.46	Map recorded; CUP and Permits Expired
TR 17255	16662 Green Tree	136	8.7	15.63	Map recorded; Entitlements and Permits Expired
TR 17019	13520 Third	168	9.03	18.60	Constructed
SP-04-005	14344 McArt	84	5.4	15.56	Constructed
SP-02-002	16980 Nisqualli	302	19.07	15.84	Constructed
TOTAL MULTIFAMILY UNITS		1,387			

c) **Assisted Units** – During 2006-2007, the City approved two affordable housing projects and 139 inclusionary housing units, all of which were constructed:

Casa Bella Family Phase II, located at 16980 Nisqualli Road, consisting of multifamily 80 units, all of which are affordable. Of the affordable units, 56 are affordable to Extremely Low and Very Low Income households, and 24 to Low Income Households. This project is funded through the Section 42 Tax Low-Income Housing Tax Credit Program and Mortgage Revenue Bond financing. Affordability is secured for 55 years through TCAC and 2 years through the Victorville Redevelopment Agency for a total of 57 years. Project density is 15.84 dwelling units per acre.

Casa Bella Family Phase III, located at 16980 Nisqualli Road, consisting of multifamily 112 units, 111 of which are affordable. Of the affordable units, 77 are affordable to

Extremely and Very Low Income households, and 34 to Low Income Households. This project is funded through the Section 42 Tax Low-Income Housing Tax Credit Program and Mortgage Revenue Bond financing. Affordability is secured for 55 years through TCAC and 2 years through the Victorville Redevelopment Agency for a total of 57 years. Project density is 15.84 dwelling units per acre.

Inclusionary Housing Units, totaling 139, were provided through the City RDA housing set-aside fund. From January 1, 2006 through present, 47 inclusionary housing units were produced within the Bear Valley/Hook Blvd Project Area; 34 units were within the Very Low Income category, and 13 were within the Low Income category. In Victorville's portion of Victor Valley Economic Development Authority (VVEDA) 92 units were produced; 14 units were within the Very Low Income category, 57 were within the Low Income category, 21 were within the Low/Moderate Income category.

- d) **Mixed Use High Density Units** – As part of the General Plan Update, the City has established a new Mixed Use High Density category, which is intended to facilitate well integrated multi-family and commercial developments, located adjacent to retail development. Permitted mix of uses multi-family residential up to a density of 60 dwelling units per acre; retail, office, civic, open space and other similar uses. The land use designation, which encompasses 640 acres, allows high density residential to occupy 50% of the site. These sites require the approval of a Planned Unit Development (PUD) application. This process can be used to establish development standards that differ from the city's high density regulations. It is impossible to estimate how many units will feasibly be built on each site, therefore, an average of 40.6 units per acre will be used.

Three mixed use sites are designated by the General Plan and two more will be added by March of 2014 within the new Civic Center Sustainability Specific Plan. Located in the heart of the City and an in-fill project, the Specific Plan will contain approximately 107 acres of Mixed Use and can develop immediately. With half of the site, 54 acres, to be dedicated to high density residential at an estimated 40.6 units per acre, a total of 2,192 units could be built. The smallest site is approximately 50 acres is located within City limits near the intersection of La Mesa Road and Bellflower Street. The Assessor's parcels are: 3133-141-05 (portion), 06, 07, 08, and 3133-251-05, 06 and 08. This site is close to existing infrastructure and could develop within a five year timeframe. With half of the site, 25 acres, to be dedicated to high density residential at an estimated 40.6 units per acre, a total of 1,015 units could be built. The other two sites are currently within the Sphere of Influence and aren't expected to develop within the next five years. One is 160 acres and is comprised of the following parcels: 3092-461-01 through 04, 3092-471-01 through 05, 3092-491-01 through 19, 3092-501-01 through 07 (portion of 1-3). With 80 acres of required development, this site could generate approximately 3,248 units. The second is approximately 430 acres and is comprised of the following parcels: 3070-441-01 through 31, 3070-451-01 through 20, 3071-011-01 through 18 and 20 through 27, 3071-031-01 and 03 through 16, 3071-051-01 through 16. With 215 acres of high density development, this site could potentially develop 8,729 units. Considering the strong demand for mixed use development that has occurred region-wide, these sites are expected to be highly desirable once the housing market rebounds. Assuming the new Mixed Use High Density develops

with an average residential density of 40.6 dwelling units per acre, this category has the potential to generate over 12,000 very high density units during the next 20 years.

- e) **General Plan Update Residential Counts** – While the size and scope of the proposed additional sphere area is still being studied, the addition of the sphere expansion and other land use changes promulgated by the General Plan 2030, there is a potential for a total of 138,617 units in the Planning Area at build-out. This represents a 276% increase in housing supply over the 2007 count of 36,797 dwelling units.

The mix of the General Plan designated units consists of 87,014 single family (62.7% of build-out density) and 51,503 multifamily units (37.3% of build-out density). This demonstrates a notable shift toward more multifamily units when compared to the 2000 Census tabulation for Victorville of 73% single family to 19% multifamily and 8% mobile homes.

It is expected that once the housing market rebounds, the demand for single family homes will also rebound. The number of additional single family units to be constructed during this planning period are expected to be approximately 600. (Reference discussion in V.A.I.a.)

- f) **Future Multifamily Housing Sites Inventory** – Multifamily housing sites that have and are expected to develop during this planning period are shown in Figure 3, *Available Housing Sites – Current Planning Period*. An inventory listing each parcel which is vacant, designated for high density multifamily housing and which has the highest potential to develop is available in the appendix. All sites shown in the table are currently vacant. These sites were chosen due to their close proximity to existing infrastructure, bus routes, shopping centers and other items often looked at in an affordable housing subsidy program.

A realistic capacity was formulated based on the maximum permitted densities of 15 dwelling units per acre (du/ac) in R-3 and 20 du/ac in R-4. When developing vacant land in Victorville, often there is a need for dedication of right-of-way and the inability to develop where easements exist. Therefore, 14 du/ac was used in R-3 and 18 was used in R-4. In addition, the gross acreage of the parcel size was reduced to account for necessary right-of-way. While the Medium Density category of R-2 accounts for the least amount of units and land in the city, its 8 du/ac and multi-family residential offers another variety of density appropriate for affordability. A density of 6 units per acre was given for these zones based on the typical difficulty of lot sizes and the open space requirements result in fewer units. This conservative approach represents the potential to provide 9,832 units on 667 acres in the central core of the city.

A program action is proposed in the Action Plan to increase the maximum allowable density in the R-4 district from 20 dwelling units per acre to 30 to better provide affordability. This action should be completed within one year.

- g) **Future Single Family Housing Sites Inventory** – The City also has an adequate amount of vacant land zoned for single family residential use shown in the Sites Inventory in the appendix. All sites shown in the table are currently vacant. Some of it is in the form of

already subdivided land ready for use, and the remainder is generally larger parcels which can be subdivided for future development of single family homes. In addition to tract housing, the ability to utilize manufactured housing offers another avenue of affordability which is common in the High Desert. Taking a look at the areas which are most likely to develop within the next five years, there is approximately 1,526 acres available and the ability to accommodate 10,190 housing units.

**City of Victorville
Multi-Family Development and Mixed Use Sites (Draft)**

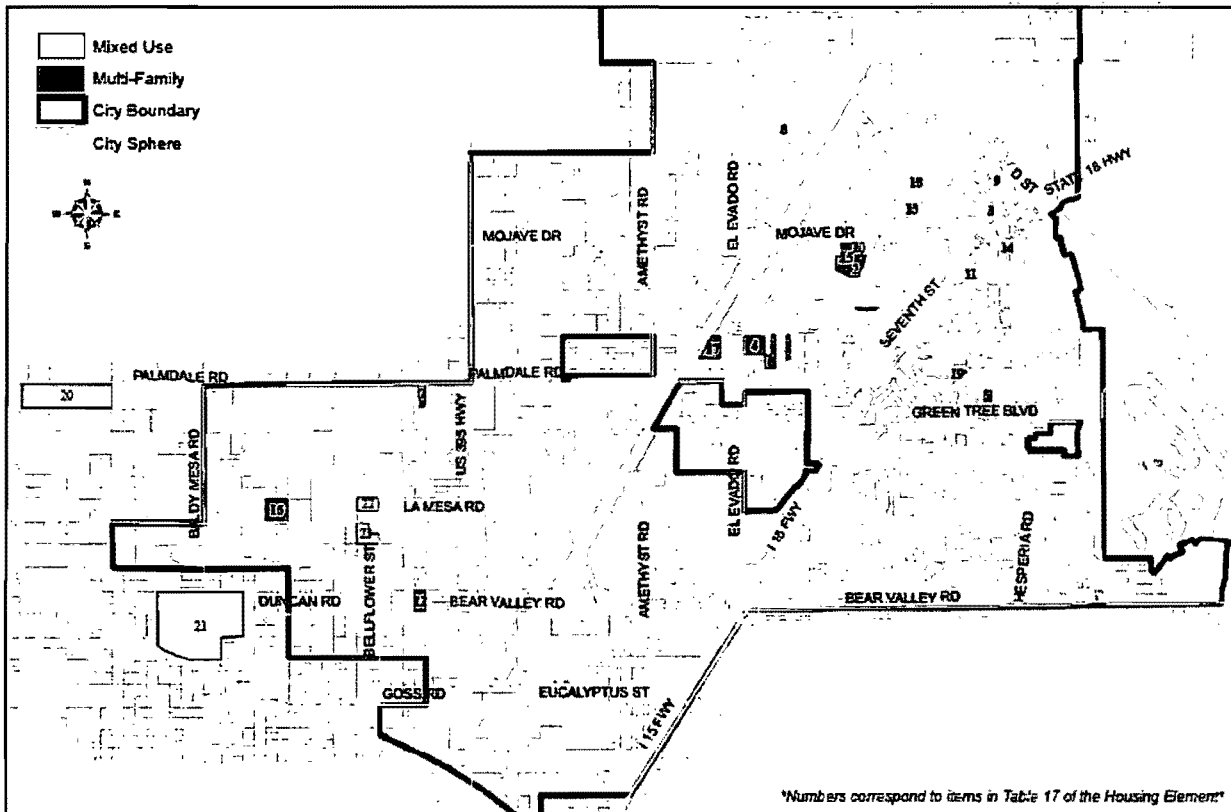


Figure 3. Available Multifamily Housing Sites – Current Planning Period

Affordable Multifamily Housing Sites

HCD, pursuant to AB 2348 and recent amendments to Housing Element Law, established a new default methodology to determine the affordability of a potential housing site or development. In a metropolitan city like Victorville, the amendments require that a site be zoned to permit at least 30 dwelling units per acre in order to qualify as a housing site potentially affordable to households in the Extremely Low, Very Low or Low Income ranges. Alternately, a city can present market information or provide subsidies to demonstrate the affordability of a housing site or new development.

2. Comparison of Available Sites and Units Constructed with RHNA

Table 18, below, tallies the units already developed during this planning period with those likely to be approved or constructed by December 2014. Together, these existing and likely units total 10,152. Table 18 then compares these units, by income category, to the RHNA goals established by HCD for the City. Units are placed in the Extremely Low, Very Low and Low income categories based on affordability commitment or anticipated density above 30 dwelling units per acre. As depicted in Table 18, the City meets or exceeds the RHNA goals in each category.

Table 18 Comparison of Available Housing Sites to RHNA by Income Category								
Project	Acres	DU/AC	Units	Ex Low [1]	Very Low [2]	Low	Mod	<u>Abov e Mod</u>
Housing Constructed or Planned 2006-2014								
Victorville Mediterranean Gardens	29	14.7	428					
Signature at Valley Center	8.9	14	128					
Casa Bella Phase II [3]	7.3	16	112	38	39	34		
Inclusionary Housing [3]	45.2	15	668		34	13		
Mixed Use High Density [4]	25	40.6	1,015	305	305	406		
Multi-Family [5]	Varies	Varies	2,983				2,983	3,688
Single Family	Varies	Varies	3,688					3,688
Totals			10,152	986	987	1,507	2,983	7,376
RHNA			8,618	986	987	1,401	1,630	3,614
Difference (Available Units vs. RHNA)			1,534	-	-	106	1,353	3,762
Notes:								
[1] Extremely Low contains half of the City Very Low Income allocation.								
[2] A 1-unit adjustment is made to SCAG RHNA Very Low Income Units to account for rounding.								
[3] Units allocated to affordable category based on actual rent restrictions.. (Reference Section V.A.1(c), above.								

Table 18 Comparison of Available Housing Sites to RHNA by Income Category								
Project	Acres	DU/AC	Units	Ex Low [1]	Very Low [2]	Low	Mod	Above Mod
<i>[4] Units allocated to affordable category based on permitted density of up to 60 du/ac, and expected average of 40.6 du/ac. (Reference Section V.A.1(d), above.</i>								
<i>[5] Units allocated to moderate category based on actual costs/rent of 112 units at 16980 Nisqualli (Reference Section V.A.1(b), above.</i>								

B. REMOVAL OF HOUSING CONSTRAINTS

I. Availability of Public Services and Facilities

Victorville is a developing community. As new development occurs, new roads and infrastructure will be required. To prepare for this growth, the City has undertaken preparation of numerous technical studies, including a city-wide traffic model, water and wastewater master plan, sewer master plan, fiscal impact report, commercial zoning market analysis, and an economic issues and strategy report.

Future residential development is expected to occur through infill and through new large developments. Most of the new development is expected to be planned through the Specific Plan process. Approximately 24% of the City Planning Area is designated Specific Plan. A requirement of Specific Plan development is that all roads and infrastructure be planned and implemented as part of the development. These Specific Plans will be required to provide roads and infrastructure in compliance with the General Plan and applicable master plans.

The City's roadway and infrastructure system is planned and expected to be in place and capable of accommodating additional residential development pursuant to the City General Plan. There is adequate water volume and sewer capacity available to accommodate residential development pursuant to the City General Plan, including the City's RHNA requirements.

All new development projects in the City are required to comply with the National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County. To comply with NPDES requirements, the City has incorporated the Stormwater Program developed by the County of San Bernardino. The City's Stormwater Program is a reference document that serves as the basis for its storm water management program. The City's version consists of the following programs: development planning; development construction; illicit connection/discharge detection and elimination program; industrial/commercial inspection, and public information.

There are minimum water quality protection requirements for development construction projects. Unless exempted, all development construction projects will be required to implement best management practices (BMPs) necessary to reduce pollutants to the Maximum

Extent Practicable (MEP) to meet the minimum water quality protection requirements. Construction activities include activities such as clearing, grading, excavation, road construction, structure construction, or structure demolition that result in soil disturbance.

As previously discussed, because of the lower land costs, housing in Victorville is lower in cost than in other areas of San Bernardino County, and other southern California counties.⁷ Site improvement costs associated with public services and facilities are not considered a constraint to development.

2. Removal of Market Constraints

As indicated in Table 11, housing prices in Victorville are generally lower than neighboring communities and within reach of most households, regardless of income. The primary market constraints affecting affordable ownership housing are related to the required down payment for homebuyers and the availability of rental housing affordable to Extremely, Very Low Income and Moderate Income households.

Recognizing the high cost of ownership housing, the City has established the Mortgage Assistance Program. This program enables homebuyers to purchase a home in the City of Victorville, by providing up to \$65,000 or 30% of the sales price the lesser of the two in down payment and/or closing costs. During this planning period, the program was awarded \$792,500 in RDA housing set-aside funds and \$350,498 in HOME federal funds. These funds are issued to homebuyers in the form of a deferred second trust deed loan. Eligibility for this program is based on family size and HUD/HCD established income limits. Since the start of this planning period, the City has issued mortgage assistance to ten Low and one Moderate Income households. The City has established a goal of issuing up to five to ten Homebuyer loans each year.

The City continues to assist with the provision of affordable rental housing through its available zoning and financing tools. The City is proposing a new mixed use zoning designation that is expected to result in thousands of new multifamily units at densities up to 60 dwelling units per acre. The City has and continues to use available financing tools to assist in, providing rental housing affordable to Extremely Low, Very Low, Low and Moderate Income households.

3. Removal of Governmental Constraints

As discussed under Section III.B. above, the City Zoning Code provides ample opportunity for residential development of varying types and densities. The City also endeavors to provide expedited processing of all residential development applications. A site plan for development of multi-family projects can be completed within 2-3 months and only requires Planning

⁷ *Demographic, Economic & Quality of Life Data*, Economics & Politics, Inc.; March 8, 2005; available at City of Victorville Planning Division offices.

Commission approval. Single family residences do not require review. The City is in the process of preparing a reasonable accommodation ordinance to ensure the accessibility of housing to disabled persons.

The zoning code currently requires 2 parking spaces per unit for multi-family development, with one-half of those required to be covered. There is no requirement for guest parking and no differentiation between the number of bedrooms. This standard does not appear to be a hindrance to affordable development and often results in fewer required spaces than other cities.

The City allows the use of density bonuses in accordance with state law. Current City land use and development processes therefore have not been considered a constraint to housing development.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

The California Code of Regulations, Title 24, also known as the California Building Standards Code includes the adoption of Part 6, the California Energy Code, and Part 11, the California Green Building Standards Code. The Legislature directed the Building Standards Commission, the adopting authority for these codes, to periodically improve the standards to account for state-of-the-art energy efficient building design, to have a positive environmental impact, and to encourage sustainable construction practices. The standards apply to all new residential buildings (and additions and alterations to residential buildings; such as reroofs, water heaters, and HVAC change-outs) including hotels, motels, and buildings with four or more habitable stories. The regulations specify energy saving design for walls, ceilings and floor installations, as well as water efficient fixtures, heating and cooling equipment and systems, incentives for operators of fuel efficient vehicles such as reserved parking and charging stations, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power.

In relation to new residential development, and especially affordable housing, construction of an energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs because the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs.

Strategies a developer can undertake to achieve energy efficient construction and water conservation include:

- Locating the structure on the northern portion of the sunniest area on the site.

- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west and north windows small, recessed, and double-glazed.
- Installing water conserving plumbing fixtures and fittings that will provide a 20 percent reduction in water use.
- Ensuring that all permanent lighting is high efficiency and controlled by room occupancy sensors.
- Using roofing materials with high solar reflectance and thermal emittance.

The City has incorporated a number of methods to provide energy conservation including zoning, housing supply, higher densities and water efficiency. A majority of the city's higher density designations (R-3, R-4, Mixed Use) are located along major arterial streets. This helps provide close proximity to transit, resulting in fewer automobile trips. In addition, the city offers a wide variety of residential zoning designations, which result in housing which is affordable to a range of people helps to alleviate long commutes.

The City adopted a water conservation ordinance in 2005 and does not allow the installation of grass in the front yards and restricts the amount of water intensive landscaping on residential projects based on lot size.

The City continues to utilize funds and grants for energy conservation whenever possible through its Senior Home Repair and Neighborhood Stabilization programs. With CDBG funds, seniors can obtain rehabilitation work to make their home safe and code compliant. This work can consist of safety measures like smoke and Carbon Monoxide detectors, weather proofing, roof replacements, energy conservation by adding insulation, installing new windows with high efficiency ratings, replacement of faulty and/or hazardous plumbing, heating, cooling, and electrical as well as other forms of improvements which increase energy efficiency. The City also utilizes these funds to add accessibility measures including; door hardware, ramps, faucets, and grab bars. In the Neighborhood Stabilization Program, deficient housing is purchased by

the City and renovated with all new energy efficient appliances, drought tolerant landscaping and other improvements.

The City also follows the latest state legislation regarding energy efficiency and sustainable development, including Assembly Bill 32. As specific implementation measures are promulgated pursuant to AB 32, the City will adopt these measures as feasible and as required, including adoption of the California Energy Code and the California Green Building Standards Code, these codes include promoting building framing construction of tighter building envelopes, increased ventilation, cool roofs, ensuring effective demolition and construction recycling, encouraging the use of upgraded building insulation and Low-E dual-pane windows, the use of fluorescent and energy efficient lighting, and operation of low emission City vehicles. These and other potential energy efficient opportunities are evaluated and promoted by the City during the site plan review process.

D. FINANCIAL RESOURCES

There are a variety of potential funding sources available to support affordable housing in the City of Victorville. They include the following:

I. HOME INVESTMENT PARTNERSHIPS (HOME) Funds

The Home Investment Partnerships (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing. The City has used HOME funds to assist with the development of affordable rental housing projects and the Mortgage Assistance Program. To further expand the opportunities in 2004, the City joined the Town of Apple Valley to form a HOME consortium to become an entitlement jurisdiction resulting in an annual allocation of approximately \$300,000.

2. Community Development Block Grant (CDBG) Program

Through the federal CDBG program, HUD provides funding for a range of community development activities. CDBG grants are awarded for housing activities, including acquisition, 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. CDBG grants primarily benefit households with incomes not exceeding 80% of the county median family income.

The City of Victorville is a CDBG entitlement city based upon its demographics and receives

CDBG funds annually. These funds are used for a variety of housing purposes, including:

- Owner Occupied Rehabilitation Loans - This program, provides no interest rate housing rehabilitation loans of up to \$60,000.00 to lower income homeowners throughout the City. All health and safety problems must be corrected before any other home improvements can be made.
- The Owner Occupied Rehabilitation (OOR) provides up to \$60,000 in the form of a deferred loan to income eligible households to make repairs of owner occupied homes. During this period the program was awarded \$282,121 in State funds and \$78,209 in Housing Set-Aside. The OOR assisted two low and seven very low income households.
- Senior/Disabled Home Repair Program (SHRP) – The sponsor of this program is the City of Victorville. This program provides a one time grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. The grant amount has been raised to its current limit of \$10,000.00. This program is funded with CDBG and HOME funds. It assisted 59 senior households, 55 to date all of who were Very Low and Low Income. Total number of female head of households was 27.

3. 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 low and moderate income persons, aid in the elimination or prevention of blight, 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 CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; 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. Section 8 Housing Choice Voucher Program

The federal Section 8 program provides rental assistance to low-income households. With a Section 8 voucher, households pay 30-40% of their income towards housing and the HASBC pays the rest, up to certain maximum rent limits. The vouchers are paid directly to the landlords. 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 927 Section 8 household vouchers in the City of 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.

5. Section 202/811 Housing for Elderly or Disabled

Under this federally administered program, direct loans are made to eligible, private nonprofit organization and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or disabled persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100% of the units for disabled persons has also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly disabled person between the ages of 18 and 62, are eligible to live in these units.

6. California Housing Finance Agency (CAL-HFA)

CAL-HFA is an agency of the state of California that administers programs that provide below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CAL-HFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CAL-HFA purchase.

CAL-HFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CAL-HFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CAL-HFA also operates a Multifamily Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. In a project, 20% of the units must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

A new program of CHFA is the SP-HELP Program. This program provides low interest loan assistance to local governments to assist in the provision of affordable housing. The City has used Cal-Home funds to assist with the rehabilitation of affordable owner occupied housing .

7. Low Income Housing Tax Credit (LIHTC) Program

This State program provides for federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20% of the units must be made available to families whose income is less than 50% of the County median income or 40% of the units must be made available to families whose income is up to 80% of the median. Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee. Developers have used these tax credits to assist with the development of affordable rental housing projects.

8. Multifamily Mortgage Revenue Bonds

Multifamily Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multifamily housing. Federal law requires 20% of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80% of the median household income for the County. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely. Developers have used these bonds to assist with the development of affordable rental housing projects.

9. Victorville Housing Trust Funds

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

- Mortgage Assistance Program (MAP)
- Owner Occupied Rehab (OOR)
- New Housing Development
- Acquisitions and Rehabilitation

10. Proposition 46 Funds

Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002, was a statewide housing bond initiative passed by the voters in November of 2002 which authorized \$2.1 billion in bond financing for various housing programs administered by HCD and Cal-HFA. 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, multifamily acquisition, rehabilitation, construction or conversion; and others for the next five years. The City and non-profit housing developers can apply to the appropriate funding programs in order to subsidize some of the affordable housing to be built in Victorville. The City used Cal-Home funds to fund their Owner Occupied Rehabilitation Program.

E. HOUSING RELATED SERVICES

In addition to the housing activities discussed throughout this document, the City has utilized its resources to provide the following assistance packages during this planning period (from January 2006 until March 2008):

- In Fiscal years 05-06, 06-07, and 07-08 the Community Development Block Grants (CDBG), funds in the amount of \$493,952 were awarded to non-profit public service organizations. The funds were expended to assist individuals and families to receive counseling services, sexual assault victim services, interpreter services for hearing impaired, legal services, parenting classes, youth mentoring, after school tutoring, meals delivered to home bound seniors and for school age to children receive clothing.
- Hi Desert Meals on Wheels was awarded \$54,000 which assisted 280 senior citizens with delivered meals or congregate meals. All the recipients were very low to moderate income households and 101 of the seniors were female head of households.
- Sexual Assault Services was awarded \$15,000 in CDBG funds to assist 1663 victims of sexual assault with crisis counseling and court advocacy. Of the 1663 individuals assisted, 137 were female heads of household. All 1406 individuals were of very low to moderate income households.
- Victor Valley Domestic Violence was awarded \$45,000 in CDBG funds to provide 141 individuals with shelter, counseling, and classes. There were 95 individuals that were female head of households, all 57 were women and fell in the very low to moderate income households.

F. AGENCIES INVOLVED IN HOUSING IN VICTORVILLE

City efforts to provide affordable housing opportunities are assisted by the following agencies:

- **Economic Development Department:** is the primary agency providing affordable housing opportunities in Victorville. It serves as the City Housing Division that administers RDA housing set-aside funds, Mortgage Assistance Program, Owner Occupied Rehabilitation (OOR) program, Senior Home Repair Program (SHRP), CDBG and HOME programs.
- **Housing Authority of San Bernardino County (HASBC):** administers the Section 8 voucher program.
- **Inland Fair Housing and Mediation Board (IFHMB):** Fair housing information and tenant-landlord dispute mediation is available through the IFHMB. Information and resources are provided to both tenants and landlords regarding their rights and responsibilities. The City of Victorville contracts for provision of these services for city

residents. The City also provides workshops for residents yearly to help keep them informed. Based on monthly tabulations prepared by the IFHMB, most reported fair housing complaints were from renters complaining about unfair lease and eviction policies.

VI. HOUSING PLAN

Chapters II through V establish the housing needs, constraints and opportunities in Victorville. The Housing Plan evaluates the accomplishments of the last adopted housing element, and then presents the City's 2013-2020 Housing Plan. The Plan sets forth the goals, policies and programs developed to address Victorville's identified housing needs.

A. REVIEW OF HOUSING ELEMENT PERFORMANCE

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of their housing element update. These results should be quantified where possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the previous element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such difference must be discussed.

I. Evaluation of previous elements appropriateness, effectiveness and progress in implementation.

■ *Issues: Housing Production and Housing Assistance*

GOAL 1: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in Victorville.

POLICY 1.1: Provide for a wide variety of multifamily zone districts with varying densities, as well as single family residential zone districts allowing for a wide range of lot sizes.

Implementation Measure 1.1.1: Maintain portions of the City that are designated for high density residential land use to ensure a varying multiple family housing mix.

Progress: The City has maintained the overall acreage designated as high density residential and will continue to do so in the next Planning Cycle.

Implementation Measure 1.1.2: Provide for flexibility in land use and development standards through specific plans, planned unit developments, and combining districts for the purpose of providing flexibility in land use and development standards. These flexible standards shall be directed toward meeting the social and economic needs of the community.

Progress: The City allowed for flexibility in land use and development standards by permitting specific plans, planned unit developments and combining districts in the Development Code and will continue to do so in the next Planning Cycle.

Implementation Measure 1.1.3: Continue to utilize City Redevelopment Agency housing set-aside funds to facilitate development of affordable multi-family housing projects suitable to a range of economic levels, the Extremely Low, Very Low, Low Income, and Moderate categories.

Implementation Measure 1.1.4: The City Redevelopment Agency, continues the implementation of their Mortgage Assistance Program to assist homebuyers, particularly the Extremely Low, Very Low and Low Income categories, with down payment and/ or closing costs.

Progress: Due to the dissolution of Redevelopment Agencies statewide, the City lost its ability to perform the above two Measures and will not continue these Measures in the next Planning Cycle.

Implementation Measure 1.1.5: Allow for minimum dwelling unit sizes, ranging from 120 square feet for single room occupancy units to 1,200 square feet for single family dwelling units.

Progress: The City has continued to allow for these minimum dwelling unit sizes in the Development Code and will continue to make allowances for them in the 5th Planning Cycle.

Implementation Measure 1.1.6: To address the City's shortfall of 3,044 units for lower income households, the City will increase zoning in the R-4 High Density Residential District from 20 to 30 units per acre. The R-4 sites included in the increase zoning are identified in Appendix A. The R-4 zone will permit owner occupied and multifamily development by-right, without a conditional use permit, plan unit development or any discretionary action, with a minimum of 16 units per site and a minimum density of 20 units per acre, consistent GC 65583.2(h) and (i).

Progress: The City has not changed the R-4 High Density Residential to allow for 30 units per acre due to the fact that the City has met the RHNA low income housing requirement without the change. As established by Table 7 of this element, Low Income households will have access to affordable housing based upon their established income levels of \$26,179- \$41,885 when compared to the minimum qualifying income level established by the Housing Affordability Index (HAI) for San Bernardino County provided by the California Association of realtors (for 2013 Quarter 3). Because the City's median home price is less than that outlined by the HAI, a majority of the homes in the City would be considered available. Additionally, the City does allow for Density Bonuses within the zoning district and allows up to 60 units per acre within the Mixed Use Zoning District, meeting the future RHNA numbers.

Implementation Measure 1.1.7: As part of the Zoning Code update, the City will revise provisions of the zoning code to permit transitional and supportive housing as a

residential use, subject only to the same standards of similar housing types within the zone. e.g. single or multifamily.

Progress: The City has not permitted for transitional and supportive housing as a residential use in the Development Code. However, the City will analyze the need for this type of use in the next Planning Cycle, as required by State law.

Implementation Measure 1.1.8: To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres units). The City will work with property owners and non-profit 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 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 lower income households,
- provide technical assistance to acquire funding, and modification of development requirements.

Progress: Due to the slow economy during the 4th Planning Cycle, the need to facilitate was not presented. The city will continue to facilitate when needed during the 5th Planning Cycle.

Implementation Measure 1.1.9: To comply with SB2 the City will amend the zoning code to permit “emergency / homeless shelters” by-right, without CUP or other discretionary process in the C-1, Neighborhood Commercial District.

Progress: During the 4th Planning Cycle, the City amended the Development Code to allow for emergency/homeless shelters by-right in the C-1 Neighborhood Commercial Zoning District. The City will continue to allow for these during the 5th Planning Cycle.

POLICY 1.2: Discourage the over-concentration of housing constructed expressly for Low and Moderate Income households in any single planning area.

Implementation Measure 1.2.1: Pursue through City Redevelopment Agency efforts, a “scattered site housing program” to provide rental assistance to Low and Moderate Income households throughout the City.

Implementation Measure 1.2.2: Pursue through City Redevelopment Agency efforts, a “scattered site housing program” to provide mortgage assistance to Low and Moderate Income homebuyers throughout the City.

Progress: Due to the dissolution of Redevelopment Agencies statewide, the City lost its ability to perform the above two Measures and will not continue these Measures in the next Planning Cycle.

POLICY 1.3: Continue to cooperate with non-profit organizations to provide emergency shelter for the homeless in the City.

Implementation Measure 1.3.1: Continue to provide assistance and make provisions for homeless shelters within the City.

Implementation Measure 1.3.2: Continue to make available at City facilities information on homeless services.

Progress: The City continues to provide for the above two Measures and has allowed for homeless shelters within the City by right in the C-1 Zoning district and will continue to do so during the 5th Planning Cycle.

POLICY 1.4: Provide for high quality residential districts.

Implementation Measure 1.4.1: Provide for large lot development to meet the needs of the Moderate and Above Moderate Income categories.

Implementation Measure 1.4.2: Restrict new traffic intensive commercial, industrial and institutional uses from locating near existing single family neighborhoods.

Implementation Measure 1.4.3: For new residential developments, provide adequate buffers between residential uses and traffic intensive commercial, industrial and institutional uses.

Implementation Measure 1.4.4: Provide for adequate setbacks in residential neighborhoods to ensure privacy and adequate light and air.

Progress: Regarding the above four Measures, the City's Development Code prescribes lot size, zoning, setbacks and buffers. The City will continue towards high quality housing with the implementation of single-family design guidelines during the next Planning Cycle.

▪ ***Issue – Equal Opportunity Needs Housing***

GOAL 2: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

POLICY 2.1: Continue to support ongoing efforts of the State and County to enforce fair housing laws.

Implementation Measure 2.1.1: Continue to contract with the Inland Fair Housing & Mediation Board to provide investigation and counseling assistance to address the alleged violations of federal and state housing laws.

Implementation Measure 2.1.2: Continue to follow the established protocol for referral of residents with redlining complaints to the appropriate authority.

Implementation Measure 2.1.3: Minimize the displacement of lower income and special needs households whenever possible and, where necessary, to ensure that displacement is carried out in an equitable manner.

Progress: The Economic Development Department and Housing has continued success regarding the above three Measures. The Department meets on a regular basis with the board and residents to resolve housing issues and will continue to do so in the 5th Planning Cycle.

Implementation Measure 2.1.4: As part of the Zoning Code Update process, revise provisions in the Zoning Code or other portions of the Municipal Code as necessary to ensure that any residential development, transitional housing or emergency shelter is not restrictive because of method of financing, race, sex, national origin, marital status or disability of its owners or intended occupants.

Progress: The City updated the Zoning Code to allow for unrestrictive emergency shelters and will analyze the need for transitional housing as required by State Law in the 5th Planning Cycle.

Implementation Measure 2.1.5: Continue to provide financial assistance from CDBG or other funds to Inland Fair Housing and Mediation Board or other fair housing organization to ensure Fair Housing Education & adherence.

Progress: The City continued to provide funds to various housing organizations during the 4th Planning Cycle and continued through FY2014. As long as funds remain available, the City will continue to do so through the 5th Planning Cycle.

Implementation Measure 2.1.6: Continue to require compliance with Americans with Disabilities Act standards in all new multifamily and redevelopment projects, and continue to enforce the building code provisions requiring accessible design.

Implementation Measure: 2.1.7: Adopt a reasonable accommodation ordinance to assist persons with disabilities.

Progress: Regarding the above two Measures, the previous adopted Building Code and the recently adopted 2014 Building Code addresses and requires the City to comply with the Americans with Disabilities Act standards and requires reasonable accommodation for persons with disabilities.

▪ **Issue – Preservation of Existing Housing Stock**

GOAL 3: Encourage the maintenance and preservation of the existing housing stock.

POLICY 3.1: Continue to require that all substandard units in the City are improved so that they comply, where required, with the existing Building Code.

Implementation Measure 3.1.1: Continue to enforce the existing Building and Safety Code, as required through existing, and, if necessary, expanded code enforcement efforts.

Progress: Regarding the above two Measures, through Code Enforcement efforts, the City enforced the California Building Code for substandard units when in violation. In some cases when those substandard units could not be brought up to Code, those units were demolished. This effort to require compliance with the Building Code will continue in the 5th Planning Cycle. Two additional Code Enforcement Officers were hired on January 1, 2014.

POLICY 3.2: The City will make available programs to assist property owners that can demonstrate financial need in the upgrading of their substandard units.

Implementation Measure 3.2.1: Continue to utilize City Redevelopment Agency, CDBG, HOME or other available funding sources to assist senior and disabled residents with health and safety housing rehabilitation.

Implementation Measure 3.2.2: Continue to utilize City Redevelopment Agency, CDBG, HOME or other available funding sources to assist Extremely Low, Very Low and Low Income residents with housing rehabilitation city wide.

Implementation Measure 3.2.3: Continue to utilize public mailers and city website to advertise rehabilitation programs while searching for new methods and presentations which market what programs the City has to offer.

Progress: Regarding the above Three Measures, with the loss of Redevelopment Funds, assistance has been reduced. However, through the Economic Development Department and Housing, CDBG and especially HOME funds were utilized for housing rehabilitation and assistance. As funds continue to be available, these programs and assistance will continue in the 5th Planning Cycle.

POLICY 3.3: Preserve existing assisted housing developments for lower income households.

Implementation Measure 3.3.1: Utilize City Redevelopment Agency, CDBG, HOME or other available funding sources to retain existing assisted housing units for lower income households which are converting to market rate rental units.

Progress: Although because of the loss of Redevelopment Funds funding sources are limited. However, through the Economic Development Department and Housing, CDBG and especially HOME funds were utilized for housing assistance. As funds continue to be available, assistance will continue in the 5th Planning Cycle.

Implementation Measure 3.3.2: Continue to maintain a list of all existing government assisted multi-family rental projects eligible to change to non-low income housing uses and monitor for potential conversion to market rate.

Progress: All lists are maintained by the Economic Development Department and will continue to be available during the 5th Planning Cycle.

Implementation Measure 3.3.3: Investigate the ability to utilize non-profit entities who could assist the City in preserving affordable housing units.

Progress: As funds became increasingly lower due to the loss of Redevelopment funding, private entities became increasingly important. The City will continue to utilize non-profit agencies during the 5th Planning Cycle.

Implementation Measure 3.3.4: Maintain a current list of housing assistance programs available through the federal, State and County governments.

Progress: All lists are maintained by the Economic Development Department and will continue to be available during the 5th Planning Cycle.

▪ **Issue – Housing Production**

GOAL 4: Encourage the proper utilization of the undeveloped residential areas of the City.

POLICY 4.1: Promote infill development.

Implementation Measure 4.1.1: Encourage developers to build as close as feasible to existing infrastructure.

Progress: Although housing production slowed during the 4th Planning Cycle, developers were still required to install infrastructure. This required encourages developers to build close to existing infrastructure. During the 5th Planning Cycle, 'hopscotch' development will not be approved as it greatly strains existing City resources.

POLICY 4.2: Promote residential development fully served by public services and utilities.

Implementation Measure 4.2.1: Encourage new residential neighborhoods to develop through specific plans or other master plan processes to ensure that future residents have a full array of parks, schools, community services and infrastructure.

Progress: Housing slowed during the 4th Planning Cycle, but most new residential housing anticipated in the 5th Planning Cycle will come from existing approved tentative tracts extended by State law. However, only some is from Master Planned communities. Consequently, public services and utilities will still be required.

▪ **Issue – Housing Assistance**

GOAL 5: Encourage changes in State housing law to accurately reflect community housing needs.

POLICY 5.1: Support legislation that seeks to recognize existing development in the formulation of Regional Housing Needs Allocation.

Implementation Measure 5.1.1: Support the inclusion of existing and rehabilitated housing units toward compliance with Regional Housing Need Allocation.

Implementation Measure 5.2.1: Support the recognition of homeless shelters as providing housing units in compliance with Regional Housing Need Allocation.

Progress: The City's goal is to implement the above mentioned policy to reflect in its own RHNA numbers. With no success during the 4th cycle, efforts will continue during the 5th Planning Cycle.

2. Progress Toward Implementing the 2000-2005 Housing Element Programs

The 2000-2005 Victorville Housing Element established programs to address the following primary housing goals:

- Improve and preserve existing residential neighborhoods.
- Conserve existing affordable housing in the City through participation in housing assistance programs regulatory powers and discouraging the conversion of apartment to condominium.
- Promote and encourage affordable housing opportunities.
- Promote and encourage the development of a variety of housing opportunities suitable to the needs of and sufficient in number to accommodate current and projected households.

The 2000 RHNA allocation for Victorville assigned the City a regional housing need of 5,323 units, consisting of: Very Low Income 1,425 units; Low Income, 930 units; Moderate Income, 1,188 units; and High Income, 1,779 units. This allocation extended from 1998 to 2005.

The City met this need through new construction and preservation and rehabilitation of existing affordable housing. As indicated in Table 9, between 2000 and 2005, the City housing

stock increased from 22,656 units to 33,509 units, a 10,853 unit or 48% increase. As presented in this document, the majority of Victorville's housing is affordable to lower income households.

In addition, the City was actively utilizing its RDA housing set-aside and other available federal and state resources, while building other affordable multifamily housing projects. Other State and federal funding have created 601 units affordable to Very Low and Low Income households. These housing projects are summarized in Table 19, below:

**Table 19
Government Subsidized Housing Projects
Prior Planning Period (1998-2005)**

Name / Location	Number of Subsidized Units	Total Number of Units per Project	Type of Financing	Year Constructed
Village Oak Apartments	116	116	Section 42 Tax Credit Units	1999
Northside Commons	82	83	Section 42 Tax Credit Units	2001
Kimberly Park Apartments	131	132	Section 42 Tax Credit Units	2002
Impressions at Valley Center	99	100	CTAC, HOME, RDA	2003
Village at Victorville	79	80	CTAC	2005
Casa Bella Family Apartments	285	288	CTAC	2005
TOTAL SUBSIDIZED UNITS PER PLANNING PERIOD	601	607		

Source: Apple Valley/ Victorville Consolidated Plan, FY 2007-2012

During the past planning period, the City maintained the affordability of its seven existing subsidized housing units, constructed prior to 1998 and consisting of 199 Very Low and Low Income Units. The City also was active operating its Senior/Disabled Home Repair Program and Mortgage Assistance Program. City housing rehabilitation efforts resulted in the major repair of 100 units owned by lower income residents. The City has successfully met the objectives of its past planning period.

B. GOALS, POLICIES AND PROGRAMS OF THE 2014 - 2021 HOUSING ELEMENT

The goals of the 2006-2014 Housing Element are formulated based on information provided in the Housing Needs Assessment and Constraints sections of this document and input from the City Council, Planning Commission and City staff. Four goals are identified. According to Section 65583 of the State Government Code, a City's housing programs must address the following four major areas:

- **Preservation (including Maintenance) of Existing Housing Stock** – Conserving and improving the condition of the existing affordable housing stock.
- **Housing Production** – Providing adequate sites to achieve a variety and diversity of housing.
- **Housing Assistance** – Assisting in the development of affordable housing; removing governmental constraints.
- **Equal Opportunity Needs Housing** – Providing housing related services, including the promoting of equal housing opportunity.

Goals and programs are presented according to their corresponding issue. A summary description of each program, its funding sources, and timing and responsibility for implementation is provided below:

I. Housing Goals and Policies

3. Housing Programs

The goals and policies above provide a structure and backbone of meeting State requirements, ensuring that housing within the City complies with the goals of the State. In order to implement the policies and achieve the goals listed above, the City needs to proactively pursue them to the extent possible. To achieve them, several departments within the City will be involved:

The Redevelopment Department is responsible for administering the housing programs and through their required monitoring and reporting, will be proactive in achieving the goals, policies and measures above.

The Planning Division of the Development Department oversees the Development Code. Planning will be able to assist in changes to the code and/or general plan which increase the number of allowable units in a designated zone, or other development standards related to housing.

The Code Enforcement Division of the Development Department has always been instrumental in administering the CDBG monies, especially within the Old Town area and in relation to neglected properties and demolitions of derelict structures.

The Building Division of the Development Department works with the Redevelopment Agency on affordable housing projects to provide insight on cost review, building techniques and structural deficiencies, among other issues.

C. HOUSING SET-ASIDE FUND

During 2006-2014 planning period, the City expects to generate approximately \$5,000,000 in housing set aside funds each year. Table 20, below, summarizes the proposed projects the City is reviewing to possibly allocate RDA housing set-aside during the planning period by , type, dollar value of request , and number of units proposed assisted by income group.

**Table 20
RDA Housing Set- Aside Expenditures (2006-2014)
Actual and Proposed**

Project Area Project Name	Requested Project Amount	Project Area Project Name	Requested Project Amount
<i>AMCAL/CASA BELLA – 288 Units</i>	\$1,000,000.00	<i>NORTHPORT APARTMENTS – 60 Units</i>	\$1,800,000.00
<i>NORTHGATE VILLAGE - 140 Units</i>	\$1,800,000.00	<i>OLD TOWN (**)</i>	\$2,400,000.00
<i>BEAR VALLEY RCH – 328 Units</i>	\$4,027,000.00	<i>PACIFIC HOMES - 48 Units</i>	\$3,893,000.00
<i>CULEBRA ROAD - Units TBD</i>	TBD,	<i>SENECA APT – 492 Units</i>	\$12,500,000.00
<i>IMPRESSIONS – 99 Units</i>	\$1,100,000.00	<i>VILLAGE WEST- 57 Units</i>	TBD

D. HOUSING PLAN

The Housing Plan for the City of Victorville includes actions and programs to be undertaken in maintaining, improving, and developing housing for all residents of the community, as summarized in Table 21, below. The program descriptions are intended to serve as a guide to the implementation and evaluation of the City’s accomplishments toward meeting identified housing needs. The program information also reflects the City of Victorville’s efforts to provide housing pursuant to the requirements of the State of California Housing Element legislation.

All City housing programs are aggressively marketed to the community through online services, direct mailings, local newspaper announcements, and notices posted with local housing and social service providers including schools, health centers, and park and recreation facilities.

**Table 21
Housing Implementation Plan Table**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
MAINTENANCE OF EXISTING HOUSING STOCK					
Housing Rehabilitation Program Measure 3.2.2	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Provides loans and grants to income qualified homeowners to rehabilitate their homes.	CDBG, HOME & Cal-Home	Economic Development Department	On-going
Code Enforcement Measure 3.2.1	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.	City Funded & CDBG	Building Division	On-going
Senior/Disabled Repair Grants that provides a one time grant to eligible senior/disabled homeowners for minor home repairs. Measure 3.2.1	Assist seniors and the disabled with minor home repairs	Revitalize and enhance neighborhoods. Correct code enforcement violations, by providing grants of up to \$10,000	CDBG/HOME	Economic Development Department	On-going Goal 10-15 households annually
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING					
Section 8 Rental Vouchers	Ensure continued availability of Section 8 Rental Vouchers.	Continue to assist approximately 800-900 Very Low income recipients per year with Section 8 Vouchers	Section 8	San Bernardino County Housing Authority	On-going
At-Risk Housing Preservation Measures 3.3.1, 3.3.2, 3.3.3	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.	Section 8; CDBG; HOME; Any other sources that may become available	San Bernardino County Housing Authority / Economic Development Department	On-going
Affordable Housing Monitoring Measure 3.3.2	Maintain Compliance of Affordable Housing Agreements	Monitor affordable housing projects to ensure the requirements of the affordable housing covenants are being met	CDBG; HOME VHT	Economic Development Department	On-going
HOUSING PRODUCTION					

**Table 21
Housing Implementation Plan Table**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Density Bonuses	Provide additional affordable units	Update zoning code to ensure developers understand the benefits and ability to utilize a density bonus.	General Fund	Development Department	Within one year of adoption
Inclusionary Housing Measure 1.1.3	Utilize federal and state funds to provide affordable units as part for market developments.	Continue to seek opportunities to finance inclusionary housing units.	Section 8; CDBG; HOME; Cal-Home	Economic Development Department	On-going; Goal of 50 Inclusionary Housing units annually
Tax Credit Developments Measure 1.1.3	Offer financial assistance to qualified housing developers who commit to provide affordable units to leverage projects	Allocate HOME/CDBG funds during this planning period to assist qualified housing developers who provide affordable housing.	Federal/State	Economic Development Department	On-going
Encourage and facilitate large lot development Measure 1.1.8	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 lower income households, provide technical assistance to acquire funding, and modification of development requirements.	General Fund	Development department	Within one year of adoption
HOUSING ASSISTANCE					
Housing Subsidy Measure 1.1.3	Offer financial assistance to qualified housing developers who commit to provide affordable units	Allocate NSP/HOME/CDBG funds during this planning period to assist qualified housing developers who provide affordable housing.	NSP;HOME; CDBG	Economic Development Department	On-going

**Table 21
Housing Implementation Plan Table**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Mortgage Assistance Program Measure 1.1.4	Continue the Mortgage Assistance program to assist lower income homebuyers.	Provide financial assistance to enhance the home purchasing options to low income households, by providing up to \$65,000 in down payment and/or closing costs.	CDBG; RDA Housing Set-aside; HOME	Economic Development Department	On-going Goal 5-10 households annually
Neighborhood Stabilization Program (NSP)	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	HOME/CHDO	Economic Development Department	On-going
EQUAL OPPORTUNITY					
Reasonable Accommodations Measure 2.1.7	Continue to require compliance with Americans with Disabilities Act standards in all new multifamily and redevelopment projects.	Adopt a Reasonable Accommodation ordinance.	General Fund/CDBG	Development Department	June 2014
Fair Housing Measure 2.1.1	Ensure fair housing for all residents of Victorville	Adhere to recommendations in our adopted Analysis of Impediments to Fair Housing; Reduce housing discrimination	CDBG/HOME	Economic Development Department	On-going
STATE LAW COMPLIANCE / CODE AMENDMENTS					
Transitional and Supportive Housing Measure 1.1.7	Observe State Law and remain in compliance with transitional and supportive housing regulations.	Amend the zoning code 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.	General Fund	Development Department	On-going

E. QUANTIFIED OBJECTIVES

Through the housing programs outlined above, the City of Victorville aims to obtain the quantified objectives pursuant to State Housing Law. Each jurisdiction is required to establish the minimum number of housing that will be constructed, rehabilitated, and conserved over the Housing Element planning period. Quantified objectives for this Housing Element Update are summarized in Table 22. The quantified objectives are broken down according to household income categories: Extremely Low, Very Low, Low, Moderate, and High. Victorville is committed to providing adequately zoned sites to accommodate its allocation, and to facilitate construction of affordable housing through all means available to the City. Actual construction of these will depend on the private development market as well as available public funding needed to close the present gap between affordability of housing resources and incomes. In addition to new construction, the City expects to continue and expand its rehabilitation and conservation efforts as needed to meet the community's low and moderate income housing needs, as described in this Housing Element. During the current planning period (through 2005), the City expects that a total of 10,186 single and multifamily may be constructed and/or permitted. The City also expects to achieve the rehabilitation of 240 housing units, and the conservation of 292 units as housing affordable to and occupied by Very Low, Low and Moderate Income households.

Table 22
City of Victorville Housing Element Quantified Objectives
Planning Period 2014-2019

Income Level	New Construction Objectives	RHNA Allocations	New Construction Objectives vs. RHNA	Rehabilitation	Conservation
Extremely Low	606	606	0	50	100
Very Low	625	606	19	50	100
Low	956	862	94	80	38
Moderate	1,184	958	226	25	54
Above Moderate	2,541	2,231	310	0	0
Total	5,912	5,263	649	205	292

**Table 22
City of Victorville Housing Element Quantified Objectives
Planning Period 2014-2019**

Income Level	New Construction Objectives	RHNA Allocations	New Construction Objectives vs. RHNA	Rehabilitation	Conservation
<p>Notes: New construction objectives are from Table 16, above. Rehabilitation objectives are based on a doubling of the rehabilitation objectives of last planning period. Conservation objectives are the 292 housing units at risk of converting to market rate during this planning period (reference Table 14, above), with the 200 Very Low Income at risk units split between Extremely Low and Very Low.</p>					

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** DEV13-00003 An Amendment to the Victorville General Plan to update the Housing Element to coincide with the Regional Transportation Plan.
2. **Lead agency name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number:** Michael Szarzynski, Senior Planner (760) 955-5135.
4. **Project location:** Citywide.
5. **Project sponsor's name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
6. **General plan designation:** N/A.
7. **Zoning:** N/A.
8. **Description of project:** An overall technical update to the Housing Element of the General Plan which includes the following: replacing references to the Victorville Redevelopment Agency with the Victorville Housing Trust due to the abolishment of redevelopment agencies Statewide; providing 2010 census data to replace 2000 census data and other miscellaneous figures; updating rental rates and purchase prices for apartments and houses from 2008-2009 numbers to current 2013 information; and any other changes that have occurred since the Housing Element was certified by the State in 2010. The Housing Element update does not include any overall changes to housing that were not discussed and analyzed in the 2030 General Plan EIR. The current Housing Element is in compliance and valid, however, this update will comply with new State law which ties the housing element cycle to the regional transportation cycle.
9. **Surrounding land uses and setting:** N/A.
10. **Other public agency whose approval is required:** (e.g., permits, financing approval, or participation agreement). California Department of Housing and Community Development.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Aesthetics
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Cultural Resources
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Greenhouse Gas Emissions
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Agriculture Resources
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that the proposed project **WILL NOT** have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR, pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: _____

Michael Szarzynski, Senior Planner

Date: September 19, 2013

For: Victorville Development Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).
- 5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a.-d. **No Impact.** The City of Victorville's General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. The proposed project is a technical update to the Housing Element and no changes are proposed to the resource element. All impacts were discussed in the previous 2030 General Plan EIR. The proposal will not have a substantial adverse effect on aesthetic qualities of the area, given that this is a document with no physical improvements. This proposal will not create new sources of light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland as defined in Public Resources Code section				

- | | | | | |
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| 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conservation of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

a-e. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, areas in the City designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency will not be impacted. The project will not impact areas containing forest land as defined in Public Resources Code section 12220(g) or timberland as defined in Gov't Code section 51104(g).

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

a-e. **No Impact.** The project area is located within the Mojave Desert Air Quality Management District (MDAQMD) which lies in the San Bernardino County portion of the Mojave Desert Air Basin (MDAB). The Air Quality Management Plan (AQMP) provides a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. The proposed project is a technical update to the

Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements the document (project) itself does not alter the population or employment projections considered in the AQMP. Additionally, the project will not now or in the future (cumulative) exceed MDAQMD thresholds regarding air quality or pollutants. Further, The MDAQMD defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities (MDAQMD 2007). The project under review is an element of the General Plan, which will not expose these sensitive receptors to substantial pollutant concentrations and will not include sources of odor producers.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a.-f. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, it has no biological significance. The document itself will not conflict with any local policies, ordinances or conservation plan.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-d. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the project will not affect historical, archaeological or paleontological resources. The document itself does not develop physically, therefore cannot affect resources.

VI. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

a-e. **No Impact.** The City is located in seismically active southern California with numerous fault systems in the region. However, the City is not located within an Alquist-Priolo Special Studies area, as the nearest active fault is approximately ten miles southeast of the site (Figure S-1 General Plan 2030). The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the geology or soil will not be affected.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

a-b. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, it will not directly generate greenhouse gases nor will the document indirectly generate greenhouse gases any more than what was analyzed under the previous EIR. Additionally, the document does not increase the amount of gases due to factors such as higher projected population figures. Further, no conflict would occur with any established plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

a-h. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document (project) itself would not create a significant hazard nor would it increase any impact greater than what was discussed in the original EIR. Additionally, the nearest airport in the City is the former George Air Force Base now developed as the Southern California Logistics Airport (SCLA). The project would not result in a safety hazard nor impair or interfere with the City's adopted emergency evacuation plan. Further, the project would not expose people or structures to a wildland fire.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere | | | | |

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>f) Otherwise substantially degrade water quality?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>j) Inundation by seiche, tsunami, or mudflow?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanation:

a-j. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document (project) itself is not subject to the National Pollution Discharge Elimination System (NPDES) permit requirements, nor would it increase groundwater consumption, change absorption rates, drainage patterns, or the rate and amount of surface water runoff. The project will not alter the course of any stream or river, place housing within a 100-year flood hazard area, expose people or structures to a significant risk of loss and because the City is also not located in a coastal area, it would not be subject to seiche, tsunami or mudflow.

X. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-c. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document (project) itself will not physically divide an established community, will not conflict with the existing General Plan or any other land use policy or land use regulation and would not conflict with any habitat conservation plans or natural community conservation plan.

XI. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-b. **No Impact.** Mineral resources in the City include aggregates such as sand, gravel and stone deposits that can be used in making concrete. Most of these resources are adjacent to the Mojave River. The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document (project) itself will not affect the resource element.

XII. NOISE

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-f. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document (project) itself will not generate noise. Although the City contains the Southern California Logistics Airport, no impacts related to air traffic noise will occur.

XIII. POPULATION AND HOUSING - Would the project:

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Explanation:

a-c. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the project will not induce population growth. Additionally, the project will not indirectly induce population growth by updated information and modified policies. The project will not displace existing housing or people.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

Public Services - No Impact The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the proposed project would not result in an increase in population. Therefore no public services will be affected by the project.

XV. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Would the project increase the use of existing and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a,b. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements it would not result in the need for additional park services or increased use of existing parks. The project does not propose recreational facilities or require new recreational facilities. Therefore, no impacts related to this issue would occur.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersection, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-g. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document in itself will not affect the City's or regions plans, policies or ordinances, the CMP or SCLA. Additionally, the project would not affect emergency access, parking or alternative transportation plans, policies or programs.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-g. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the document in itself would not exceed applicable wastewater treatment requirements. Any changes in policies that affect population increases have previously been addressed in the original EIR. There are no changes in the technical update that would affect sewage discharge, require new facilities, affect storm water drainage, water supplies, or landfills.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- d) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly Or indirectly?

Explanation:

- a. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, implementation of the proposed housing element technical update would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the project would not have impacts that are individually limited but cumulatively considerable.
- d. **No Impact.** The proposed project is a technical update to the Housing Element; all impacts were discussed in the previous 2030 General Plan EIR. Given that this is a document with no physical improvements, the proposal does not have substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

California, State of, *CEQA Statutes and Guidelines*, as amended January 2013.

California, State of, Scenic Highway Mapping System,
http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

FEMA, Flood Insurance Rate Map (FIRM) Panel Number 06071C6480H, revised August 28, 2008.

Victorville, City of, General Plan 2030 Environmental Impact Report, August 14, 2008.

Victorville, City of, Municipal Code, updated July 15, 2013.

Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4 Gov Code; Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal. App. 3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal App. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. County of San Francisco* (2002) 102 Cal. App. 4th 656.

Resolution No. 14-004


PASSED, APPROVED AND ADOPTED this 4th day of FEBRUARY 2014.


MAYOR OF THE CITY OF VICTORVILLE

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

I, CAROLEE BATES, City Clerk of the City of Victorville and ex-officio Clerk to the City Council of said City, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 14-004 which was adopted at a meeting held on the 4th day of February 2014, by the following roll call vote, to wit:


AYES: Councilmembers Cox, Garcia, Kennedy, McEachron and Valles

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE




CITY CLERK



AGENDA ITEM

PUBLIC HEARING

CITY COUNCIL

MEETING OF: February 4, 2014

SUBMITTED BY: CHRIS BORCHERT *CB* **DATE:** JANUARY 28, 2014
ACTING DIRECTOR OF DEVELOPMENT

ATTACHMENT: RESOLUTION NO. 14-004

SUBJECT: GENERAL PLAN AMENDMENT DEV13-00003

RECOMMENDATION:

Find the project environmentally exempt and;

Approve Resolution 14-004

FISCAL IMPACT: N/A

PROJECT BUDGET:	\$	-
PROJECT COST:	- \$	-
PROJECT BALANCE:	\$	-

BUDGET ACCT NO: N/A

— Finance Use Only —

Additional Expense:

No
 Yes / Amount

Additional Revenue:

No
 Yes / Amount

CFO Review

DISCUSSION:

California Government Code requires that every City adopt a Housing Element as a part of its General Plan. Consequently, Senate Bill 375 recognizes the link between housing planning and transportation planning to promote sustainable community objectives. This Bill directs jurisdictions to shift from a five-year planning cycle to an eight-year planning cycle to coincide with the transportation cycle. Those City's that do not, must shift from the current five-year cycle to a four-year cycle. Adoption of this Housing Element would move the City to an eight-year cycle.

On October 1, 2013 the City Council approved a Draft Housing Element, which was submitted to the State Department of Housing and Community Development prior to the required October

15, 2013 deadline. The Department reviewed the Housing Element and issued comments to be considered in order to meet State housing element law. Staff has revised the Housing Element and must re-adopt the Element by February 12, 2014.

This matter is presented to the City Council for consideration at the close of the Public Hearing.

CB/mjs

2013 UPDATE
OF THE
HOUSING ELEMENT
OF THE
GENERAL PLAN

City of Victorville



City of Victorville
14343 Civic Drive
Victorville, CA 92393-5001
City of Victorville

2013 Update of the Housing Element of the General Plan

City of Victorville

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Appendix A
Residential Parcel Inventory

2013 Update of the Housing Element of the General Plan

City of Victorville

EXECUTIVE SUMMARY

This Housing Element Update addresses the State mandated planning period from 2013-2021 and is consistent with the City of Victorville General Plan and the community's vision of its housing needs and objectives. It reflects the City's continuing efforts to retain and expand housing opportunities in the community. Prior to this planning period, the City of Victorville had undertaken a series of actions to support affordable housing. These actions have resulted in the following accomplishments:

- Update of the City General Plan for the 2030 planning period that represents a 270% increase in housing supply over the City 2013 dwelling unit count.
- Update of the City General Plan to permit a new Mixed Use High Density land use category on 609 acres, with a maximum density of 60 dwelling units per acre, and an expected average residential density of 40.6 dwelling units per acre.
- Provision of 817 Section 8 Vouchers for lower income renter households.
- Provision of a Mortgage Assistance Program that provides assistance for first-time homebuyers in the form of closing costs or down payments.
- Provision of the CDBG Senior/Disabled Repair Grants that provides a onetime grant of labor and materials for eligible senior/disabled homeowners for minor home repairs.
- Permitting and/or approval of 2,983 multifamily housing units since January 2006.
- Provision of 139 inclusionary housing units affordable to lower income households.

The City has recently accomplished the following goals from the prior housing element:

- Adoption of a Reasonable Accommodations in Housing to Disabled or Handicapped Individuals Ordinance.
- Allowing for homeless (emergency) shelters as a permitted use within the C-I Neighborhood Commercial zoned areas within the City.

The City will accomplish the following goal during the 2013 - 2021 housing element:

- Analyze the need for Transitional and Supportive Housing along with other types of housing in compliance with Government Code Sections 65583(a)(5) and 65583(c)(1).

I. INTRODUCTION

A. COMMUNITY OVERVIEW

The City of Victorville is located in southwestern San Bernardino County in the geographic subregion 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 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. (Reference Figure 1, *Victorville General Plan Vicinity Map*.)

During the past decade, Victorville has grown rapidly. From 2000-2013, Victorville's population increased by from 53,691 to 120,368, a 124% increase. The primary impetus for this growth is the fact that the Inland Empire's valley areas are becoming built out and the High Desert is the next place with large tracts of modestly priced residential land.

Faced with this significant growth, the City of Victorville began its General Plan update process in 2004. This updated Housing Element has been prepared as part of the overall General Plan update. Although the planning horizon for this Housing Element is 2021, it incorporates the long-term perspective contained in the City's General Plan 2030, which was adopted by the City in October 2008 and certified by the State in 2010.

Major changes proposed in the General Plan 2030 include the expansion of its northern sphere of influence encompassing approximately 37,000 acres and the definition of a new Mixed Use High Density land use category. This category, which encompasses 609 acres, is intended to facilitate well integrated multi-family and commercial developments, located adjacent to retail development. Permitted mix of uses include multi-family residential up to a density of 60 dwelling units per acre; retail, office, civic, open space and other similar uses. The land use designation requires that residential occupy a minimum of 50% of the site.

Assuming the new Mixed Use High Density develops with an average residential density of 40.6 dwelling units per acre, this category is expected to generate up to 9,264 very high density units during the next 20 years. These mixed use dwellings, along with other residential development permissible by the General Plan 2030, is expected to result in a total of 138,617 units in the Planning Area, consisting of 87,014 single family and 51,503 multifamily units. This represents a 270% increase in housing supply over the 2013 count of 37,427 dwelling units.



Figure 1
City of Victorville Vicinity Map

B. PURPOSE OF THE ELEMENT

The provision of adequate housing for families and individuals of all economic levels is an important public goal. It has been a main focus for 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 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 requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the Government Code:

“... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.”

“... 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 the housing needs of all economic segments of the community.”

“... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.”

C. LEGISLATIVE REQUIREMENTS

State law requires each municipality to accomplish the following tasks:

- To identify and analyze the current and projected housing needs of all economic segments of the community.
- To evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- To inventory and assess the availability of land suitable for residential use.
- To establish a series of goals, objectives, policies and programs aimed at responding to the identified housing needs, the market and governmental constraints, and the housing opportunities.

D. SCOPE AND CONTENT

The Housing Element consists of five major components:

- An analysis of the City’s demographic and housing characteristics and trends.
- A summary of the existing and projected housing needs of the City’s households.
- A review of the potential market, governmental, and environmental constraints to meeting the City’s identified housing needs.
- An evaluation of the resources available to achieve the City’s housing goals.

- A statement of the Housing Plan for the years 2013 through 2021 to address the City's identified housing needs, including the housing goals, policies and programs.

E. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The Government Code Section 65583(c)(8) requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies. The Victorville General Plan 2030 contains the following six elements:

- 1) Land Use Element
- 2) Circulation Element
- 3) Housing Element
- 4) Noise Element
- 5) Resource Element (incorporating two of the mandated elements, Open Space and Conservation).
- 6) Safety Element

The Victorville General Plan is internally consistent. Policy direction introduced in one element is reflected in the other elements.

Relative to housing, the General Plan identifies both constraints and opportunities to providing new affordable housing. The Land Use Element identifies areas of expected increased urbanization and high density housing; the Circulation Element identifies roadways to support future development; and the Safety Element ensures that hazards, such as areas of flooding remain in open space.

The City's residential and mixed use densities allow for an adequate diversity and supply of housing to satisfy the requirements of the Regional Housing Needs Assessment (RHNA) presented in this Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the General Plan.

Pursuant to Government Code Section 65400, the City will annually review its progress in implementing this Housing Element and ensuring consistency between this and the City's other General Plan Elements.

Additionally, the Resource Element and in particular the Safety Element of the General Plan describes and analyzes flooding and policies regarding flood hazard and management. This is analyzed specifically on page 20 of the Resource Element and Pages 3 – 7 of the Safety Element.

F. PUBLIC PARTICIPATION

Section 65583(c)(8) of the Government Code states that:

"Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort."

To gain public input to its 2013 Housing Element Update, the City of Victorville conducted a public hearing on October 1, 2013. All residents, businesses and service providers were invited to attend the hearing through a variety of venues, including:

- Notice published in the local newspaper prior to the City Council Public Hearing.
- Notice posted on the on the City's website available to all users prior to the City Council Public Hearing.
- A notice posted in front of City Hall prior to the City Council Public Hearing.
- An e-mail sent to prescribed interested parties who represent a wide array of agencies, citizens, office holders and housing developers.
- A complete draft Housing Element was available for the public to review, both on the website and at City Hall, prior to the City Council Public Hearing.

This gave the public an opportunity to read and comment on the document, as well as attend, ask questions and comment at the Public Hearing. However, no one in attendance spoke on the item and no comments were received. Staff anticipates having one more Public hearing during the month of February, 2014, and Staff will consider any additional public input at that time.

G. SOURCES OF INFORMATION

A number of data sources were used to create the Victorville Housing Element. These resources include:

- City of Victorville General Plan 2030, adopted October 2008.
- City of Victorville Zoning Code, current.
- The Apple Valley/ Victorville Consolidated Plan, FY 2007-2012.
- City of Victorville Building Division building permit records.

- Southern California Association of Governments (SCAG) Final Regional Housing Needs Assessment (RHNA), October 4, 2012.
- Department of Finance Population and Housing data, January 2013.
- 2010 and 2000 U.S. Census Reports.
- 2007-2011 American Community Survey 5-year estimates.

Various other informational sources were also referenced where appropriate. References to these informational sources are cited where they appear within the text.

II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the previous elements performance, along with the major components of housing need including trends in Victorville's population, households, and the type of housing available. These changes reflect both local and regional conditions. Consequently, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Victorville in terms of individual persons and attempts to identify any population trends that may affect future housing needs.
- Section B, Household Characteristics, analyzes Victorville in terms of households, or living groups, to see how past and expected household changes will affect housing needs.
- Section C, Housing Stock, analyzes the housing units in Victorville in terms of availability, affordability, and condition.
- Section D, Assisted Housing At Risk of Conversion, analyzes housing units that have expiring use restrictions, such as project-based Section 8 contracts and early tax-credit financing contracts. Such projects are at risk of losing those rent restrictions within the next few years, which can result in significant rent increases for their tenants.

This assessment of Victorville's housing needs is used as the basis for identifying appropriate policies and programs in this Element.

A. POPULATION CHARACTERISTICS

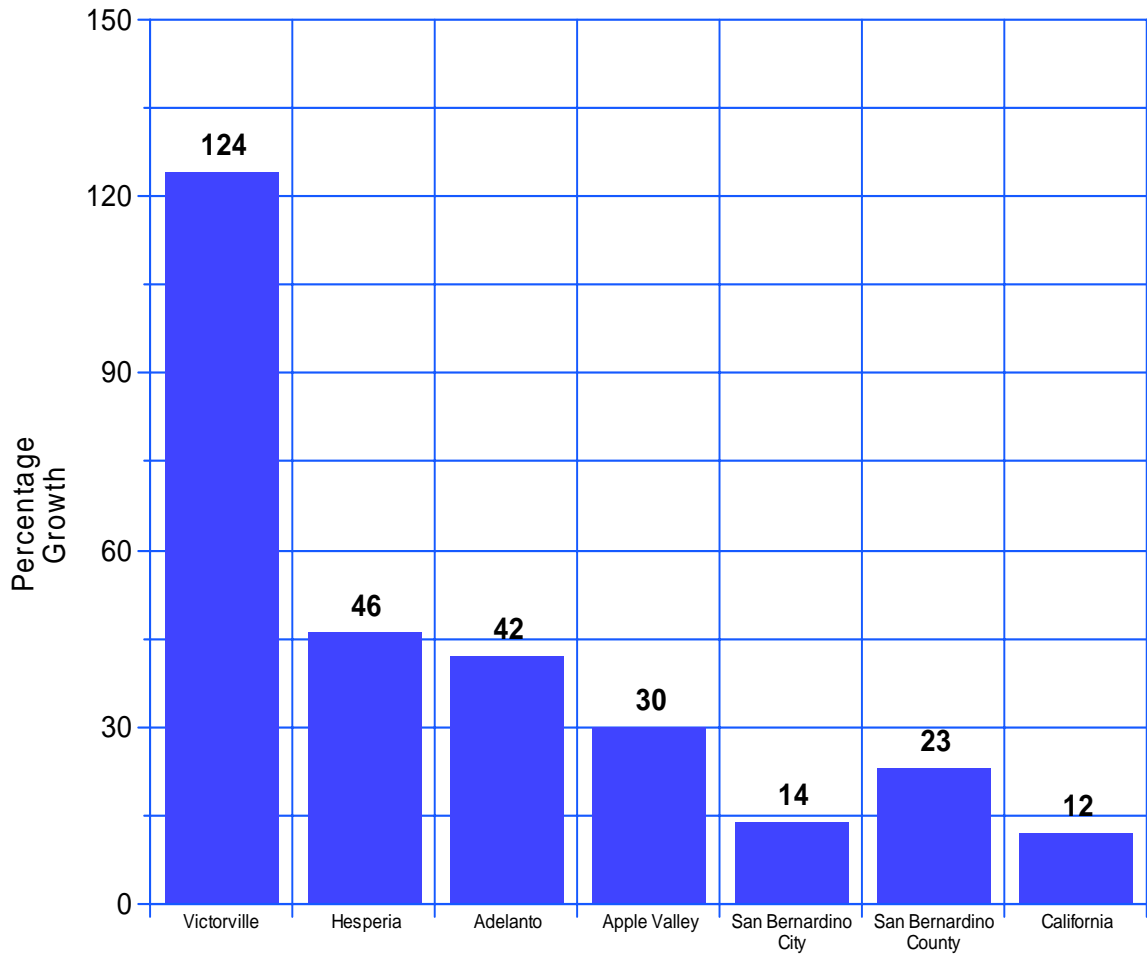
Victorville's population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age, race/ethnicity and employment characteristics are discussed in this section.

I. Population Change

Victorville is a rapidly growing community. Between 2000 and 2013, Victorville's growth was more than twice its closest neighbor. As shown in Table I, during those thirteen years, Victorville's population increased by 124%. San Bernardino County's population grew by 23% and the State of California by 12%. Neighboring cities grew from between 10% - 50%. The City of San Bernardino, the most urbanized of the cities listed in Table I, grew by 14%; Hesperia by 46%, Adelanto by 42%, and Apple Valley by 30%. Figure 2 illustrates the population change for Victorville, neighboring Cities, the County and State, graphically.

Table I
Total Population of Victorville, Neighboring Cities, San Bernardino County and State in 2000 & 2013

	2000	2013	% Change 2000-2013
VICTORVILLE	53,691	120,368	124%
HESPERIA	62,582	91,400	46%
ADELANTO	18,130	31,289	42%
APPLE VALLEY	54,239	70,436	30%
SAN BERNARDINO CITY	186,351	212,639	14%
SAN BERNARDINO COUNTY	1,689,281	2,076,274	23%
STATE OF CALIFORNIA	33,871,648	37,966,471	12%
Source: Census 2000/2010, U.S. Census Bureau; Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013, State of California Department of Finance.			



**Figure 2
Percent Population Change for Victorville, Neighboring Cities, San Bernardino County and State in 2000 & 2013**

2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and planning future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), there may be a shortage of first-time homebuyer opportunities and/or well-paying employment opportunities. If a city has a substantial elderly population, special housing types or services may be needed, such as assisted living facilities, housing rehabilitation programs, paratransit, meals on wheels, and home health care services, in order to enable seniors to remain in the community. Table 2 shows the number and percentages of Victorville residents in each age group according to data from the Census 2010. The table also shows the median age for the City, County of San Bernardino and state of California.

Victorville is a young community. Between 2000 and 2010, the median age of Victorville residents decreased from 30.7 to 29.5 years, or by 4 percent. In contrast, as shown in Table 2, the County has an aging population with its median age increasing from 30.3 years to 31.7 years, a 5 percent increase. Aging even faster, the State’s median age increased from 33.3 to 35.2 years, or by approximately 6 percent.

3. Race and Ethnicity

The racial and ethnic mix of Victorville’s population is somewhat different than the mix of both the County and the state. As shown in Table 3, the 2010 Census reported that 48.5% of Victorville’s population was white, which was lower than the County at 56.7%, and the state at 57.6%. As shown in Table 3, about 47.8% of Victorville residents was of Hispanic or Latino origin. For the County, 49.2% of the residents was of Hispanic or Latino origin, and for the state, 37.6% of the residents was of Hispanic or Latino origin. Victorville’s Black or African American population at 16.8%, is notably higher than the County percentage of 8.9% and the state percentage of 6.2%. Asians comprised a small percentage (4%) of Victorville’s population, notably lower than the County at 6.3% and the state at 13%. American Indian or Alaskan Native and Native Hawaiian or other Pacific Islander comprised a small percentage (0.4 %) for the City, and 0.3% for the County and 0.4% for the state. Approximately 22.5% of Victorville’s residents indicated that they are of “other race”. For the County and state, the percentage of people identifying themselves as “other race” was smaller, 21.6% for the County and 17% for the state.

**Table 2
Population by Age Group: City of Victorville State and County, Census 2010**

Age Range	City of Victorville		State of California	San Bernardino County	
	# of Persons	% of Population	% of Population	# of Persons	% of Population
0-4	10,289	8.9%	6.8%	158,790	7.8%
5-14	21,067	18.2%	13.7%	326,160	16%
15-19	10,524	9.1%	7.6%	179,627	8.8%
20-24	8,279	7.1%	7.4%	159,908	7.9%
25-34	17,343	15%	14.3%	282,091	13.9%
35-44	16,136	14%	13.9%	272,949	13.4%
45-54	13,873	12%	14.1%	277,294	13.6%
55-64	8,980	7.8%	10.8%	197,043	9.6%
65-74	5,252	4.6%	6.1%	103,495	5.1%
75-84	3,082	2.6%	3.7%	56,979	2.8%
85 and over	1,078	0.9%	1.6%	20,874	1%
Total	115,903	100%	100%	2,035,210	100%
Median Age 2010	29.5		35.2	31.7	
Median Age 2000	30.7		33.3	30.3	

**Table 3
Population by Race and Hispanic or Latino Origin, 2010**

Race	City of Victorville		San Bernardino County		State of California	
	No. Persons	% of Total	No. Persons	% of Total	No. Persons	% of Total
One Race	108,572	93.7%	1,932,846	95%	35,438,572	95.1%
White	56,258	48.5%	1,153,161	56.7%	21,453,934	57.6%
Black or African America	19,483	16.8%	181,862	8.9%	2,299,072	6.2%
American Indian or Alaskan Native	1,665	1.4%	22,689	1.1%	362,801	1.0%
Asian	4,641	4.0%	128,603	6.3%	4,861,007	13%
Native Hawaiian or other Pacific Islander	489	0.4%	6,870	0.3%	144,386	0.4%
Some Other Race	26,036	22.5%	439,661	21.6%	6,317,372	17%
Two or More Races	7,331	6.3%	102,364	5.0%	1,815,384	4.9%
Total	115,903	100%	2,035,210	100%	37,253,956	100%
Hispanic or Latino Origin	No. Persons	% of Total	No. Persons	% of Total	No. Persons	% of Total
Hispanic or Latino (of any race)	55,359	47.8%	1,001,145	49.2%	14,013,719	37.6%
Not Hispanic or Latino	60,544	52.2%	1,034,065	50.8%	23,240,237	62.4%
Total	115,903	100%	2,035,210	100%	37,253,956	100%

Census 2010

4. Employment

According to the 2010 Census, over 56% of Victorville residents were employed outside the home. The average commute time for these workers was 34.5 minutes each way. Most of these workers were employed in education, health care and retailing.

Since the 2000 Census, employment opportunities in Victorville have grown. From 1991-2004, California Employment Development Department data show that Victorville's employment rose from 14,068 to a 25,212, up 11,145 jobs or 79.2%. In the 1990s, the city's job level sagged due to the national recession and the closure of George Air Force Base. Since 1998, employment

has grown in every year. In 2004, the city's job base was led by population serving sectors including retail (8,188), education (3,526), health (2,513) and other consumer services (2,234).

According to the City of Victorville November 2010 data, the largest employers in the City are as follows:

Largest Employers

- Southern California Logistics Airport - 2,460
- Victor Valley College - 1,050
- Desert Valley Hosp./Medical Group – 1,000
- Victor Valley Union High School District – 957
- Verizon - 930
- Federal Correction Complex Victorville – 845
- Victor Elementary School District - 840
- Walmart - 840
- Victor Valley Community Hospital - 525
- City of Victorville – 424

Today, there are 0.66 jobs for each occupied dwelling in the Victorville area. The Southern California's average is 1.25 jobs per dwelling. Consequently, despite its continued growth, Victorville's jobs-to-housing is only about half that of the region. This means that most Victorville residents will continue to commute to areas outside the High Desert to work.

B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability is best measured at the household level, as are the special housing needs of certain groups such as large families and female-headed households. As an example, if a community has a substantial number of young family households whose incomes combined with local housing costs preclude the option of home purchase, the city may wish to initiate a home-buyer assistance program or participate in or publicize the programs that are available elsewhere.

The Bureau of the Census defines a "household" as "all persons who occupy a housing unit, which may include families, singles, or other." Boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (e.g., roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

I. Household Type

As shown in Table 4, there were a total of 32,558 households in Victorville according to the 2010 US Census Report. More than three quarters of these households (79.6%) are family households, similar to the 76.9% family households for the County. Singles comprised less than one fifth (15.6%) of Victorville households, similar to the 17.7% for the County.

Victorville's average household size for all households is 3.40 persons per household and average family household size is 3.77 persons per household. These household sizes are higher than the County, which had an average household size for all households of 3.26 persons per household. Average family household size in the County is 3.68 persons per household.

The household statistics for Victorville shown in Table 4 coincide with the age distribution data presented in Table 2, previously: Victorville has a relatively high percentage of children less than 19 years of age when compared to the County and the State.

Table 4
Household Type
City of Victorville and San Bernardino County

Household Type	City of Victorville		San Bernardino County	
	No. of Households	% of Total	No. of Households	% of Total
Families	25,920	79.6%	470,440	76.9%
Singles	5,081	15.6%	108,095	17.7%
Other Non-family	1,557	4.8%	33,083	5.4%
Total	32,558	100%	611,618	100%
Average Household Size (all households)	3.40		3.26	
Average Family Household Size	3.77		3.68	

Census 2010

2. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides sufficient living space for their needs. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

According to the 2010 Census, the incidence of overcrowding in Victorville was small, with approximately 6.3% or 1,963 of the City's households defined as overcrowded, compared with 8.8% county-wide. Although Victorville has less overcrowding, the household size of renter-occupied units is much larger in Victorville (3.56) compared to the County (3.28) and nearly equal for owner-occupied units, having 3.31 and 3.25 respectively. This may be an indication, that for Victorville's renter households, finding adequately sized housing could be a housing problem.

3. Household Income

An important factor in housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford.

State-Defined Income Categories

According to the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), the area median income for a four-person household in San Bernardino County was \$62,500 in 2011. California law and some federal housing programs define several income categories generally based on a percentage of the area median income (AMI) determined by HUD and HCD, as follows:

- Extremely Low Income—30% of the area median income and below
- Very Low Income – between 31% and 50% of the area median income
- Lower Income - between 51% and 80% of the area median income
- Moderate Income – between 81% and 100% of the area median income
- Above Moderate Income – between 101% and 120% of the area median income

These income ranges are used to determine eligibility for various subsidized housing programs. The 2011 income limits for these categories by household size are presented in Table 5, below:

Table 5
San Bernardino County 2011 Area Median Incomes and Income Limits
Adjusted by Household Size

Income Category	Maximum Income by Household Size			
	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income	\$ 14,000	\$ 16,000	\$ 18,000	\$ 20,000
Very Low Income	\$ 23,350	\$ 26,700	\$ 30,050	\$ 33,350
Lower Income	\$ 37,350	\$ 42,700	\$ 48,050	\$ 53,350
Median Income	\$ 43,750	\$ 50,000	\$ 56,250	\$ 62,500
Moderate Income	\$ 52,500	\$ 60,000	\$ 67,500	\$ 75,000

Source: CA Dept. of Housing and Community Development, July 13, 2011

According to the Income, Earnings and Poverty report from the U.S. Census Bureau, median household income in Victorville was \$52,357 in 2007, compared to \$55,853 for the County and \$61,632 for the state. These figures represent gross annual income. Although lower than the County and State, Victorville's median household income is a little above average when compared to surrounding communities. As shown in Table 6, median incomes were \$48,624 in Hesperia, \$50,664 in Apple Valley and \$40,161 in the City of San Bernardino.

Table 6
City of Victorville, Surrounding Cities, San Bernardino County, and State of California-
2007 - 2011 Median Household Income

Median Household Income – all households	
VICTORVILLE	\$52,357
HESPERIA	\$48,624
APPLE VALLEY	\$50,664
SAN BERNARDINO CITY	\$40,161
SAN BERNARDINO COUNTY	\$55,853
STATE OF CALIFORNIA	\$61,632

U.S. Census Bureau, Income, 2007 - 2011 American Community Survey 5-year estimates

Table 7, below, shows the percent of Victorville’s households by income range and income group based on the 2008 - 2012 American Community Survey 5-year estimate and 2011 HCD established income limits. These income figures suggest that approximately 4,375 households (14% of households surveyed) were Extremely Low Income; 3,508 (11.2%) Very Low Income; 3,062 (9.8%) Low Income; 3,983 (12.8%) Median Income; 7,161 (23%) Above Moderate. Victorville’s median household income (\$52,357) remained below the County median (\$55,853).

**Table 7
2007-2011 Victorville Household Income 5-Year Estimate**

Income	Number Of Households	Percent of Households	Cumulative Percent of Households	Number of Households in Income Group [1] (% of Households in Income Group [2])
Less than \$15,707	4,375	14%	14%	Extremely Low = 4,375 (12%)
\$ 15,708 - \$26,178	3,508	11.2%	25.2%	Very Low = 3,508 (14%)
\$26,179- \$41,885	3,062	9.8%	35%	Low = 3,062 (16%)
\$ 41,886 - \$52,357	3,983	12.8%	47.8%	Moderate = 3,983 (13%)
\$ 52,357 - \$62,828	7,161	23%	70.8%	Above Moderate = 7,161 (33%)
City of Victorville Median Household Income ^[3] : \$52,357				
County of San Bernardino Median Household Income ^[3] : \$55,853				
Note:				
[1] Income Group Categories based on 2011 HCD Income Limits. Upper income limits for this table are as follows: Extremely Low Income is \$14,999, Very Low \$24,999, Low \$34,999, Moderate \$49,999, Above Moderate \$74,999.				
[2] Based on estimated 2008 - 2012 American Community Survey 5-year estimate household count of 31,186				
[3] U.S. Census Bureau, Income, 2007 - 2011 American Community Survey 5-year				

Table 7 above also indicates that approximately 75% of the City’s households would have access to affordable housing based upon the Housing Affordability Index (HAI) for San Bernardino County provided by the California Association of realtors (for 2013 Quarter 3). The HAI indicates a minimum qualifying income of \$37,580 for San Bernardino County, which would encompass the Low income groups and above. Additionally, because median home prices in the City of Victorville are between \$110,000 & \$150,000 pursuant to recent data compiled from Victor Valley Association of Realtors website (vvmls.com), they would be considered below the HAI median home price of \$182,900 outlined for San Bernardino County, further increasing access to affordable housing.

Extremely Low Income Households

As Table 7 shows, with a median income of \$52,357, those in the extremely low income category would have an annual income of less than \$15,707 (or 4,375 households). This is representative of working full-time at or around the minimum wage of \$8.00 an hour. At this income, a suitable rent or mortgage payment would equate to about \$380 a month. As you can see on Tables 11 and 12, the rental rates and mortgage prices are well above what this income group can afford.

With projected growth rates of around 3%, it is estimated that the number of extremely low income households would grow by 1,050 households in the planning period.

Currently, there are only a limited number of housing options available for these households; rental or owner housing in the Old Town planning area, or mobile home parks. Due to the age of the housing in Old Town, it is one of the most affordable areas in the city. Apartments renting in the area range on average from studios for \$350, one bedroom for \$475, and two bedrooms for \$575 a month. Houses rent on the average for one bedroom \$485, two bedrooms for \$640, and three bedrooms for \$790. Based on the 30% of your income for housing theory, only the studio rate is affordable.

Another affordable option within the city is mobile home parks. There are currently 9 parks operating within the city limits with a total of 1,039 spaces. These parks rent spaces for tenants who usually own the mobile homes, although some parks offer rental units of which 98 of the 1,039 spaces are currently in place. Some of the utility costs may be paid by the park owner or by the tenants. Rental rates range from \$210 to \$486 a month.

The City also allows Single Room Occupancy developments in the R-3, High Density and R-4, Very High Density residential districts, as well as C-2, General Commercial. Standard regulations governing common areas, parking, cooking facilities and mixed use are covered in the General Regulations chapter of the zoning code.

Several policies are proposed to help lessen and mitigate the affordability of housing for the low income. These include 1.2, 2.1.3, 3.2, and 3.3. Section V. Housing Opportunities D. Financial Resources also details a number of resources the city uses to provide affordable housing options for those in the lower income categories. The City's Redevelopment Agency set aside funds are allocated to include the construction of housing affordable to extremely low, very low, and low income housing. A proportionate share of these units will be restricted to extremely low income households. Additional units will be constructed through private development efforts and County Housing Authority plans.

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special needs” groups include the elderly, large families, disabled persons, female-headed households, farm workers, and the homeless. Under State law, the housing needs of each group are required to be addressed in the Housing Element. The identified special needs groups are defined below:

Elderly and Frail Elderly

The special needs of many elderly households result from their fixed incomes, higher rate of physical disabilities and common need for assistance from others. For the purposes of the Housing Element, elderly or senior citizen is defined as age 65 or older. In 2010, 9,412 or 8.1% of Victorville’s residents were elderly. Approximately 13.2% of Victorville residents with incomes below the poverty level were elderly. For the 2010 Census, poverty level was defined as having an annual income of \$10,458 or less.

Elderly households, those headed by a person 65 year or older, comprised 6,958 or 21.4% of all Victorville households in 2010. By comparison, 181,348 or 8.9% of the County population were elderly, 6% of which lived in poverty. Of those 4,759 households, 1,124 were renting and 3,635 were owned.

Senior citizen households are likely to be on fixed low incomes and at a greater risk of housing over payment. In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. They often require ramps, handrails, lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Because of their limited mobility, the elderly also often need to live close or have transportation assistance to shopping and medical facilities.

According to the 2000 Census, almost half (49%) of Victorville elderly residents are considered frail, having disabilities which include sensory, physical and mental disabilities.

City Approach to Meeting Elderly Needs: Victorville currently has a number of existing housing programs that are available exclusively or primarily to senior citizens. These include:

- 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.
- 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.

Development	Minimum Age	Number of Units
PUD-1-90	55	62
PUD-5-89	55	143
PUD-4-89	55	138
PUD-1-87	55	211
PUD-2-86	55	89

Currently, five planned unit developments which are age restricted to 55 and older provide 643 housing units for the elderly. In order to change the age requirement, it would take an amendment to the PUD. This would be unlikely at this time, as every property owner within the PUD and within 300 feet of the area would be notified.

Through these programs, the City promotes safe and adequate housing for its senior residents, and encourages the development of new affordable senior housing.

Large Households

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. As illustrated in Table 2, Victorville has a larger percentage of children than the County or state. Similarly, Victorville has a larger average household size and a larger percentage of family households. According to the 2000 Census, 16% of Victorville households have five or more members, only 9% of the County households have five or more members.

As discussed in Section B.2, the incidence of overcrowding in Victorville was minimal, suggesting that the City has an adequate supply of larger homes to accommodate its households. However, because 63% of the overcrowded households are renters, large renter households are a special needs group in Victorville. Large households comprised 3,991 or 14% of all Victorville households in 2000. Of those 3,991 households, 1,450 were renting and 2,541 were

owned.

City Approach to Meeting Large Family Needs: The City offers programs to assist housing affordability for large families, specifically large renter households:

- 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 – 923 or 63% of the Section 8 rental vouchers in Victorville are provided to larger households.

Through these programs, Victorville's affordable land base and large supply of single family housing, the City promotes affordable housing for its large households.

Disabled Persons

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mentally disabled individuals 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 Census include sensory, physical and mental limitations.

According to the 2000 Census, 12,139 Victorville residents (approximately 21% of the City civilian non-institutionalized population) were identified as disabled. Disabilities of these residents included each of the categories tabulated by the Census, with most persons having physical disabilities.

Of Victorville's disabled residents, 1,301 (or 11% of the disabled population) were aged 5 to 20 years old, 7,387 (or 61% of the disabled population) were aged 21 to 64 years old, and 3,451 (or 28% of the disabled population or 49% of the elderly population) were aged 65 years or older. Of the disabled adults aged 21 to 64, 48% were employed outside the home, compared to 69% of non-disabled adults.

Roughly similar to the City, the countywide proportion of disabled persons is also 19.8%. Of these disabled County residents, 12% were aged 5 to 20 years old, 66% were aged 21 to 64 years old, and 22% were aged 65 years or older. Of the disabled County adults aged 21 to 64, 55% were employed outside the home, compared to 70% of non-disabled adults aged 21 to 64. Compared to the County, Victorville has a greater percentage of unemployed disabled adults.

Access and affordability are the major housing needs of a disabled person. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to

and from the site. The disabled, like the elderly have special needs with regard to location. Because of their limited mobility, the disabled often need to live close or have transportation assistance to shopping and medical facilities.

City Approach to Meeting Disabled Needs: Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing, factory-built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single family residential construction. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes, and assistance to disabled renters. These programs include:

- Senior/Disabled Home Repair Program (SHRP) – 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 - Provides rental assistance that is either tenant-based, project based, or sponsor-based to maximize independence for disabled homeless persons (Sponsor: Department of Housing and Urban Development).
- 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.

In August 2006, the City adopted a Reasonable Accommodations in Housing to Disabled or Handicapped Individuals Ordinance. The purpose of this ordinance is to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation in the application of zoning regulations to housing. This ordinance will comply with Fair Housing Laws, and is administered by the City Development Department.

Developmentally Disabled Persons

Pursuant to California Welfare and Institutions Code (Section 4512(a)), a Developmental Disability are those disabilities that begin before adulthood and include mental retardation, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to mental retardation or require treatment similar to that of those with mental retardation. This definition does not however include handicapping conditions that are solely physical in nature. Utilizing this definition as a benchmark for the purpose of this analysis, data provided by the U.S. Census Bureau's American Community Survey (ACS) for the population of the City with cognitive difficulty was used in order to quantify the total number of persons with developmental disabilities. The definition of a cognitive difficulty provided 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 California Welfare and Institutions Code.

According to the U.S. Census Bureau’s 2008-2012 American Community Survey (ACS) 5-Year Estimates, Victorville will be home to approximately 11,811 disabled residents (or 10.7% of the City’s population) with approximately 4,787 of those residents having a disabling cognitive difficulty (approximately 40.5% of the City’s estimated disabled population). Of those residents, estimates indicate approximately 1,069 residents will be aged 5 to 17 years (or 9.2 % of the disabled population), 2,737 residents aged 18 to 64 years (or 23.1% of the disabled population), and 981 residents aged 65 years or older (or 8.3% of the disabled population). Additionally, according to the Inland Regional Center’s 2012-2013 Purchase of Service Data, there are 29,268 developmentally disabled individuals eligible for services within their service area, which includes San Bernardino and Riverside Counties. Therefore, it is assumed that the projections provided by the ACS denote an accurate approximation of disabled residents that should meet or exceed actual counts due to the differences in definitions of cognitive difficulties vs. developmental disabilities as previously discussed.

Developmental Disabilities can result in individuals with self-care difficulties and/or independent living difficulties thereby 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. These factors together drive the need for facilities designed to accommodate developmentally disabled individuals.

City Approach to Meeting Developmentally Disabled Needs: Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing, factory-built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single family residential construction. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes, and assistance to disabled renters. Additionally, the Inland Regional Center, which is the regional center contracted by the states Department of Developmental Service provides programs and services that further aid meeting the needs of the developmentally disabled. These programs include:

- Senior/Disabled Home Repair Program (SHRP) – 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 residential 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.

Female-Headed Households

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

According to the 2010 US Census Report, Victorville has 6,487 female-headed households, representing 19.9% of all households. (The 2010 Census counts 32,558 households in the City.) Of those female headed households, 46.4% of all households, had children 18 years or younger and living in poverty. These special needs households comprise 0.8% of the City's total households. Female headed households represents almost half (39.4%) of the family households living below the poverty level, all or most of which have children 18 years or younger. By comparison, countywide, female-headed households comprise 11% of the population.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of a single parent household, the parent may become unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

Although female-headed households in Victorville represent a smaller special needs group than elderly and disabled persons, 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.

City Approach to Meeting Female-Headed Households Needs: The City has been active increasing the supply and ensuring the preservation of affordable housing through such programs as the Senior Home Repair Program (SHRP) and Owner Occupied Rehabilitation (OOR) Programs. Additionally, the Mortgage Assistance Program (MAP) is also made available. The Section 8 Housing Program is provided by the County of San Bernardino, which administers financial assistance to lower income households seeking to rent housing in the private market.

The City has a number of housing projects that provide affordable housing to female-headed households. These include:

- Northgate Village makes available 138 affordable housing units in one, two and three bedrooms for households with incomes between 40% to up to 80% of area median income.
- Impressions at Valley Center makes available 99 affordable housing units located at 15500 Midtown Drive affordable to 45% of the area median and to 60% of the area median households.
- Mortgage Assistance Program – This program provides assistance to homebuyers in the form of closing costs and/or down payments. Through this program, lower income families are assisted in obtaining the needed financing to purchase a home.

Farm workers

The special housing needs of many agricultural workers stem from their low wages and seasonal nature of their employment. Estimates of the "farm worker" population in the City is extrapolated from individuals who categorize their employment as "Agriculture, Forestry, Fishing and Hunting, and Mining" in the 2010 Census. This category also includes people who work in such non-agricultural fields as boating, veterinary services, and landscape and horticultural.

Based on these estimates, there were 314 persons in Victorville, or 0.9% of the City population aged 16 or older, engaged in this broad category of agricultural employment.

There are no designated agricultural uses in or adjacent to Victorville. Persons employed in this broad category are most likely associated with mining or landscape jobs. While farm workers are not a special housing needs group in Victorville, 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 three single family homes can be placed on parcels three acres or larger.

Homeless, Transitional and Emergency Shelters

Throughout the County, homelessness has become an increasing problem. Previous factors contributing to the rise in homeless included the general lack of housing affordable to very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, the de-institutionalization of the mentally ill, and increasing drug abuse. The current increase 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 by an unexpected event such as a fire, flooding or earthquake destroying the housing.

The High Desert Homeless Services, Inc. (HDHS) is a local, private, non-profit 501(c)(3) organization, located in Victorville that has been assisting homeless persons since June 1988. The mission of HDHS is to assist residents of the Victor Valley and High Desert area of San Bernardino County 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. HDHS has been maintaining data on clients' and shelter needs for those clients contacting the organization. That data estimates that they serve approximately 1,800 -2,000 clients each year, with 16 to 19% listing Victorville as their last place of residence. According to High Desert Homeless Services, approximately fifty percent (50%) of the homeless persons contacted choose to remain homeless regardless of what assistance is offered.

The City is currently working with Victor Valley Rescue Mission on obtaining a new site with the goal of providing a new shelter and outreach program. The permitting process would include a general plan amendment and zone change which the City supports in order to make the shelter a permitted use. As of the date of this Housing Element Update, the City now permits emergency, or homeless shelters in the C-I zoning district.

The City has also worked with the County of San Bernardino to provide homeless services at the San Bernardino County Fairgrounds, which are located in the center of Victorville. These services allow the homeless to get shelter on days which are extremely hot, or extremely cold.

City Approach to Meeting Homeless Needs: The City of Victorville works jointly with the Town of Apple Valley as a consortium to provide housing to their jurisdictions. Together, the two cities participate in the San Bernardino County's Continuum of Care (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs Victorville currently funds that assist the homeless.

The most recent survey available, the 2007 San Bernardino County Homeless Census and Survey reported that Victorville's homeless population is made up of 113 singles, 87 in families and 102 others for a total of 302. With the ability to serve approximately half of this population, more services are needed. The Town of Apple Valley/City of Victorville Consortium Consolidated Plan covers the period 2007-2012 and plans several methods of dealing with homeless/transitional housing. First is the cooperation with the San Bernardino County Homeless Coalition and its outreach programs. Second is to continue supporting the operation of homeless shelters by providing CDBG funding when possible. Lastly is to also utilize CDBG funds to support service providers who offer services other than shelter which could include alcohol and/or drug abuse, domestic violence or psychological issues.

A number of the facilities currently located in Victorville and the Victor Valley are shown in Table 8. These facilities offer emergency and short-term shelter, as well as financial, employment and family counseling.

**Table 8
Victorville Homeless Resources**

Facility	Location	Description
High Desert Homeless Services, Inc.	14049 Amargosa Road Victorville, CA. 92392	Provides residential services to a maximum of 55 people at one time, for up to 90 days, with a possible 30-day extension in extenuating circumstances
Samaritan's Helping Hand	15527 Eighth Street Victorville, CA 92392	Provides motel vouchers; food, clothing; emergency services
St. John of God	13333 Palmdale Rd. Victorville, CA 92392	Drug and alcohol rehab, 50 beds
The Lord's Table	15512 6th Street Victorville, CA 92392	Soup kitchen, meals served daily
Victor Valley Domestic Violence	14114 Hesperia Road Victorville, CA 92393	Provides emergency shelter and related services to victims of domestic violence.
St. Mary's Regional Medical Center –	18300 Highway 18 P. O. Box 7025 Apple Valley, CA 02307-0725	Healthy Communities
First Baptist Church of Apple Valley	22434 Nisqually Rd. Apple Valley, CA 92308	Food Pantry
Holy Family Catholic Church	9974 "I" Avenue Hesperia, CA 92345	Emergency food for people in the parish.
Moses House	15180 Anacapa Road Victorville, CA 92392	Provides emergency shelter and related services to single mothers.

<http://www.co.san-bernardino.ca.us/csd/hcresourcedir.htm#Barstow/High%20Desert>, accessed March 28, 2008

Homeless and emergency shelters are currently permitted in the Commercial (C-1 only), and conditionally permitted within the Mixed Density, Medium Density and High Density Residential zones. To conform to changes in state law, the City amended the C-1 zone to allow the shelters outright and adopted operational requirements to govern their use. The C-1, Neighborhood Services District is the most appropriate district to allow homeless shelters as the district was revised to also allow churches and charter schools. The City changed approximately 500 acres of land from C-2 to C-1 to help accommodate these uses. These changes cover approximately 323,000 square feet of existing buildings and allow for the development of another seven million square feet of buildings. Depending on building construction, these could house anywhere from 1,600 to 4,000 people. These locations are

usually close to existing infrastructure, public transportation and shopping areas. These areas offer vacant lots for new construction as well as numerous existing buildings that may have the potential to be converted to use as a shelter. Additionally, the A and A-E districts, Agricultural and Exclusive Agricultural are being studied due to their close proximity to the Mojave River, which is where most of Victorville's single homeless people in the area live. However, these areas are typically further from infrastructure and services. The City changed almost 800 acres of R-1B5 (single family residential) to A-E, offering approximately 27,000 square feet of existing buildings, with the potential to develop another 500,000+/- square feet. These existing building could house approximately 300-800 people.

The City's inventory of land suitable for development has identified more than an adequate number of sites to meet the regional housing need and Victorville has minimal constraints on housing.

Therefore, the city is in compliance with Government Code Sections 65583(a)(5) and 65583(c)(1) and, the city will analyze the need for transitional and supportive housing, along with the other housing types during the next Planning Cycle.

C. HOUSING CHARACTERISTICS

A housing unit is defined as a house, apartment, mobile home, or a single room occupied as a separate living quarter, or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

I. Housing Growth

Since 1950, Victorville's housing supply has been increasing at a rate of approximately 10% per year. Most of the housing development in Victorville (55.8%) has occurred since 1990, with 35.6% of the current housing stock constructed since 2000. Table 9 summarizes the City's historical housing development activity.

**Table 9
Age of Housing Stock 2007 – 2011**

Year	Housing Units	Percent of Total Housing Stock
Built 2005 or later	5,811	16.7%
Built 2000 to 2004	6,603	18.9%
Built 1990 to 1999	7,063	20.2%
Built 1980 to 1989	8,001	22.9%
Built 1970 to 1979	3,606	10.3%
Built 1960 to 1969	1,866	5.3%
Built 1950 to 1959	1,042	3.0%
Built 1940 to 1949	615	1.8%
Built 1939 or earlier	274	0.8%
Total	34,881	100%

American Community Survey 5-year Estimates

2. Housing Type

Victorville is primarily a community of single family houses. As shown in Table 10, the Census 2007 – 2011 estimates that 28,154 (80.7% of the City’s total housing stock) are single family units, most of which are detached units. Multifamily units range in size from duplex to over 20 units in a complex, and total 5,174 (14.8%) of the City housing stock. Mobile homes units total 1,553 (4.5%) of the City housing stock.

**Table 10
Victorville Housing Supply by Type, 2007-2011**

Housing Type	# of Housing Units	Percent of Total Units
Single Family Detached	27,833	79.8%
Single Family Attached	321	0.9%
<i>Subtotal Single Family</i>	<i>28,154</i>	<i>80.7%</i>
Duplex	551	1.6%
3-4 Unit Multifamily	920	2.6%
5-9 Unit Multifamily	1,776	5.1%
10-19 Unit Multifamily	626	1.8%
20 or More Unit Multifamily	1,301	3.7%
<i>Subtotal Multifamily</i>	<i>5,174</i>	<i>14.8%</i>
Mobile Home	1,553 ^[1]	4.5%
Total	34,881	100%

Notes: [1] Includes boats, RVs, vans, etc. 2007-2011 American Community Survey 5-year Estimates

3. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. As illustrated in Table 9, above, 55.8% of Victorville's housing stock is less than 30 years old, built after 1990; and 35.6% is less than 20 years old, built after 2000.

Given the young age of the Victorville housing stock, the number of substandard units is limited. According to the 2010 Census, 61 housing units in Victorville lacked complete plumbing facilities, indicating substandard conditions. These units represent less than 1% of the City's 2010 housing supply (36,655 units).

As part of the City's ongoing code enforcement efforts, code enforcement officers make quarterly windshield inspections through Victorville's residential communities. These surveys confirm that less than 1% of the residential structures appear to be in substandard conditions, most of which are in the Old Town area. The City has been actively pursuing a number of different grant opportunities which could provide funding to begin maintenance and rehabilitation of these.

City Housing Maintenance Efforts: As part of an ongoing effort to preserve and enhance its residential neighborhoods, the City of Victorville offers federal and state funded home improvement grants, rebates and loans to qualified homeowners. Eligible improvements include interior/exterior painting; accessibility modifications; stucco repair; roofing; plumbing, electrical and heating systems; termite eradication and damage repair; weatherization; and room additions in over-crowded situations. These programs are focused on the City Old Town area, where most of the units over 30 years of age are occupied, and on the senior citizen home owners who are often on fixed income and likely to need assistance with basic home maintenance. Qualified households may receive assistance through the following home improvement programs: Senior Home Repair Program; Old Town Owner Occupied Residential Rehabilitation Program.

The City also tests homes for lead based paint, and provides funding assistance for the removal of the lead-based paint through their Rehabilitation Program.

4. Housing Costs

Housing costs are driven by the price of raw land, infrastructure costs (e.g. sewer and water), construction costs, supply relative to demand, and financing costs. The diminishing supply of developable land in Victorville and the recent rapid rise in residential real estate prices that has occurred throughout the southern California region, have driven up the cost of both ownership and rental housing in Victorville.

Ownership Housing

As indicated in Table 10, above, 80.7% of the housing in Victorville is single family homes, most of which are owner-occupied (61.8%). The value of these homes varies based on the type, size and location. Smaller condominium units are typically the least expensive, while large upgraded single family homes are typically the most expensive.

Recent sales data from March 2013 show a relatively large range of housing prices available in Victorville. For-sale prices for small older houses start from under \$100,000. New homes on large lots go up above \$400,000¹. According to recent sales data, the median price for a Victorville home is \$126,000.

With the recession, home prices dropped in the entire region to help maintain the Victor Valley as one of the most affordable areas to own a home.

¹ Home sale data for the City of Victorville, March 2008; Yahoo Real Estate; Realtor.com – March 2008.

Rental Housing

The rental housing market in Victorville is comprised of single family homes and apartments. Rental rates increased for many years before finally flattening or decreasing with the recent recession. According to the 2010 Census, the median rental rate in Victorville was \$1,091 per month.

Table 12, below, provides an overview of rents in Victorville. One bedroom apartments start at about \$655 per month, two bedrooms average \$750 a month, and 3 bedroom apartments average \$1,115 per month. These numbers are actually a little higher than the amounts found in 2009. This would be caused by a high demand for rentals as people dropped out of home ownership, and due to the newer apartment complexes offering upgraded amenities which enable a higher rent.

Table 12
Apartment Rental Rates for Victorville, 2000, 2007 and 2013

Unit Size	2000	2007	2013
1 Bedroom	\$395	\$713	\$655
2 Bedroom	\$475	\$1,012	\$750
3+ Bedroom	\$1,000	\$1,350	\$1,115
Average	\$584	\$1,025	\$843

Source: 2000 rental rates are from the City of Victorville 2000 Housing Element; Average 2000 rental from 2000 Census; 2007 rates from Yahoo Real Estate, October 2007; Realtor.com, October 2007; 2013 rates based on phone and internet survey of 35 apartment complexes .

Vacancy Rates

The residential vacancy rate, a translation of the number of unoccupied housing units on the market, is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. Concurrently, a low vacancy rate drives the cost of housing upward to the disadvantage of prospective buyers or renters.

In a healthy housing market, the vacancy rate would be between 5.0 and 8.0 percent. These vacant units should be distributed across a variety of housing types, sizes, price ranges and locations within the City. This allows adequate selection opportunities for households seeking new residences.

According to the 2010 Census, Victorville's owner-occupied housing units have a vacancy rate of 4.9% and rental units have a rate of 11.1%. The State of California Department of Finance reports that the overall City vacancy rate was 11.2% in January 2013². These rates indicate that the housing market is still within the healthy range, but approaching over supply.

Household Tenure

According to the 2010 Census, there were 32,558 households residing in Victorville. Of these households, 61.8% were homeowners and 38.2% were renters. Countywide, there were 62.7% owner households and 37.3% renter households, similar to that for Victorville.

Housing Affordability and Overpayment

Federal and state guidelines specify that households should not spend more than 30 percent of their gross income on housing. 2010 Census information reports that of the Victorville households owning their home, 51.3% paid more than 30% of their income for housing and 18.3% of renter households paid more than 30% of their income for housing. Countywide, 46.0% of renter households paid more than 30% of their income for housing. Of the county households owning their home, 31.0% paid more than 30% of their income for housing. The county percentages of overpaying are similar to that for Victorville.

According to the 2000 Census, 83% of Victorville lower-income renters and 73% of Victorville lower-income owners are overpaying paid more than 30% of their incomes for housing.

Table 13, below, estimates the maximum housing costs affordable to Extremely Low, Very Low, Low, Median and Moderate Income households based on HCD established income criteria. In the case of rent, the 30 percent assumes utilities are included in the monthly rental cost. Utilities may include water, sewer, trash pickup, electric and gas, and may add \$100 - \$200 to the monthly cost of a rental unit.

In the case of purchase, the 30 percent includes payment on mortgage principal and interest, plus property tax, homeowner insurance and utilities. To purchase a home, the buyer typically needs to put 20% of the housing cost down at the time of purchase. A median priced house in Victorville, which costs \$126,000 in 2013, would require a \$25,200 down payment. Monthly payments on the median priced house, assuming a 5% 30 year loan, and adding in utilities, taxes and insurance, would be approximately \$741.

As indicated in Table 13, maximum housing costs affordable to an Extremely Low Income four-person household are \$101,582 to purchase a home and \$503 per month to rent a home. For a Very Low Income four-person household, maximum costs are \$166,827 to purchase a home and \$838 per month to rent a home. For a Low Income four-person household, the maximum affordable housing costs are \$267,630 to purchase a home and \$1,340 per month to rent a

² State of California Department of Finance Table 2: E-5 City/County Population and Housing Estimates - Revised 1/1/2013

home. For a Median Income four-person household, the maximum affordable housing costs are \$334,239 to purchase a home and \$1,583 per month to rent a home. For a Moderate Income four-person household, the maximum affordable housing costs are \$401,247 to purchase a home and \$1,899 per month to rent a home. These numbers represent an increase in the median income of approximately 13% from 2008 to 2012.

Real estate listings for Victorville in September 2013 showed about 23 mobile homes for sale below \$40,000; 12 for sale residences in Victorville between \$50-70,000 (affordable to Extremely Low Income); about 780 residences for sale between \$88,000 and \$146,000 (affordable to Very Low Income) ; about 1,100 residences for sale between \$146,000 and \$233,000 (affordable to Low Income); about 100 residences for sale between \$233,000 and \$292,000 (affordable to Median Income); and about 110 residences for sale between \$292,000 and \$350,000 (affordable to Moderate Income). These figures indicate that there is a wide price range of for sale houses in Victorville, with housing opportunities for every income group.

However, although there appears to be ample for-sale housing supply at prices affordable to lower income households, the households still have to come up with a down payment equal to about 20% of the purchase price. This can be a difficult hurdle for lower income households, indicating a need for homebuyer down payment assistance.

As presented in Table 12, above, a 1- bedroom Victorville apartment rents at an average \$655 per month and a 2-bedroom at \$750. An average 1-bedroom apartment is beyond the reach of a one- and two-person Extremely Low Income household and a one-person Very Low Income household. An average 2-bedroom apartment is beyond the reach of a one- and two-person Extremely Low and Very Low Income household unless both are working. This information indicates a need for rental housing in Victorville affordable to the Extremely and Very Low Income households.

As discussed above, 63% of overcrowded households in the City are renter households. Consequently, the need for affordable rental housing may be more accurate for large households with 4 or more persons.

Table 13
County of San Bernardino
Affordable Housing Prices and Rents by Income Group: 2008

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income (per month)	\$1,175	\$1,342	\$1,508	\$1,675
Maximum Home Purchase Price	\$69,476	\$78,855	\$89,500	\$101,582
Maximum Home Rental Rate	\$353	\$403	\$452	\$503
Very Low Income (per month)	\$1,954	\$2,233	\$2,513	\$2,792
Maximum Home Purchase Price	\$115,700	\$130,650	\$147,635	\$166,827
Maximum Home Rental Rate	\$586	\$670	\$754	\$838
Low Income (per month)	\$3,129	\$3,575	\$4,021	\$4,467
Maximum Home Purchase Price	\$184,500	\$208,854	\$236,422	\$267,630
Maximum Home Rental Rate	\$939	\$1,073	\$1,206	\$1,340
Median Income (per month)	\$3,692	\$4,221	\$4,746	\$5,275
Maximum Home Purchase Price	\$230,419	\$260,834	\$295,264	\$334,239
Maximum Home Rental Rate	\$1,108	\$1,266	\$1,424	\$1,583
Moderate Income (per month)	\$4,429	\$5,063	\$5,696	\$6,329
Maximum Home Purchase Price	\$276,613	\$313,126	\$354,459	\$401,247
Maximum Home Rental Rate	\$1,329	\$1,519	\$1,709	\$1,899
Source: Incomes per month derived from 2012 HCD information, reference Table 5 above.				
1) Rental affordability based on 30% of income. Assumes utilities included				
2) Home purchase based on monthly payment of 30% of income, with 20% down, 5% interest rate for 30 years. Assumes tax, insurance and utilities are included.				

D. ASSISTED HOUSING

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-

income housing as these deed restrictions expire. This section identifies those units in Victorville, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units.

This section also identifies assisted low income housing not at risk of converting to market rate. Goals, policies and programs to preserve these assisted units are presented later in Section V.B. of this Housing Element.

I. Inventory of At-Risk Housing

This section identifies all of the low income rental housing units in the City of Victorville that are at risk of converting to losing their affordability because of expiring use restrictions or contracts during the current planning period (2006-2014) or the next ten years (through 2018). The inventory of assisted units included a review of all rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, and local in lieu of fees, inclusionary, density bonus, or direct assistance programs. The inventory also covers all units that are eligible to change to non-low income housing units due to termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled based on information provided by City staff.

Description of At-Risk Projects

The City of Victorville has fourteen housing projects that have affordability restrictions based on federal housing program funds and/or local sources. These funding sources include:

- Section 8 Rental Assistance Program which provides rental subsidies which represent the difference between the excess of thirty percent (30%) of the gross monthly income and the actual rent;
- FHA 203(b) which provides loan guarantees in the form of mortgage payment insurance.
- Section 42 Tax Low-Income Housing Tax Credit Program which offers federal and state income tax credit to encourage low-income housing production and lower rents.
- California Tax Credit Allocation Committee (CTCAC) which administers tax credits to encourage private investment in affordable rental housing.
- Mortgage Revenue Bond Financing which are bonds issued through San Bernardino County to support the development of housing for low and moderate income households.
- HOME and CALHOME Program which is a federally sponsored program that provides grants to state and local governments and non-profit organizations to assist low-income housing.
- The Victorville Housing Trust was created to manage the assets of the previous redevelopment agency. While the set-aside funds are also gone, the Housing Trust may have other funds, but also will negotiate with existing property owners to keep restrictions in place.

The fourteen housing projects provide affordable rental housing units for low and moderate-income households, including the elderly and disabled, in the City. Table 14 lists these projects, number of affordable units, total number of units, type of financing, and expected year that affordability requirement terminates.

**Table 14
Government Subsidized Housing Projects**

Name / Location	Number of Subsidized Units	Total Number of Units per Project	Type of Financing	Expiration of Affordability Requirement
Northgate Village Aptmnts 17251 Dante Street	68	68	Section 8, State, RDA	2060
Rodeo Drive Apartments 14200 Rodeo Drive	99	99	Section 8, FHA	2011
Sherwood Villa Aptmnts 14900 Arlette Drive	101	101	Section 8, FHA	2011
Gold West Apartments 15252 Seneca Road	18	88	MF Mortgage Revenue Bonds	2017
Summer Breeze Aptmnts 14959 Seneca Road	34	168	MF Mortgage Revenue Bonds	2018
Newporter Apartments 15251 Seneca Road	40	200	MF Mortgage Revenue Bonds	2015
Wimbledon Apartments 16950 Jasmine Street	58	289	MF Mortgage Revenue Bonds	2031
Village Oak Apartments 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 Aptmnts 15135 Kimberly Drive	131	132	Section 42 Tax Credit Units	2058
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 Aptmnts 16980 Nisqualli Road	286	288	CTAC	2063
Rodeo Meadows	48	48		

Source: Apple Valley/ Victorville Consolidated Plan, FY 2007-2012

Units At Risk

- I. Of the fourteen projects listed above, five have potential to convert to market-rate by 2020. These projects contain a total of 729 assisted housing units. Of these units, 200 are currently available to Very Low Income, 38 to Low Income and 54 to Moderate Income. Rodeo Drive Apartments – 99 Very Low units

2. Sherwood Villa Apartments – 101 Very Low units
3. Gold West Apartments – 8 Low Income, 10 Moderate Income units (Total 18 units)
4. Summer Breeze Apartments – 14 Low Income, 20 Moderate Income units (Total 34 units)
5. Newporter Apartments – 16 Low Income, 24 Moderate Income units (Total 40 units).

There are essentially three ways in which an existing affordable multi-family rental housing project in the City of Victorville can lose its designated low income units.

1. Prepayment of Low Interest Loan Prior to its Maturity Date. This type of loan financed under the National Housing Act provides an underlying subsidized mortgage with maximum rents based upon the lower financing costs of the owner and the rent levels that low-income households could be expected to afford. While the mortgage usually runs for 40 years under this program, owners are allowed to pre-pay the loan and regulate the rents after 20 years. The Rodeo Drive Apartments has this kind of financing and was eligible to prepay its loan in 1994. Ninety-nine assisted units would have been lost if the loan was prepaid. However, as of November 1, 1991, the Rodeo Drive Apartments had applied for, and been granted, Section 8 certification for all 99 units. The units will remain very low income units for a 20 year period, until 2011. The Sherwood Villa Apartments has financing similar to the Rodeo Drive Apartments, with Section 8 certification for 101 units expected to expire by 2011.

The City is currently working with both the Sherwood Villa Apartments and Rodeo Drive Apartments to extend their Section 8 participation for 20 years, until 2031. With the current sluggish housing market, both apartment projects are pursuing the Section 8 extensions.

2. Cancellation/Expiration of Section 8 Rental Assistance Contract. Under these Section 8 contracts, the federal government provides the project owner with the difference between a tenant's rent contribution (thirty percent of income) and a higher rent set by HCD. These subsidies are tied to the project and cannot be used by tenants if they move elsewhere. The Section 8 contracts are set for a number of years, ranging from five to forty. Some of the contracts permit owners to opt out after every five-year interval. If the owner decides not to renew for the subsequent five-year term because, for example, he/she no longer wants Section 8 tenants or could get higher rents in the open market than HUD will pay, the tenants living in those units will lose their rent assistance and will have to move or pay higher rents. These higher rents either will be the regulated rents set by an underlying FHA-insured mortgage or the actual rents that can be gotten in the open market in projects where there are no other rent restrictions.

As noted above, the Sherwood Villa Apartments and Rodeo Drive Apartments are expected to extend their Section 8 participation for 20 years, until 2031.

3. Expiration of Affordable Housing Component of Mortgage Revenue Bonds. These tax-exempt bonds require that 20 percent of the units meet low to moderate income rental rate limits for the term of the bond or a minimum of 10 years. Four multi-family apartment projects in Victorville are assisted with mortgage revenue bonds. These are: Gold West Apartments, Summer Breeze Apartments and Newporter Apartments, with bonds expected to expire in 2017, 2018 and 2015, respectively; and Wimbledon Apartments, with a bond expected to expire on 2031.

Importance of Preservation

The conversion of affordable units to market rate rents impacts the city’s RHNA numbers by increasing the amount needed. The loss of existing affordable units reduces the number and requires that many new units just to get back to the previous count. The cost to preserve the units as affordable could be far less than that of replacing the units through new construction. For example, the International Code Council standards for construction of an 8 unit apartment building has a valuation of \$595,392, or \$74,424 per unit. This does not include the cost of the land or any permits or fees for the units which could easily add another \$100,000 to the total.

The City should investigate every possible program and method to work with the owners of affordable units to provide benefits or incentives which will get them to extend their affordability covenants.

Methods for Preservation

As discussed in Section II.C.4, market rate housing in Victorville is generally in the low and moderate income range. According to the Housing Authority of San Bernardino County (HASBC), the current maximum allowable contract Section 8 rents for Victorville are:

Bedrooms	0	1	2	3	4	5
Payment Standard	\$ 807	\$ 882	\$ 1028	\$ 1460	\$ 1707	\$ 1963

(http://www.hacsb.com/payment_utility.htm, accessed March 28, 2008)

Table 15 compares the current maximum allowable Section 8 contract rents for Victorville to the current market rents. The Section 8 contract rents exceed that of the market. Consequently, property owners of at-risk units are expected to find continuation of their Section 8 contracts preferable to market conditions.

Table 15
Comparison of Market Apartment Rental Rates for Victorville to
Section 8 Contract Rents

Unit Size	Current Victorville Market Rents (average)^[1]	Current Section 8 Contract Rents^[2]	Comparison of Section 8 Contract Rents vs. Market Rents
0-1 Bedroom	\$713	\$807-882	+\$94 to \$169
2 Bedroom	\$1,012	\$ 1,028	+ \$16
3+ Bedroom	\$1,350	\$ 1,460+	+ \$110+
Notes: ^[1] From Table 12.			
^[2] From: (http://www.hacsb.com/payment_utility.htm , accessed March 28, 2008)			

As discussed above, to ensure the City maintains its affordable housing stock, the City is currently working with the identified at-risk apartment project owners and the HASBC to obtain the requisite Section 8 rental vouchers.

In addition, the City is examining the availability of its Victorville Housing Trust funds. These funds may be used to construct new multiple family units restricted to Extremely Low and Very low Income households. These funds also can be used to subsidize market rents in a manner similar to the Section 8 program.

The City also is an “entitlement city”, which allows it to receive a greater share of CDBG funding directly from the Department of Housing and Urban Development. These funds can be utilized to aid in the development of assisted units through a non-profit corporation.

The City has placed high priority on preserving the existing affordable housing stock through rehabilitation. For FY 2010-2011, \$200,000 in CAL HOME and HOME funds and \$68,504 in CDBG funds will be used for the Senior Home Repair Program assisting seniors and disabled homeowners to correct code violations and unsafe conditions. Assisted units under this program are identified as affordable units and can be counted as replacement units.

The City has also placed high priority on increasing the supply of affordable housing through new construction. The City will continue to encourage developers, non-profits and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. Also, now the City has put in place a TEFRA Hearing process to review and/or approve proposed affordable housing projects.

In July 2010, the Town of Apple Valley and the City of Victorville renewed their HOME Consortium Agreement, formalizing the HOME Program Consortium into one geographically contiguous unit. The HOME Consortium has and will continue to receive funds annually as an entitlement jurisdiction. The Consortium expects to receive \$689,961 for FY 2010-2011. Of the total \$689,961 funds, the Consortium intends to allocate at least 15 percent or \$103,494 for Community Development Housing Organization (CHDO) activities; 10 percent or \$68,996

for program administration; and 75 percent or \$517,471 for housing program activities. In addition, there will be \$4,001 from the American Dream Downpayment Initiative (ADDI) funds available FY 2008-2009 that will be programmed to the Mortgage Assistance Program (MAP) administered by the City of Victorville. Specifically Victorville will receive \$384,626, which will be allocated as follows:

- Home Administration \$20,243
- Senior Home Repair Program \$200,000
- Mortgage Assistance Program \$60,889
- Community Development Housing Organization \$103,494

These funds can be used to create and/or replace affordable housing units.

The needs of public housing in the City of Victorville are typically met by the Housing Authority of San Bernardino County's (HASBC) participation in the Comprehensive Grant Program (CGP) as outlined in its Five-Year Public Housing Agency (PHA) Plan. All public housing in Victorville is scattered-site, and owned and/or managed by HASBC. A total of 68 public housing units are located in the City, comprising of 16 one-bedroom, 39 two-bedroom, 7 three-bedroom units, and 6 four-bedroom units. HASBC's Resident Advisory Council was established with the purpose of improving the quality of life and resident satisfaction within its housing stock. The Resident Council represents the voice of the residents as is the means by which residents can become involved in management of the public housing units.

Additionally, the Housing Authority is always looking for opportunities to expand their supply of affordable units as their extensive lists have a 3 to 5 year waiting periods.

The latest addition of federal funding that was made available in 2008 is the Neighborhood Stabilization Program (NSP). The City of Victorville is one of the grantees that received a grant allocation under Title III of Division B of the Housing and Economic Recovery Act (HERA) of 2008, for the purpose of assisting in the redevelopment of abandoned and foreclosed homes under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes heading and residential units, referred to throughout this document as the Neighborhood Stabilization Program (NSP). The rule of construction is that, unless HERA states otherwise, the NSP grants are to be considered Community Development Block Grant (CDBG) funds. The City's NSP allocation for FY 2008-2009 was \$5,311,363.

The City will utilize a comprehensive approach in addressing the greatest needs in those areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan and those neighborhoods with the greatest likeliness to face significant rise in the rate of home foreclosures. Additionally, it will also consider the crime/vandalism increase and the deterioration of neighborhoods. This can only be accomplished with a multi-prong approach to arrest the declining effects that are deteriorating our neighborhoods.

Staff has identified the Neighborhood Revitalization Program (NRP) as the program to be funded with the Neighborhood Stabilization Program funds. This program will consist of multiple activities (or tools) plus administration to fully address the impact of the identified

neighborhoods. To include acquisition, rehabilitation and resale of single family and multi-family. This funding will create and replace affordable housing units throughout the city.

III. CONSTRAINTS ON HOUSING PRODUCTION

A variety of factors add to the cost of housing in Victorville and constrain the provision of affordable units. These include market and governmental constraints. Potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities also impact housing production and availability.

The extent to which these constraints are affecting the supply and affordability of housing in the City of Victorville is discussed below.

A. MARKET CONSTRAINTS

As indicated in Table 11, housing prices in Victorville are generally comparable to neighboring communities. As indicated in Table 13, there are for sale dwelling units priced at ranges affordable to every income group within the City. However, lower income households may find it difficult to come up with the requisite 20% downpayment. Extremely and Very Low Income renter households in Victorville will have a hard time finding affordable units.

1. Land Costs

Victorville's large supply of available, relatively inexpensive land is the major factor for the rapid growth of housing that has occurred during the past decade. Cost of residential land in Victorville is estimated to be 10% lower than other areas of San Bernardino County, 45% lower than land in Los Angeles County and 65% lower than land in Orange County³. Land costs are not considered a constraint to development.

2. Construction Costs

During the past decade, construction costs throughout the Southern California region have been very high due to the demand for materials and labor that has occurred regionally and internationally. Recent estimates of residential construction in the San Bernardino/Los Angeles area indicate that residential construction cost is currently between \$91 and \$112 per square foot for a standard two story stucco on stud frame house⁴. These costs are expected to drop somewhat as the housing market continues to slacken.

³ *Demographic, Economic & Quality of Life Data*, Economics & Politics, Inc.; March 8, 2005; available at City of Victorville Planning Division offices.

⁴ <http://www.saylor.com/lacosts/economy.html#Economy>, accessed June 3, 2008.

3. Financing

Home mortgage interest rates have been at historic lows during the past ten years. However during the past year, there has been a sharp rise in foreclosures in the subprime mortgage market. Recent increases in interest rates coupled with declining property values in the High Desert has caused many home owners to default on the mortgages. Unable to recoup their investments, a number of lenders have had to shut down or file for bankruptcy.

This mortgage crisis had made qualifying for a home loan more difficult. Although 30-year fixed rate mortgages are still available at about 6.5%, the income and down payment requirements are more stringent. There are also fewer flexible loan programs to bridge the gap between the amount of a required down payment and a potential homeowner's available funds.

The Mortgage Assistance Program (MAP) has become a big incentive for those households eligible to qualify for a first mortgage by utilizing the program's down payment option to housing affordability.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is influenced by factors in both the private and public sectors. Actions by the City and by the surrounding jurisdictions influence the amount of housing developed, its type, form, location, and ultimate price. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

I. Land Use Controls

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.

Through the Planned Unit Development process, a developer may use alternative methods which assure a wide range of housing costs, including small lots such as those in existing PUD developments ranging from 2,400 to 6,000 square feet. For example, in an existing planned unit development (PUD-1-87) designed for senior citizen living, it allows for a minimum lot size of 3,445 square feet, with minimum yards as follows: front, twenty feet; rear, five feet; side, three feet; and street side, ten feet. The reduced lot size and yards allow the development to be more affordable and attractive to seniors on fixed incomes.

The Zoning Ordinance also permits reduced sized units, with minimum dwelling unit sizes as follows: bachelor apartments – 500 square feet, one and two bedroom apartments – 600 square feet, and single family dwelling – 1,200 square feet. These minimum sizes offer flexibility for a variety of income categories. The City R-3 and R-4 zones allow for Single Room

Occupancy (SRO) developments, which permit units as small as 120 square feet and as large as 300 square feet which would be designed to accommodate up to two persons per unit. SRO's are conditionally permitted, subject to the following development standards: parking is required at 1 space for every two units; setbacks and height follow the zone district.

The Zoning Ordinance allows for the installation of one single manufactured dwelling within the single family residential zone district. Additionally, it allows for mobile home subdivisions/parks within the multiple family residential zone districts. All of the aforementioned options authorized by the Zoning Ordinance provides for a wide variety of housing types which helps to ensure affordability.

Development Standards by Residential Zoning District: A summary of City residential zoning districts is provided below.

Very Low Residential	Affordability Impact
<p>This land use category is characterized by single-family detached homes located on lots with a minimum area of one half acre which allows for a maximum density of two dwelling unit per acre. Maximum height of a principal building is 30 feet and 25 feet for an accessory; maximum lot coverage is 40%; Setbacks are 25 feet front, 20 feet rear and 10 feet sides. Two enclosed parking spaces per unit are required.</p>	<p>With the exception of the enclosed garage, the standards do not hinder the development of affordable housing. This district is attractive to mobile home owners, with half-acre lots selling for around \$5,000-10,000. A two car garage can be constructed for approx. \$10-15,000</p>
Low Density Residential	Affordability Impact
<p>This land use category is characterized by single-family detached residential development. Maximum height of a principal building is 30 feet and 20 feet for an accessory; maximum lot coverage is 40%; Setbacks are 20 feet front, 10-20 feet rear; 5 and 10 feet sides. Two enclosed parking spaces per unit are required.</p>	<p>This is the city's most common residential district and the most affordable to the largest number of people. Provides typical tract development with a wide variety of house sizes and prices.</p>
Medium Density Residential	Affordability Impact
<p>Residential development in this category is typified by single-family attached units or duplexes with a density of 8-12 du/ac. Maximum height of a principal building is 30 feet and 20 feet for an accessory; maximum lot coverage is 40%; Setbacks are 20 feet front, 20 feet rear; 5 feet side, and 10 feet street side. Parking is required at two spaces per unit, half of which must be covered.</p>	<p>Setbacks can be used for parking areas and the height is suitable for two story development. Density is low and therefore mostly designated on areas with smaller lot sizes. Smallest proportion of land area.</p>
High Density Residential	Affordability Impact
<p>Residential development in the High Density Residential land use category corresponds to multiple family development characterized by apartments and condominiums. The density is 12-20 du/ac. Maximum height of principal building is 35 feet and 25 feet for an accessory; maximum lot coverage is 40%; Setbacks are 15-20 feet front, 15-20 feet rear; 5 feet side, and 10 feet street side. Parking is required at two spaces per unit, half of which must be covered. Condominium/townhouse development also requires an additional one space for every two dwellings. Mobile home parks require one additional space for every five dwellings. A program action is proposed in the Action Plan to increase the R-4 allowable density from 20 du/ac to 30 du/ac.</p>	<p>These are typical requirements for Victorville and the High Desert. Affordability is not impacted as units are generally two stories with adequate density to cover costs, even with affordable rents. An increase in the number of units in Victorville and the valley would help to alleviate the rents further.</p>

Mixed Use Residential District: As part of its General Plan 2030, the City established a new mixed use residential district that allows a residential density of up to 60 dwelling units per acre. The General Plan designates 609 acres of this mixed use density. The City is also looking at allowing rezoning or providing an overlay zone on existing developments that offer good potential for this type of development. Based on the development standards described below and expected development trends, this designation is expected to provide for development of up to 24,725 very high density dwelling units (at an expected average of 40.6 dwelling units per acre).

Mixed-Use High Density Residential (MU)	Affordability Impact
<p>This Mixed-Use High Density Residential land use category is intended to facilitate well integrated multi-family and commercial developments, located adjacent to retail development. Permitted mix of uses includes multi-family residential up to a density of 60 du/ac; retail, office, civic, open space and other similar uses as defined through the PUD process. Maximum density 60du/ac; maximum lot coverage is 50%; residential may occupy 50% of the site area; requires PUD with open space elements and pedestrian linkages. Maximum building height is 150 feet; except when within 500 feet of a residentially designated land use area, in which case maximum height is 35 feet. Parking standards are determined through the PUD process.</p>	<p>The PUD (Planned Unit Development) aspect of the process adds a little cost to the project, however, this is miniscule in relation to the scale. The height restricted area adjacent to residential can be used for parking and open space. The amenities required through the PUD could increase costs. The ability to increase the number of floors/units enables it to offset any increase in costs and provide affordability.</p>

Sphere of Influence: The City has been working on several new annexations which could provide areas which address its lower income household need. The first is 2,720 acres in size and called the “Western Annexation”. This area is mostly single family residential, however, it includes 160 acres of the new “Mixed Use” designation.

The second area encompasses the boundary of the Desert Gateway Specific Plan and is shown as a significant section of the North Mojave Planning Area. This specific plan also has mixed use 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 40.6 du/ac. The smaller scale “Village Centers” offer a mixed use with a maximum density of 30 dwelling units per acre. With three separate areas and 45 acres available, 1,350 units are possible.

With the recession and changes in land ownership, neither of these annexations is currently being worked on at this time.

The third annexation includes two “island” areas which have existing low density single family homes. These areas do not currently have significant infrastructure improvements and much of the housing is older, therefore, it could be considered more affordable than other developed areas of the city. These areas would be processed concurrently with one of the other applications.

Density Bonus: While the 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 ten percent (10%) of the total units of the housing development for lower income households, as defined in Health and Safety Code Section 50079.5; or
- Provide at least five percent (5%) of the total units of the housing development for very low income households, as defined in Health and Safety Code section 50105; or
- Provide a senior citizen 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 older persons pursuant to Civil Code Sections 798.76 and 799.5; or
- Provide at least ten (10%) of the total dwelling units in a common interest development as defined in Civil Code Section 1351 for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

The Development Department is working on an entirely new zoning code and will be revising the density bonus provision in accord with State Law at that time.

Second Units: Second units are governed by Section 16.3.08.050 of the Victorville Zoning Code, which defines second units as a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, on the same parcel as is situated the primary unit. The Zoning Code prohibits second units for the following reasons:

- a) Additional units on residential lots generate the need for additional off-street parking. Many areas of the City are presently impacted by a lack of adequate off-street parking, resulting in the use of the public right-of-way for parking purposes. The efficiency of public rights-of-way as transportation corridors lessens proportionate to the increase of their use for parking. Drivers entering, and exiting their vehicles cause a reduction in through traffic speeds, as well as constituting a safety hazard.
- b) The City General Plan specifies certain maximum densities for residential areas. Many areas within the city have been, and are being developed to maximum density in order to attain the most intensive land use allowed. The introduction of second units to existing residential areas could increase densities beyond the intent of the general plan and corresponding zone classification, changing the character of the neighborhood to the detriment of its residents.
- c) The City acknowledges that the preclusion of second units within the city may limit housing opportunities of the region. This limitation is justified, based on concerns for neighborhood preservation. Moreover, the City participates in federally assisted housing programs and has accepted a share of the regional housing allocation model. Also, the City has adopted ordinances that provide for discretionary relief from restrictions that increase the cost of housing. These ordinances, combined with the low cost of land and construction labor in the city, create a favorable environment for the development of affordable rental and owner-occupied housing. Because of these mitigating factors, the

preclusion of second units will not significantly affect housing opportunities in the region.

Building Codes: The City of Victorville recently adopted the International Building Code. This building code is followed uniformly by cities across the country, and consequently, is not considered a constraint to development of affordable housing. Victorville's code enforcement is very pro-active when it comes to construction without a permit, especially if there is an imminent threat to public health, safety, and welfare.

Site 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. Typical residential street widths are 40 feet. A gutter, six inch curb and six foot wide sidewalk are also required. There are typically water and sewer connections 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 amongst a large number of houses (typically 200+ units), thereby reducing the per unit site improvement cost. As previously discussed, because of the low land costs, housing in Victorville is substantially lower than in other areas of San Bernardino County, and other southern California counties.⁵ Site improvement costs are not considered a constraint to development.

2. Development Fees

Development fees that apply to residential development in Victorville are low relative to most areas in California. Fees are not set based on the actual cost of services, but rather on a set schedule adopted by the City Council. As a result, most development fees are set substantially below the cost of the actual services. Current City fees are as follows:

Permit Processing Fees

Single Family

Tentative Parcel Map:	\$1,000
Tentative Tract Map:	\$1,500 + \$15 per lot
Specific Plan:	\$5,000
Planned Unit Development:	\$1,500 + \$15 per lot
Environmental Assessment:	\$1,000 for negative declaration
Building Plan Check:	sliding scale based on valuation (\$15 - \$ 1,400+)
Development Impact Fee:	\$11,327 per house
Sewer Connection:	\$350 per house

⁵ *Demographic, Economic & Quality of Life Data*, Economics & Politics, Inc.; March 8, 2005; available at City of Victorville Planning Division offices.

Fire Hydrant (not in tract) \$500 per house

Multi-Family

Site Plan: \$2,000
 Planned Unit Development: \$1,500 + \$15 per lot
 Environmental Assessment: \$1,000 for negative declaration
 Building Plan Check: sliding scale based on valuation (\$15 - \$ 1,400+)
 Development Impact Fee: \$7,639 per unit
 Sewer Connection: \$350 per unit

The actual fees for a building permit cover a wide variety of costs. In order to provide an estimate of what the costs amount to, fees were calculated for a 1,500 square foot single family residence and an 8 unit apartment building with 800 square foot units, then the cost was divided by 8 in order to derive a per unit cost. Those fees are:

FEE	1500 Square Foot Single Family		800 Square Foot Apartment Unit	
		2013 update in blue		2013 update in blue
Green Building	\$5.00	\$6.00	\$2.13	\$3.13
Seismic	\$12.73	\$16.25	\$5.32	\$7.92
Imaging	\$63.67	\$81.25	\$26.58	\$39.59
Plan Review	\$479.38 (reduced by 70% for tract houses)	\$554.00	\$144.67	\$198.37
Building Permit	\$737.50	\$860.00	\$222.56	\$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)		N/A	
Fire Hydrant	\$500.00 (scattered single family only)		N/A	
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	\$10,591.48	\$10,810.70	\$4,088.41	\$4,241.35

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

VVWRA/IWWTP (sewer) \$3,750 per unit

Residential School District Fees

Impact Fee: \$3.40 (Adelanto Elementary School District)
 Varies by district \$1.96 (Victor Valley Union High School District)
 \$4.93 (Hesperia Unified School District)
 \$4.27 (Snowline Joint Unified School District)
 \$3.15 (Victor Elementary School District)

Using the scenarios above, and averaging certain specified areas and the school district fee, the average amount of fees for a single family tract home is \$22,709 and for a multi-family unit it is \$16,503.

There are no planning or impact fees or exactions beyond those listed above. Because City fees are lower than actual costs and lower than many other San Bernardino County cities, they do not act as a constraint to development.

3. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. The City's goal is to expedite processing of all residential development applications.

Single Family Homes

Individual homes on lots that are already recorded only require the approval of a building permit through the Building Division. After submittal of plans and receipt of all required approvals and payments, a permit can usually be issued within 2 weeks.

Single Family Tract Homes

In Victorville, project approval requires a Tentative Tract Map application to the Planning Commission. These are processed by either a speculator or developer who may be looking to sell the project, or develop and build. This process results in all conditions of approval and generally takes 2 months depending on the environmental requirements. After receiving approval, the developer will submit final maps for approval and get everything in order to begin construction. This process requires City Council approval and can take anywhere from four months to one year to complete. Occasionally, the California Department of Fish and Game and United States Army Corps of Engineers requires separate permits which can add an inordinate amount of time to the process. When ready to build, most builders obtain approval of "stock plans" which are the proposed houses for the tract. These stock plans only get plan checked once, then the same house can be built multiple times in the tract.

Multiple Family Apartments

These projects require approval of a Site Plan by the Planning Commission. The site plan is reviewed to ensure compliance with the General Plan and zoning requirements; design "guidelines" are reviewed and approved by planning staff and not a review board. The City also offers, for no charge, a "pre-submittal" review process in order to bring up major issues and potential conditions of approval as well as design issues, prior to an applicant submitting a project application. Due to this, most site plans can be processed and forwarded to the Commission in 30-60 days and do not need Council approval. Timing often depends on the size of the project and the necessary environmental review. Mixed use developments are permitted through the Planned Unit Developments (PUD) process. While the PUD process is similar to a site plan, the review time is longer due to it establishing its own zoning regulations for the development.

Projects such as PUD's and Specific Plans require City Council approval which adds a month to the process.

Victorville's development approval process is designed to accommodate development. Construction of the project can begin quickly as the 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 within the city. If complete, all plans are turned around within 2 weeks of submittal.

Currently, the City does not have a formal procedure for expediting projects with affordability components. Because of the reasonable and relatively quick processing times provided by the City, these requirements are expected to facilitate, rather than hinder, new residential development.

C. CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES

Constraints to the development, maintenance and improvement of housing for persons with disabilities impact housing production and availability. Recent changes to state law, including Government Code Sections 65583(a)(4) and 65583(c)(3), address the provision of accessible housing for disabled persons. These changes require that the Housing Element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These changes also require that the Housing Element address methods for removing governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

In reviewing the zoning requirements of these zones, nothing appears to act as a constraint to the development of housing for the disabled. The parking requirements do not differ for the disabled, however, the City has the ability to deviate from the parking standards with a minor deviation.

Victorville endeavors to accommodate disabled access and to comply with the recent changes to state law. The City is in the process of preparing a reasonable accommodation ordinance. The ordinance will allow individuals to apply to the City for exemptions from City housing related land use, zoning, or building laws, rules, policies, practices and/or procedures in order to reasonably accommodate their disability. The ordinance will require that a written determination be issued within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, (2) grant the accommodation request subject to specified nondiscriminatory conditions, (3) deny the request, or (4) may refer the matter to the Planning Commission, which shall render a decision on the application in the same manner as it considers an appeal.

Other City efforts to accommodate the disabled include the fitting of arterial streets with curb cuts, disabled access signal controls and seeing impaired crossing signals. The City has adopted the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official. Further, according to the City Zoning Ordinance, ramps and platforms necessary to accommodate disabled access are permitted to intrude into required setbacks and parking spaces. Should added allowances be needed to accommodate disabled access, these may be processed as a Reasonable Accommodation application. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single family homes.

Residential Care Facilities: Residential care facilities often provide care to the disabled, including the physically and mentally disabled. State law allows residential care facilities of 6 or fewer persons in any single family zone, in effect requiring a residential care household to have the same housing rights as a typical family household.

Consistent with state law, the City permits small residential care facilities that serve 6 or fewer clients in every residential zone. The City Zoning Code does not regulate concentrations of group homes or contain specific site planning criteria for group homes. Any group home would be regulated by the zoning district in which it locates. Currently, group homes of seven or more residents require approval of a conditional use permit in all multi-family zoning designations. These include the R-2, R-3 and R-4 zones, along with the MDR Mixed Density district. The City is looking at changing the requirement for a conditional use and allowing them as permitted.

Regarding business licenses, the City follows California Health and Safety Code Section 1566.2, for residential facilities with six or fewer persons. The code says that they shall not be subject to any business taxes, local registration fees, use permits, fees, or other fees.

D. ENVIRONMENTAL CONSTRAINTS

Environmental constraints to housing include natural hazards that limit the development potential of land or increase the cost of development. In Victorville, environmental constraints that could impact housing development include: Flooding hazards; Seismic hazards; and Hillsides/Slopes.

Flooding

The Land Use and Safety Elements identify those areas of the City that are subject to periodic flooding. The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRM) for the City of Victorville and the unincorporated areas. In order to mitigate potential flooding the City refers to the San Bernardino County Flood Control District Master Drainage Plan and requires private development to design drainage systems according to this plan. This Master Drainage Plan has not been adopted by the City Council and no fees are collected. However, the north western portion of the City is covered by a drainage plan adopted by City Council (Ordinance no. 1460) for which fees are collected prior to issuance of building permits for affected development projects. The above noted drainage plans give direction for the efficient mitigation of flooding allowing for the development of those affected properties. Finally, Ordinance No. 1460 allows for the equitable assignment of cost to property within the area of benefit.

The most costly and time consuming constraint tied to flooding is the requirement to get a permit from the Army Corps of Engineers, or the California State Department of Fish and Game if the property is adjacent to or modifying a drainage wash which is deemed to be under the definition of “waters of the United States”. This permit can take months to process from each department. In addition, the entire project may need to be altered to prevent the loss or damage of the drainage area. None of the potential affordable housing sites identified in Table 18 are located in a designated floodplain.

Biology

Several plant and animal species exist within the planning area which require additional review and potential permitting. Almost every project on sites over 5 acres in size will require a developer to hire a qualified biologist to conduct a survey of the site and surroundings and provide a report. The reports are used during the City’s environmental review and may involve the formulation of mitigation measures to ensure impacts to the species are minimized. The most common species requiring mitigation in Victorville are: burrowing owl, Mohave ground squirrel, and desert tortoise. The California State Department of Fish and Game is responsible for the permitting protocol for the burrowing owl and Mohave ground squirrel, while the U.S. Department of Fish and Wildlife issues permits for the desert tortoise due to its listing as an endangered species. These requirements add thousands of dollars to the application costs, possibly more depending on mitigation requirements. Adoption of the West Mojave habitat conservation plan could be beneficial as it would set a standard mitigation fee for all properties and remove the need to hire biologists, establish mitigation measures and go through the permitting process.

Seismicity

Like the entire Southern California region, Victorville is located in an area of high seismic activity. The probability of a major earthquake from the San Andreas, Helendale, and the San Jacinto Faults is considered to be high. No faults or fault traces are known or suspected to exist within the planning area and, as a result, no Alquist-Priolo Special Studies Zones are located within the planning area. However, because of 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. These requirements add to the cost of building residential structures. None of the potential affordable housing sites identified in Table 18 are located near identified faults or in special seismic study zones.

Hillside/Slope

Portions of the City have areas where slopes exceed 15 percent. 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 Safety Element contains specific goals and policies that address hazards related to the development of hillside areas. The Zoning Ordinance contains a Slope Protection District (SLP) which regulates the maintenance and protection of sloped areas in excess of five feet in vertical height. These slope protected areas reduce the amount of land available for residential development. None of the potential affordable housing sites identified in Table 18 are located in slope protected areas.

IV. HOUSING ASSESSMENT SUMMARY

Housing Element law requires cities to meet both local and regional housing needs. Victorville's local housing needs are discussed in Sections II and III above. Victorville's regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below.

The Housing Plan, presented in Section VI that follows, establishes specific policies and programs to address these identified housing needs.

A. LOCAL HOUSING ASSESSMENT

Local housing needs, as discussed in Section II, have been identified based on input from available Census data, Planning and Building Divisions records, and City Redevelopment Agency plans. Based on this information, areas of local housing needs in Victorville include:

- More affordable rental housing to accommodate the Extremely Low, Very Low, Median and Moderate Income households.
- Down payment assistance for low to moderate income first time homebuyers.(currently available)
- Extension or acquisition of Section 8 rental vouchers to ensure the continued affordability of potential at-risk housing projects.
- Monitoring and future maintenance of other federal, state and local assistance programs to preserve assisted units that will become at-risk

- Minor and moderate repair assistance for older housing structures. (currently available).

B. REGIONAL HOUSING ASSESSMENT

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Victorville. RHNA determinations for the City of Victorville during this planning period are presented in Table 16. As illustrated in the Table, Victorville is required to provide adequate sites for the construction of 7,371 new dwelling units during this planning period. Of these new units, 1,698 should be affordable to Very Low Income households, 1,207 to Low Income households, 1,342 to Moderate income households, and 3,124 to above moderate income households.

Table 16
RHNA New Housing Construction Needs by Income Group
for the City of Victorville

Income Category	Housing Unit Construction Need by Income Group <u>Current Planning Period 2014 - 2021</u>	Percent of Need by Income Group
Very Low (31-50% County median income)	1,698	14.12%
Low (50-80% County median income)	1,207	16.65%
Moderate (80-120% County median income)	1,342	16.23%
Above Moderate (over 120% County median income)	3,124	38.19%
Total Housing Unit Construction Need	7,371	100%
Source: SCAG Adopted Regional Housing Needs Determinations (October 2012)		

V. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the potential additional residential development that could occur in Victorville under the existing General Plan, along with existing and modified zoning classifications and regulations. Opportunities for energy conservation in residential development are reviewed and encouraged. This section also identifies the financial resources available to support the provision of affordable housing in the community.

A. AVAILABILITY OF SITES FOR HOUSING

As a rapidly growing community, the City has been active planning for the continued availability of housing sites. Victorville is updating its General Plan through year 2030, including major amendments to the Land Use Element that will provide for future housing sites. Major changes promulgated in the General Plan 2030 include the expansion of its 37,000 acre northern sphere of influence, and establishment of a new Mixed Use High Density land use category that permits residential of up to 60 dwelling units per acre.

In addition to these General Plan changes, Victorville's efforts include commitments of its Housing Trust and City resources, as well as other Federal and State resources as they may become available.

Further, as stated in Section I. (d) Mixed Use High Density Units below, the City has more than enough zoning available for lower-income households. Given that Victorville's need is 2,905 units for lower-income households, this Zoning District has the potential, estimating conservatively by density, to have the capacity of 3,207 units for lower-income households.

I. Housing Constructed or Approved 2006-2013

During the first two years of this planning period (from January 2006 through February 2008), the City has utilized its zoning powers and resources to facilitate the following new units:

- a) **New Single Family Homes**— From January 2006 through August 2013, the City has issued building permits for 5,143 new single family homes, most of which have been constructed⁶. These units are market rate and because of the down turn in the housing market are expected to sell at prices affordable to Moderate Income households.
- b) **Multifamily Homes** – From January 2006 through August 2013, a total of 1,192 multifamily housing units were constructed; many of the projects that were proposed during the construction boom have since expired and have not been built. The new units are listed by case number, address, number of units, site size, density and status in Table 17.

⁶ Based on City building permit data as of September 2013.

Table 17
Multifamily Units Built and Approved by Case No., Address, Number of Units, Site Size,
Density and Status
City of Victorville – January 1, 2006 to September, 2013

Case No.	Address	Number of Units	Site Size	Density	Status
PLN07-00050	14779 Seneca	203	16.78	12.40	Constructed
SP-06-060	14202 Rodeo Drive	99	4.85	20.41	Constructed
TR 17556	17825 Huerta	20	2.5	8.0	Tentative Map Approved and Active; CUP and Permits Expired
TR 17614	16545 Seneca	41	3.42	11.99	Constructed
SP-05-026	14374 Borego	220	11.12	19.78	Constructed
SP-05-021	14416 McArt	52	2.6	20.0	Constructed
SP-05-010	14330 Bonanza	20	2.5	8.0	Constructed
TR 17129	17915 Huerta	10	1.25	8.0	Map recorded; CUP and Permits Expired
TR 17200	17005 Silca	32	3.06	10.46	Map recorded; CUP and Permits Expired
TR 17255	16662 Green Tree	136	8.7	15.63	Map recorded; Entitlements and Permits Expired
TR 17019	13520 Third	168	9.03	18.60	Constructed
SP-04-005	14344 McArt	84	5.4	15.56	Constructed
SP-02-002	16980 Nisqualli	302	19.07	15.84	Constructed
TOTAL MULTIFAMILY UNITS		1,387			

- c) **Assisted Units** – During 2006-2007, the City approved two affordable housing projects and 139 inclusionary housing units, all of which were constructed:

Casa Bella Family Phase II, located at 16980 Nisqualli Road, consisting of multifamily 80 units, all of which are affordable. Of the affordable units, 56 are affordable to Extremely Low and Very Low Income households, and 24 to Low Income Households. This project is funded through the Section 42 Tax Low-Income Housing Tax Credit Program and Mortgage Revenue Bond financing. Affordability is secured for 55 years through TCAC and 2 years through the Victorville Redevelopment Agency for a total of 57 years. Project density is 15.84 dwelling units per acre.

Casa Bella Family Phase III, located at 16980 Nisqualli Road, consisting of multifamily 112 units, 111 of which are affordable. Of the affordable units, 77 are affordable to

Extremely and Very Low Income households, and 34 to Low Income Households. This project is funded through the Section 42 Tax Low-Income Housing Tax Credit Program and Mortgage Revenue Bond financing. Affordability is secured for 55 years through TCAC and 2 years through the Victorville Redevelopment Agency for a total of 57 years. Project density is 15.84 dwelling units per acre.

Inclusionary Housing Units, totaling 139, were provided through the City RDA housing set-aside fund. From January 1, 2006 through present, 47 inclusionary housing units were produced within the Bear Valley/Hook Blvd Project Area; 34 units were within the Very Low Income category, and 13 were within the Low Income category. In Victorville's portion of Victor Valley Economic Development Authority (VVEDA) 92 units were produced; 14 units were within the Very Low Income category, 57 were within the Low Income category, 21 were within the Low/Moderate Income category.

- d) **Mixed Use High Density Units** – As part of the General Plan Update, the City has established a new Mixed Use High Density category, which is intended to facilitate well integrated multi-family and commercial developments, located adjacent to retail development. Permitted mix of uses multi-family residential up to a density of 60 dwelling units per acre; retail, office, civic, open space and other similar uses. The land use designation, which encompasses 640 acres, allows high density residential to occupy 50% of the site. These sites require the approval of a Planned Unit Development (PUD) application. This process can be used to establish development standards that differ from the city's high density regulations. It is impossible to estimate how many units will feasibly be built on each site, therefore, an average of 40.6 units per acre will be used.

Three mixed use sites are designated by the General Plan and two more will be added by March of 2014 within the new Civic Center Sustainability Specific Plan. Located in the heart of the City and an in-fill project, the Specific Plan will contain approximately 107 acres of Mixed Use and can develop immediately. With half of the site, 54 acres, to be dedicated to high density residential at an estimated 40.6 units per acre, a total of 2,192 units could be built. The smallest site is approximately 50 acres is located within City limits near the intersection of La Mesa Road and Bellflower Street. The Assessor's parcels are: 3133-141-05 (portion), 06, 07, 08, and 3133-251-05, 06 and 08. This site is close to existing infrastructure and could develop within a five year timeframe. With half of the site, 25 acres, to be dedicated to high density residential at an estimated 40.6 units per acre, a total of 1,015 units could be built. The other two sites are currently within the Sphere of Influence and aren't expected to develop within the next five years. One is 160 acres and is comprised of the following parcels: 3092-461-01 through 04, 3092-471-01 through 05, 3092-491-01 through 19, 3092-501-01 through 07 (portion of 1-3). With 80 acres of required development, this site could generate approximately 3,248 units. The second is approximately 430 acres and is comprised of the following parcels: 3070-441-01 through 31, 3070-451-01 through 20, 3071-011-01 through 18 and 20 through 27, 3071-031-01 and 03 through 16, 3071-051-01 through 16. With 215 acres of high density development, this site could potentially develop 8,729 units. Considering the strong demand for mixed use development that has occurred region-wide, these sites are expected to be highly desirable once the housing market rebounds. Assuming the new Mixed Use High Density develops

with an average residential density of 40.6 dwelling units per acre, this category has the potential to generate over 12,000 very high density units during the next 20 years.

- e) **General Plan Update Residential Counts** – While the size and scope of the proposed additional sphere area is still being studied, the addition of the sphere expansion and other land use changes promulgated by the General Plan 2030, there is a potential for a total of 138,617 units in the Planning Area at build-out. This represents a 276% increase in housing supply over the 2007 count of 36,797 dwelling units.

The mix of the General Plan designated units consists of 87,014 single family (62.7% of build-out density) and 51,503 multifamily units (37.3% of build-out density). This demonstrates a notable shift toward more multifamily units when compared to the 2000 Census tabulation for Victorville of 73% single family to 19% multifamily and 8% mobile homes.

It is expected that once the housing market rebounds, the demand for single family homes will also rebound. The number of additional single family units to be constructed during this planning period are expected to be approximately 600. (Reference discussion in V.A. I.a.)

- f) **Future Multifamily Housing Sites Inventory** – Multifamily housing sites that have and are expected to develop during this planning period are shown in Figure 3, *Available Housing Sites – Current Planning Period*. An inventory listing each parcel which is vacant, designated for high density multifamily housing and which has the highest potential to develop is available in the appendix. All sites shown in the table are currently vacant. These sites were chosen due to their close proximity to existing infrastructure, bus routes, shopping centers and other items often looked at in an affordable housing subsidy program.

A realistic capacity was formulated based on the maximum permitted densities of 15 dwelling units per acre (du/ac) in R-3 and 20 du/ac in R-4. When developing vacant land in Victorville, often there is a need for dedication of right-of-way and the inability to develop where easements exist. Therefore, 14 du/ac was used in R-3 and 18 was used in R-4. In addition, the gross acreage of the parcel size was reduced to account for necessary right-of-way. While the Medium Density category of R-2 accounts for the least amount of units and land in the city, its 8 du/ac and multi-family residential offers another variety of density appropriate for affordability. A density of 6 units per acre was given for these zones based on the typical difficulty of lot sizes and the open space requirements result in fewer units. This conservative approach represents the potential to provide 9,832 units on 667 acres in the central core of the city.

A program action is proposed in the Action Plan to increase the maximum allowable density in the R-4 district from 20 dwelling units per acre to 30 to better provide affordability. This action should be completed within one year.

- g) **Future Single Family Housing Sites Inventory** – The City also has an adequate amount of vacant land zoned for single family residential use shown in the Sites Inventory in the appendix. All sites shown in the table are currently vacant. Some of it is in the form of

already subdivided land ready for use, and the remainder is generally larger parcels which can be subdivided for future development of single family homes. In addition to tract housing, the ability to utilize manufactured housing offers another avenue of affordability which is common in the High Desert. Taking a look at the areas which are most likely to develop within the next five years, there is approximately 1,526 acres available and the ability to accommodate 10,190 housing units.

City of Victorville
Multi-Family Development and Mixed Use Sites (Draft)

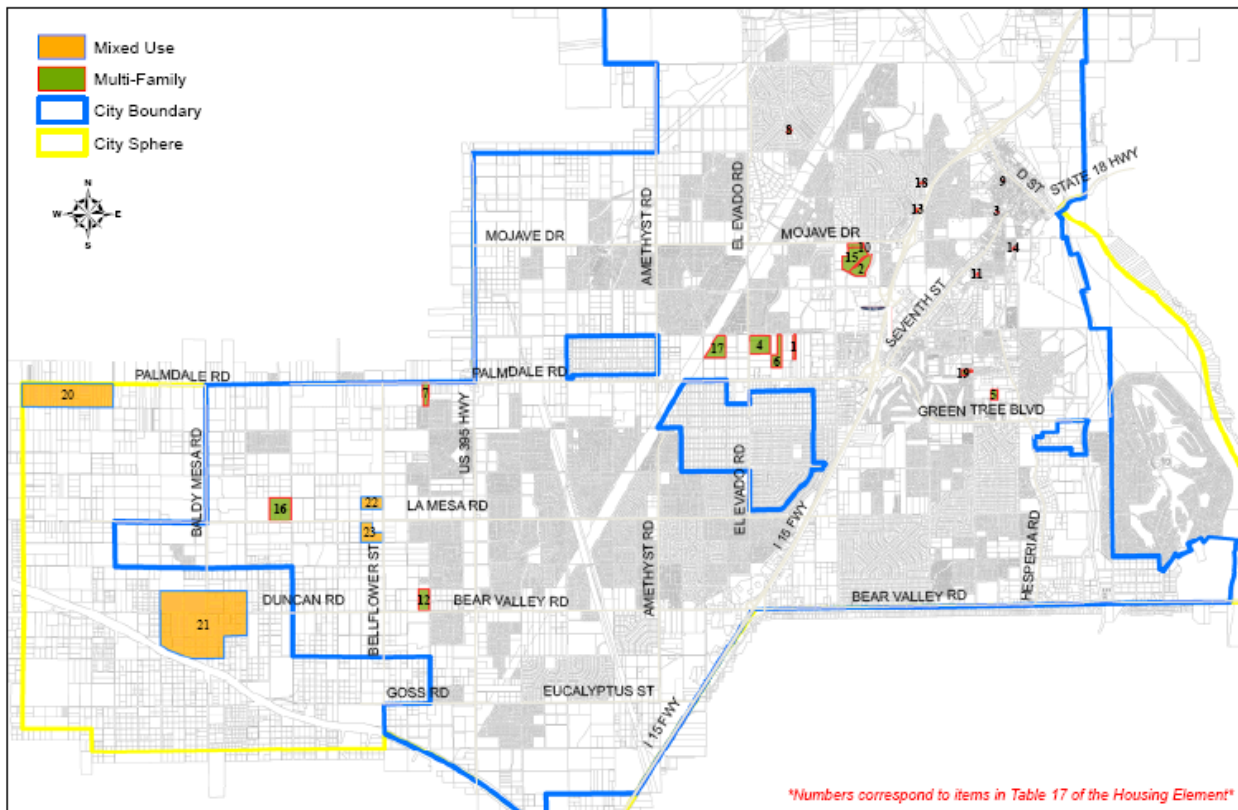


Figure 3. Available Multifamily Housing Sites – Current Planning Period

Affordable Multifamily Housing Sites

HCD, pursuant to AB 2348 and recent amendments to Housing Element Law, established a new default methodology to determine the affordability of a potential housing site or development. In a metropolitan city like Victorville, the amendments require that a site be zoned to permit at least 30 dwelling units per acre in order to qualify as a housing site potentially affordable to households in the Extremely Low, Very Low or Low Income ranges. Alternately, a city can present market information or provide subsidies to demonstrate the affordability of a housing site or new development.

2. Comparison of Available Sites and Units Constructed with RHNA

Table 18, below, tallies the units already developed during this planning period with those likely to be approved or constructed by December 2014. Together, these existing and likely units total 10,152. Table 18 then compares these units, by income category, to the RHNA goals established by HCD for the City. Units are placed in the Extremely Low, Very Low and Low income categories based on affordability commitment or anticipated density above 30 dwelling units per acre. As depicted in Table 18, the City meets or exceeds the RHNA goals in each category.

Table 18 Comparison of Available Housing Sites to RHNA by Income Category								
Project	Acres	DU/AC	Units	Ex Low [1]	Very Low [2]	Low	Mod	Above Mod
Housing Constructed or Planned 2006-2014								
Victorville Mediterranean Gardens	29	14.7	428					
Signature at Valley Center	8.9	14	128					
Casa Bella Phase II [3]	7.3	16	112	38	39	34		
Inclusionary Housing [3]	45.2	15	668		34	13		
Mixed Use High Density [4]	25	40.6	1,015	305	305	406		
Multi-Family [5]	Varies	Varies	2,983				2,983	3,688
Single Family	Varies	Varies	3,688					3,688
Totals			10,152	986	987	1,507	2,983	7,376
RHNA			8,618	986	987	1,401	1,630	3,614
Difference (Available Units vs. RHNA)			1,534	-	-	106	1,353	3,762
Notes: [1] Extremely Low contains half of the City Very Low Income allocation. [2] A 1-unit adjustment is made to SCAG RHNA Very Low Income Units to account for rounding. [3] Units allocated to affordable category based on actual rent restrictions.. (Reference Section V.A. 1(c), above.								

Table 18 Comparison of Available Housing Sites to RHNA by Income Category								
Project	Acres	DU/AC	Units	Ex Low [1]	Very Low [2]	Low	Mod	Above Mod
[4] Units allocated to affordable category based on permitted density of up to 60 du/ac, and expected average of 40.6 du/ac. (Reference Section V.A.1(d), above.								
[5] Units allocated to moderate category based on actual costs/rent of 112 units at 16980 Nisqualli (Reference Section V.A.1(b), above.								

B. REMOVAL OF HOUSING CONSTRAINTS

I. Availability of Public Services and Facilities

Victorville is a developing community. As new development occurs, new roads and infrastructure will be required. To prepare for this growth, the City has undertaken preparation of numerous technical studies, including a city-wide traffic model, water and wastewater master plan, sewer master plan, fiscal impact report, commercial zoning market analysis, and an economic issues and strategy report.

Future residential development is expected to occur through infill and through new large developments. Most of the new development is expected to be planned through the Specific Plan process. Approximately 24% of the City Planning Area is designated Specific Plan. A requirement of Specific Plan development is that all roads and infrastructure be planned and implemented as part of the development. These Specific Plans will be required to provide roads and infrastructure in compliance with the General Plan and applicable master plans.

The City’s roadway and infrastructure system is planned and expected to be in place and capable of accommodating additional residential development pursuant to the City General Plan. There is adequate water volume and sewer capacity available to accommodate residential development pursuant to the City General Plan, including the City’s RHNA requirements.

All new development projects in the City are required to comply with the National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County. To comply with NPDES requirements, the City has incorporated the Stormwater Program developed by the County of San Bernardino. The City’s Stormwater Program is a reference document that serves as the basis for its storm water management program. The City’s version consists of the following programs: development planning; development construction; illicit connection/discharge detection and elimination program; industrial/commercial inspection, and public information.

There are minimum water quality protection requirements for development construction projects. Unless exempted, all development construction projects will be required to implement best management practices (BMPs) necessary to reduce pollutants to the Maximum

Extent Practicable (MEP) to meet the minimum water quality protection requirements. Construction activities include activities such as clearing, grading, excavation, road construction, structure construction, or structure demolition that result in soil disturbance.

As previously discussed, because of the lower land costs, housing in Victorville is lower in cost than in other areas of San Bernardino County, and other southern California counties.⁷ Site improvement costs associated with public services and facilities are not considered a constraint to development.

2. Removal of Market Constraints

As indicated in Table II, housing prices in Victorville are generally lower than neighboring communities and within reach of most households, regardless of income. The primary market constraints affecting affordable ownership housing are related to the required down payment for homebuyers and the availability of rental housing affordable to Extremely, Very Low Income and Moderate Income households.

Recognizing the high cost of ownership housing, the City has established the Mortgage Assistance Program. This program enables homebuyers to purchase a home in the City of Victorville, by providing up to \$65,000 or 30% of the sales price the lesser of the two in down payment and/or closing costs. During this planning period, the program was awarded \$792,500 in RDA housing set-aside funds and \$350,498 in HOME federal funds. These funds are issued to homebuyers in the form of a deferred second trust deed loan. Eligibility for this program is based on family size and HUD/HCD established income limits. Since the start of this planning period, the City has issued mortgage assistance to ten Low and one Moderate Income households. The City has established a goal of issuing up to five to ten Homebuyer loans each year.

The City continues to assist with the provision of affordable rental housing through its available zoning and financing tools. The City is proposing a new mixed use zoning designation that is expected to result in thousands of new multifamily units at densities up to 60 dwelling units per acre. The City has and continues to use available financing tools to assist in, providing rental housing affordable to Extremely Low, Very Low, Low and Moderate Income households.

3. Removal of Governmental Constraints

As discussed under Section III.B. above, the City Zoning Code provides ample opportunity for residential development of varying types and densities. The City also endeavors to provide expedited processing of all residential development applications. A site plan for development of multi-family projects can be completed within 2-3 months and only requires Planning

⁷ *Demographic, Economic & Quality of Life Data*, Economics & Politics, Inc.; March 8, 2005; available at City of Victorville Planning Division offices.

Commission approval. Single family residences do not require review. The City is in the process of preparing a reasonable accommodation ordinance to ensure the accessibility of housing to disabled persons.

The zoning code currently requires 2 parking spaces per unit for multi-family development, with one-half of those required to be covered. There is no requirement for guest parking and no differentiation between the number of bedrooms. This standard does not appear to be a hindrance to affordable development and often results in fewer required spaces than other cities.

The City allows the use of density bonuses in accordance with state law. Current City land use and development processes therefore have not been considered a constraint to housing development.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

The California Code of Regulations, Title 24, also known as the California Building Standards Code includes the adoption of Part 6, the California Energy Code, and Part 11, the California Green Building Standards Code. The Legislature directed the Building Standards Commission, the adopting authority for these codes, to periodically improve the standards to account for state-of-the-art energy efficient building design, to have a positive environmental impact, and to encourage sustainable construction practices. The standards apply to all new residential buildings (and additions and alterations to residential buildings; such as reroofs, water heaters, and HVAC change-outs) including hotels, motels, and buildings with four or more habitable stories. The regulations specify energy saving design for walls, ceilings and floor installations, as well as water efficient fixtures, heating and cooling equipment and systems, incentives for operators of fuel efficient vehicles such as reserved parking and charging stations, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power.

In relation to new residential development, and especially affordable housing, construction of an energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs because the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs.

Strategies a developer can undertake to achieve energy efficient construction and water conservation include:

- Locating the structure on the northern portion of the sunniest area on the site.

- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west and north windows small, recessed, and double-glazed.
- Installing water conserving plumbing fixtures and fittings that will provide a 20 percent reduction in water use.
- Ensuring that all permanent lighting is high efficiency and controlled by room occupancy sensors.
- Using roofing materials with high solar reflectance and thermal emittance.

The City has incorporated a number of methods to provide energy conservation including zoning, housing supply, higher densities and water efficiency. A majority of the city's higher density designations (R-3, R-4, Mixed Use) are located along major arterial streets. This helps provide close proximity to transit, resulting in fewer automobile trips. In addition, the city offers a wide variety of residential zoning designations, which result in housing which is affordable to a range of people helps to alleviate long commutes.

The City adopted a water conservation ordinance in 2005 and does not allow the installation of grass in the front yards and restricts the amount of water intensive landscaping on residential projects based on lot size.

The City continues to utilize funds and grants for energy conservation whenever possible through its Senior Home Repair and Neighborhood Stabilization programs. With CDBG funds, seniors can obtain rehabilitation work to make their home safe and code compliant. This work can consist of safety measures like smoke and Carbon Monoxide detectors, weather proofing, roof replacements, energy conservation by adding insulation, installing new windows with high efficiency ratings, replacement of faulty and/or hazardous plumbing, heating, cooling, and electrical as well as other forms of improvements which increase energy efficiency. The City also utilizes these funds to add accessibility measures including; door hardware, ramps, faucets, and grab bars. In the Neighborhood Stabilization Program, deficient housing is purchased by

the City and renovated with all new energy efficient appliances, drought tolerant landscaping and other improvements.

The City also follows the latest state legislation regarding energy efficiency and sustainable development, including Assembly Bill 32. As specific implementation measures are promulgated pursuant to AB 32, the City will adopt these measures as feasible and as required, including adoption of the California Energy Code and the California Green Building Standards Code, these codes include promoting building framing construction of tighter building envelopes, increased ventilation, cool roofs, ensuring effective demolition and construction recycling, encouraging the use of upgraded building insulation and Low-E dual-pane windows, the use of fluorescent and energy efficient lighting, and operation of low emission City vehicles. These and other potential energy efficient opportunities are evaluated and promoted by the City during the site plan review process.

D. FINANCIAL RESOURCES

There are a variety of potential funding sources available to support affordable housing in the City of Victorville. They include the following:

I. HOME INVESTMENT PARTNERSHIPS (HOME) Funds

The Home Investment Partnerships (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing. The City has used HOME funds to assist with the development of affordable rental housing projects and the Mortgage Assistance Program. To further expand the opportunities in 2004, the City joined the Town of Apple Valley to form a HOME consortium to become an entitlement jurisdiction resulting in an annual allocation of approximately \$300,000.

2. Community Development Block Grant (CDBG) Program

Through the federal CDBG program, HUD provides funding for a range of community development activities. CDBG grants are awarded for housing activities, including acquisition, 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. CDBG grants primarily benefit households with incomes not exceeding 80% of the county median family income.

The City of Victorville is a CDBG entitlement city based upon its demographics and receives

CDBG funds annually. These funds are used for a variety of housing purposes, including:

- Owner Occupied Rehabilitation Loans - This program, provides no interest rate housing rehabilitation loans of up to \$60,000.00 to lower income homeowners throughout the City. All health and safety problems must be corrected before any other home improvements can be made.
- The Owner Occupied Rehabilitation (OOR) provides up to \$60,000 in the form of a deferred loan to income eligible households to make repairs of owner occupied homes. During this period the program was awarded \$282,121 in State funds and \$78,209 in Housing Set-Aside. The OOR assisted two low and seven very low income households.
- Senior/Disabled Home Repair Program (SHRP) – The sponsor of this program is the City of Victorville. This program provides a one time grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. The grant amount has been raised to its current limit of \$10,000.00. This program is funded with CDBG and HOME funds. It assisted 59 senior households, 55 to date all of who were Very Low and Low Income. Total number of female head of households was 27.

3. 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 low and moderate income persons, aid in the elimination or prevention of blight, 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 CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; 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. Section 8 Housing Choice Voucher Program

The federal Section 8 program provides rental assistance to low-income households. With a Section 8 voucher, households pay 30-40% of their income towards housing and the HASBC pays the rest, up to certain maximum rent limits. The vouchers are paid directly to the landlords. 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 927 Section 8 household vouchers in the City of 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.

5. Section 202/811 Housing for Elderly or Disabled

Under this federally administered program, direct loans are made to eligible, private nonprofit organization and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or disabled persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100% of the units for disabled persons has also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly disabled person between the ages of 18 and 62, are eligible to live in these units.

6. California Housing Finance Agency (CAL-HFA)

CAL-HFA is an agency of the state of California that administers programs that provide below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CAL-HFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CAL-HFA purchase.

CAL-HFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CAL-HFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CAL-HFA also operates a Multifamily Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. In a project, 20% of the units must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

A new program of CHFA is the SP-HELP Program. This program provides low interest loan assistance to local governments to assist in the provision of affordable housing. The City has used Cal-Home funds to assist with the rehabilitation of affordable owner occupied housing .

7. Low Income Housing Tax Credit (LIHTC) Program

This State program provides for federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20% of the units must be made available to families whose income is less than 50% of the County median income or 40% of the units must be made available to families whose income is up to 80% of the median. Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee. Developers have used these tax credits to assist with the development of affordable rental housing projects.

8. Multifamily Mortgage Revenue Bonds

Multifamily Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multifamily housing. Federal law requires 20% of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80% of the median household income for the County. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely. Developers have used these bonds to assist with the development of affordable rental housing projects.

9. Victorville Housing Trust Funds

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

- Mortgage Assistance Program (MAP)
- Owner Occupied Rehab (OOR)
- New Housing Development
- Acquisitions and Rehabilitation

10. Proposition 46 Funds

Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002, was a statewide housing bond initiative passed by the voters in November of 2002 which authorized \$2.1 billion in bond financing for various housing programs administered by HCD and Cal-HFA. 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, multifamily acquisition, rehabilitation, construction or conversion; and others for the next five years. The City and non-profit housing developers can apply to the appropriate funding programs in order to subsidize some of the affordable housing to be built in Victorville. The City used Cal-Home funds to fund their Owner Occupied Rehabilitation Program.

E. HOUSING RELATED SERVICES

In addition to the housing activities discussed throughout this document, the City has utilized its resources to provide the following assistance packages during this planning period (from January 2006 until March 2008):

- In Fiscal years 05-06, 06-07, and 07-08 the Community Development Block Grants (CDBG), funds in the amount of \$493,952 were awarded to non-profit public service organizations. The funds were expended to assist individuals and families to receive counseling services, sexual assault victim services, interpreter services for hearing impaired, legal services, parenting classes, youth mentoring, after school tutoring, meals delivered to home bound seniors and for school age to children receive clothing.
- Hi Desert Meals on Wheels was awarded \$54,000 which assisted 280 senior citizens with delivered meals or congregate meals. All the recipients were very low to moderate income households and 101 of the seniors were female head of households.
- Sexual Assault Services was awarded \$15,000 in CDBG funds to assist 1663 victims of sexual assault with crisis counseling and court advocacy. Of the 1663 individuals assisted, 137 were female heads of household. All 1406 individuals were of very low to moderate income households.
- Victor Valley Domestic Violence was awarded \$45,000 in CDBG funds to provide 141 individuals with shelter, counseling, and classes. There were 95 individuals that were female head of households, all 57 were women and fell in the very low to moderate income households.

F. AGENCIES INVOLVED IN HOUSING IN VICTORVILLE

City efforts to provide affordable housing opportunities are assisted by the following agencies:

- **Economic Development Department:** is the primary agency providing affordable housing opportunities in Victorville. It serves as the City Housing Division that administers RDA housing set-aside funds, Mortgage Assistance Program, Owner Occupied Rehabilitation (OOR) program, Senior Home Repair Program (SHRP), CDBG and HOME programs.
- **Housing Authority of San Bernardino County (HASBC):** administers the Section 8 voucher program.
- **Inland Fair Housing and Mediation Board (IFHMB):** Fair housing information and tenant-landlord dispute mediation is available through the IFHMB. Information and resources are provided to both tenants and landlords regarding their rights and responsibilities. The City of Victorville contracts for provision of these services for city

residents. The City also provides workshops for residents yearly to help keep them informed. Based on monthly tabulations prepared by the IFHMB, most reported fair housing complaints were from renters complaining about unfair lease and eviction policies.

VI. HOUSING PLAN

Chapters II through V establish the housing needs, constraints and opportunities in Victorville. The Housing Plan evaluates the accomplishments of the last adopted housing element, and then presents the City's 2013-2020 Housing Plan. The Plan sets forth the goals, policies and programs developed to address Victorville's identified housing needs.

A. REVIEW OF HOUSING ELEMENT PERFORMANCE

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of their housing element update. These results should be quantified where possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the previous element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such difference must be discussed.

I. Evaluation of previous elements appropriateness, effectiveness and progress in implementation.

■ Issues: Housing Production and Housing Assistance

GOAL I: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in Victorville.

POLICY I.1: Provide for a wide variety of multifamily zone districts with varying densities, as well as single family residential zone districts allowing for a wide range of lot sizes.

Implementation Measure I.1.1: Maintain portions of the City that are designated for high density residential land use to ensure a varying multiple family housing mix.

Progress: The City has maintained the overall acreage designated as high density residential and will continue to do so in the next Planning Cycle.

Implementation Measure I.1.2: Provide for flexibility in land use and development standards through specific plans, planned unit developments, and combining districts for the purpose of providing flexibility in land use and development standards. These flexible standards shall be directed toward meeting the social and economic needs of the community.

Progress: The City allowed for flexibility in land use and development standards by permitting specific plans, planned unit developments and combining districts in the Development Code and will continue to do so in the next Planning Cycle.

Implementation Measure I.1.3: Continue to utilize City Redevelopment Agency housing set-aside funds to facilitate development of affordable multi-family housing projects suitable to a range of economic levels, the Extremely Low, Very Low, Low Income, and Moderate categories.

Implementation Measure I.1.4: The City Redevelopment Agency, continues the implementation of their Mortgage Assistance Program to assist homebuyers, particularly the Extremely Low, Very Low and Low Income categories, with down payment and/ or closing costs.

Progress: Due to the dissolution of Redevelopment Agencies statewide, the City lost its ability to perform the above two Measures and will not continue these Measures in the next Planning Cycle.

Implementation Measure I.1.5: Allow for minimum dwelling unit sizes, ranging from 120 square feet for single room occupancy units to 1,200 square feet for single family dwelling units.

Progress: The City has continued to allow for these minimum dwelling unit sizes in the Development Code and will continue to make allowances for them in the 5th Planning Cycle.

Implementation Measure I.1.6: To address the City's shortfall of 3,044 units for lower income households, the City will increase zoning in the R-4 High Density Residential District from 20 to 30 units per acre. The R-4 sites included in the increase zoning are identified in Appendix A. The R-4 zone will permit owner occupied and multifamily development by-right, without a conditional use permit, plan unit development or any discretionary action, with a minimum of 16 units per site and a minimum density of 20 units per acre, consistent GC 65583.2(h) and (i).

Progress: The City has not changed the R-4 High Density Residential to allow for 30 units per acre due to the fact that the City has met the RHNA low income housing requirement without the change. As established by Table 7 of this element, Low Income households will have access to affordable housing based upon their established income levels of \$26,179- \$41,885 when compared to the minimum qualifying income level established by the Housing Affordability Index (HAI) for San Bernardino County provided by the California Association of realtors (for 2013 Quarter 3). Because the City's median home price is less than that outlined by the HAI, a majority of the homes in the City would be considered available. Additionally, the City does allow for Density Bonuses within the zoning district and allows up to 60 units per acre within the Mixed Use Zoning District, meeting the future RHNA numbers.

Implementation Measure I.1.7: As part of the Zoning Code update, the City will revise provisions of the zoning code to permit transitional and supportive housing as a

residential use, subject only to the same standards of similar housing types within the zone. e.g. single or multifamily.

Progress: The City has not permitted for transitional and supportive housing as a residential use in the Development Code. However, the City will analyze the need for this type of use in the next Planning Cycle, as required by State law.

Implementation Measure 1.1.8: To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres units). The City will work with property owners and non-profit 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 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 lower income households,
- provide technical assistance to acquire funding, and modification of development requirements.

Progress: Due to the slow economy during the 4th Planning Cycle, the need to facilitate was not presented. The city will continue to facilitate when needed during the 5th Planning Cycle.

Implementation Measure 1.1.9: To comply with SB2 the City will amend the zoning code to permit “emergency / homeless shelters” by-right, without CUP or other discretionary process in the C-1, Neighborhood Commercial District.

Progress: During the 4th Planning Cycle, the City amended the Development Code to allow for emergency/homeless shelters by-right in the C-1 Neighborhood Commercial Zoning District. The City will continue to allow for these during the 5th Planning Cycle.

POLICY 1.2: Discourage the over-concentration of housing constructed expressly for Low and Moderate Income households in any single planning area.

Implementation Measure 1.2.1: Pursue through City Redevelopment Agency efforts, a “scattered site housing program” to provide rental assistance to Low and Moderate Income households throughout the City.

Implementation Measure 1.2.2: Pursue through City Redevelopment Agency efforts, a “scattered site housing program” to provide mortgage assistance to Low and Moderate Income homebuyers throughout the City.

Progress: Due to the dissolution of Redevelopment Agencies statewide, the City lost its ability to perform the above two Measures and will not continue these Measures in the next Planning Cycle.

POLICY 1.3: Continue to cooperate with non-profit organizations to provide emergency shelter for the homeless in the City.

Implementation Measure 1.3.1: Continue to provide assistance and make provisions for homeless shelters within the City.

Implementation Measure 1.3.2: Continue to make available at City facilities information on homeless services.

Progress: The City continues to provide for the above two Measures and has allowed for homeless shelters within the City by right in the C-I Zoning district and will continue to do so during the 5th Planning Cycle.

POLICY 1.4: Provide for high quality residential districts.

Implementation Measure 1.4.1: Provide for large lot development to meet the needs of the Moderate and Above Moderate Income categories.

Implementation Measure 1.4.2: Restrict new traffic intensive commercial, industrial and institutional uses from locating near existing single family neighborhoods.

Implementation Measure 1.4.3: For new residential developments, provide adequate buffers between residential uses and traffic intensive commercial, industrial and institutional uses.

Implementation Measure 1.4.4: Provide for adequate setbacks in residential neighborhoods to ensure privacy and adequate light and air.

Progress: Regarding the above four Measures, the City's Development Code prescribes lot size, zoning, setbacks and buffers. The City will continue towards high quality housing with the implementation of single-family design guidelines during the next Planning Cycle.

▪ ***Issue – Equal Opportunity Needs Housing***

GOAL 2: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

POLICY 2.1: Continue to support ongoing efforts of the State and County to enforce fair housing laws.

Implementation Measure 2.1.1: Continue to contract with the Inland Fair Housing & Mediation Board to provide investigation and counseling assistance to address the alleged violations of federal and state housing laws.

Implementation Measure 2.1.2: Continue to follow the established protocol for referral of residents with redlining complaints to the appropriate authority.

Implementation Measure 2.1.3: Minimize the displacement of lower income and special needs households whenever possible and, where necessary, to ensure that displacement is carried out in an equitable manner.

Progress: The Economic Development Department and Housing has continued success regarding the above three Measures. The Department meets on a regular basis with the board and residents to resolve housing issues and will continue to do so in the 5th Planning Cycle.

Implementation Measure 2.1.4: As part of the Zoning Code Update process, revise provisions in the Zoning Code or other portions of the Municipal Code as necessary to ensure that any residential development, transitional housing or emergency shelter is not restrictive because of method of financing, race, sex, national origin, marital status or disability of its owners or intended occupants.

Progress: The City updated the Zoning Code to allow for unrestrictive emergency shelters and will analyze the need for transitional housing as required by State Law in the 5th Planning Cycle.

Implementation Measure 2.1.5: Continue to provide financial assistance from CDBG or other funds to Inland Fair Housing and Mediation Board or other fair housing organization to ensure Fair Housing Education & adherence.

Progress: The City continued to provide funds to various housing organizations during the 4th Planning Cycle and continued through FY2014. As long as funds remain available, the City will continue to do so through the 5th Planning Cycle.

Implementation Measure 2.1.6: Continue to require compliance with Americans with Disabilities Act standards in all new multifamily and redevelopment projects, and continue to enforce the building code provisions requiring accessible design.

Implementation Measure: 2.1.7: Adopt a reasonable accommodation ordinance to assist persons with disabilities.

Progress: Regarding the above two Measures, the previous adopted Building Code and the recently adopted 2014 Building Code addresses and requires the City to comply with the Americans with Disabilities Act standards and requires reasonable accommodation for persons with disabilities.

▪ **Issue – Preservation of Existing Housing Stock**

GOAL 3: Encourage the maintenance and preservation of the existing housing stock.

POLICY 3.1: Continue to require that all substandard units in the City are improved so that they comply, where required, with the existing Building Code.

Implementation Measure 3.1.1: Continue to enforce the existing Building and Safety Code, as required through existing, and, if necessary, expanded code enforcement efforts.

Progress: Regarding the above two Measures, through Code Enforcement efforts, the City enforced the California Building Code for substandard units when in violation. In some cases when those substandard units could not be brought up to Code, those units were demolished. This effort to require compliance with the Building Code will continue in the 5th Planning Cycle. Two additional Code Enforcement Officers were hired on January 1, 2014.

POLICY 3.2: The City will make available programs to assist property owners that can demonstrate financial need in the upgrading of their substandard units.

Implementation Measure 3.2.1: Continue to utilize City Redevelopment Agency, CDBG, HOME or other available funding sources to assist senior and disabled residents with health and safety housing rehabilitation.

Implementation Measure 3.2.2: Continue to utilize City Redevelopment Agency, CDBG, HOME or other available funding sources to assist Extremely Low, Very Low and Low Income residents with housing rehabilitation city wide.

Implementation Measure 3.2.3: Continue to utilize public mailers and city website to advertise rehabilitation programs while searching for new methods and presentations which market what programs the City has to offer.

Progress: Regarding the above Three Measures, with the loss of Redevelopment Funds, assistance has been reduced. However, through the Economic Development Department and Housing, CDBG and especially HOME funds were utilized for housing rehabilitation and assistance. As funds continue to be available, these programs and assistance will continue in the 5th Planning Cycle.

POLICY 3.3: Preserve existing assisted housing developments for lower income households.

Implementation Measure 3.3.1: Utilize City Redevelopment Agency, CDBG, HOME or other available funding sources to retain existing assisted housing units for lower income households which are converting to market rate rental units.

Progress: Although because of the loss of Redevelopment Funds funding sources are limited. However, through the Economic Development Department and Housing, CDBG and especially HOME funds were utilized for housing assistance. As funds continue to be available, assistance will continue in the 5th Planning Cycle.

Implementation Measure 3.3.2: Continue to maintain a list of all existing government assisted multi-family rental projects eligible to change to non-low income housing uses and monitor for potential conversion to market rate.

Progress: All lists are maintained by the Economic Development Department and will continue to be available during the 5th Planning Cycle.

Implementation Measure 3.3.3: Investigate the ability to utilize non-profit entities who could assist the City in preserving affordable housing units.

Progress: As funds became increasingly lower due to the loss of Redevelopment funding, private entities became increasingly important. The City will continue to utilize non-profit agencies during the 5th Planning Cycle.

Implementation Measure 3.3.4: Maintain a current list of housing assistance programs available through the federal, State and County governments.

Progress: All lists are maintained by the Economic Development Department and will continue to be available during the 5th Planning Cycle.

▪ ***Issue – Housing Production***

GOAL 4: Encourage the proper utilization of the undeveloped residential areas of the City.

POLICY 4.1: Promote infill development.

Implementation Measure 4.1.1: Encourage developers to build as close as feasible to existing infrastructure.

Progress: Although housing production slowed during the 4th Planning Cycle, developers were still required to install infrastructure. This required encourages developers to build close to existing infrastructure. During the 5th Planning Cycle, ‘hopscotch’ development will not be approved as it greatly strains existing City resources.

POLICY 4.2: Promote residential development fully served by public services and utilities.

Implementation Measure 4.2.1: Encourage new residential neighborhoods to develop through specific plans or other master plan processes to ensure that future residents have a full array of parks, schools, community services and infrastructure.

Progress: Housing slowed during the 4th Planning Cycle, but most new residential housing anticipated in the 5th Planning Cycle will come from existing approved tentative tracts extended by State law. However, only some is from Master Planned communities. Consequently, public services and utilities will still be required.

▪ **Issue – Housing Assistance**

GOAL 5: Encourage changes in State housing law to accurately reflect community housing needs.

POLICY 5.1: Support legislation that seeks to recognize existing development in the formulation of Regional Housing Needs Allocation.

Implementation Measure 5.1.1: Support the inclusion of existing and rehabilitated housing units toward compliance with Regional Housing Need Allocation.

Implementation Measure 5.2.1: Support the recognition of homeless shelters as providing housing units in compliance with Regional Housing Need Allocation.

Progress: The City’s goal is to implement the above mentioned policy to reflect in its own RHNA numbers. With no success during the 4th cycle, efforts will continue during the 5th Planning Cycle.

2. Progress Toward Implementing the 2000-2005 Housing Element Programs

The 2000-2005 Victorville Housing Element established programs to address the following primary housing goals:

- Improve and preserve existing residential neighborhoods.
- Conserve existing affordable housing in the City through participation in housing assistance programs regulatory powers and discouraging the conversion of apartment to condominium.
- Promote and encourage affordable housing opportunities.
- Promote and encourage the development of a variety of housing opportunities suitable to the needs of and sufficient in number to accommodate current and projected households.

The 2000 RHNA allocation for Victorville assigned the City a regional housing need of 5,323 units, consisting of: Very Low Income 1,425 units; Low Income, 930 units; Moderate Income, 1,188 units; and High Income, 1,779 units. This allocation extended from 1998 to 2005.

The City met this need through new construction and preservation and rehabilitation of existing affordable housing. As indicated in Table 9, between 2000 and 2005, the City housing

stock increased from 22,656 units to 33,509 units, a 10,853 unit or 48% increase. As presented in this document, the majority of Victorville’s housing is affordable to lower income households.

In addition, the City was actively utilizing its RDA housing set-aside and other available federal and state resources, while building other affordable multifamily housing projects. Other State and federal funding have created 601 units affordable to Very Low and Low Income households. These housing projects are summarized in Table 19, below:

**Table 19
Government Subsidized Housing Projects
Prior Planning Period (1998-2005)**

Name / Location	Number of Subsidized Units	Total Number of Units per Project	Type of Financing	Year Constructed
Village Oak Apartments	116	116	Section 42 Tax Credit Units	1999
Northside Commons	82	83	Section 42 Tax Credit Units	2001
Kimberly Park Apartments	131	132	Section 42 Tax Credit Units	2002
Impressions at Valley Center	99	100	CTAC, HOME, RDA	2003
Village at Victorville	79	80	CTAC	2005
Casa Bella Family Apartments	285	288	CTAC	2005
TOTAL SUBSIDIZED UNITS PER PLANNING PERIOD	601	607		

Source: Apple Valley/ Victorville Consolidated Plan, FY 2007-2012

During the past planning period, the City maintained the affordability of its seven existing subsidized housing units, constructed prior to 1998 and consisting of 199 Very Low and Low Income Units. The City also was active operating its Senior/Disabled Home Repair Program and Mortgage Assistance Program. City housing rehabilitation efforts resulted in the major repair of 100 units owned by lower income residents. The City has successfully met the objectives of its past planning period.

B. GOALS, POLICIES AND PROGRAMS OF THE 2014 - 2021 HOUSING ELEMENT

The goals of the 2006-2014 Housing Element are formulated based on information provided in the Housing Needs Assessment and Constraints sections of this document and input from the City Council, Planning Commission and City staff. Four goals are identified. According to Section 65583 of the State Government Code, a City’s housing programs must address the following four major areas:

- **Preservation (including Maintenance) of Existing Housing Stock** – Conserving and improving the condition of the existing affordable housing stock.
- **Housing Production** – Providing adequate sites to achieve a variety and diversity of housing.
- **Housing Assistance** – Assisting in the development of affordable housing; removing governmental constraints.
- **Equal Opportunity Needs Housing** – Providing housing related services, including the promoting of equal housing opportunity.

Goals and programs are presented according to their corresponding issue. A summary description of each program, its funding sources, and timing and responsibility for implementation is provided below:

I. Housing Goals and Policies

3. Housing Programs

The goals and policies above provide a structure and backbone of meeting State requirements, ensuring that housing within the City complies with the goals of the State. In order to implement the policies and achieve the goals listed above, the City needs to proactively pursue them to the extent possible. To achieve them, several departments within the City will be involved:

The Redevelopment Department is responsible for administering the housing programs and through their required monitoring and reporting, will be proactive in achieving the goals, policies and measures above.

The Planning Division of the Development Department oversees the Development Code. Planning will be able to assist in changes to the code and/or general plan which increase the number of allowable units in a designated zone, or other development standards related to housing.

The Code Enforcement Division of the Development Department has always been instrumental in administering the CDBG monies, especially within the Old Town area and in relation to neglected properties and demolitions of derelict structures.

The Building Division of the Development Department works with the Redevelopment Agency on affordable housing projects to provide insight on cost review, building techniques and structural deficiencies, among other issues.

C. HOUSING SET-ASIDE FUND

During 2006-2014 planning period, the City expects to generate approximately \$5,000,000 in housing set aside funds each year. Table 20, below, summarizes the proposed projects the City is reviewing to possibly allocate RDA housing set-aside during the planning period by , type, dollar value of request , and number of units proposed assisted by income group.

Table 20
RDA Housing Set- Aside Expenditures (2006-2014)
Actual and Proposed

Project Area Project Name	Requested Project Amount	Project Area Project Name	Requested Project Amount
<i>AMCAL/CASA BELLA – 288 Units</i>	\$1,000,000.00	<i>NORTHPORT APARTMENTS – 60 Units</i>	\$1,800,000.00
<i>NORTHGATE VILLAGE - 140 Units</i>	\$1,800,000.00	<i>OLD TOWN (**)</i>	\$2,400,000.00
<i>BEAR VALLEY RCH – 328 Units</i>	\$4,027,000.00	<i>PACIFIC HOMES - 48 Units</i>	\$3,893,000.00
<i>CULEBRA ROAD - Units TBD</i>	TBD,	<i>SENECA APT – 492 Units</i>	\$12,500,000.00
<i>IMPRESSIONS – 99 Units</i>	\$1,100,000.00	<i>VILLAGE WEST- 57 Units</i>	TBD

D. HOUSING PLAN

The Housing Plan for the City of Victorville includes actions and programs to be undertaken in maintaining, improving, and developing housing for all residents of the community, as summarized in Table 21, below. The program descriptions are intended to serve as a guide to the implementation and evaluation of the City’s accomplishments toward meeting identified housing needs. The program information also reflects the City of Victorville’s efforts to provide housing pursuant to the requirements of the State of California Housing Element legislation.

All City housing programs are aggressively marketed to the community through online services, direct mailings, local newspaper announcements, and notices posted with local housing and social service providers including schools, health centers, and park and recreation facilities.

**Table 21
Housing Implementation Plan Table**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
MAINTENANCE OF EXISTING HOUSING STOCK					
Housing Rehabilitation Program Measure 3.2.2	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Provides loans and grants to income qualified homeowners to rehabilitate their homes.	CDBG, HOME & Cal-Home	Economic Development Department	On-going
Code Enforcement Measure 3.2.1	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.	City Funded & CDBG	Building Division	On-going
Senior/Disabled Repair Grants that provides a one time grant to eligible senior/disabled homeowners for minor home repairs. Measure 3.2.1	Assist seniors and the disabled with minor home repairs	Revitalize and enhance neighborhoods. Correct code enforcement violations, by providing grants of up to \$10,000	CDBG/HOME	Economic Development Department	On-going Goal 10-15 households annually
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING					
Section 8 Rental Vouchers	Ensure continued availability of Section 8 Rental Vouchers.	Continue to assist approximately 800-900 Very Low income recipients per year with Section 8 Vouchers	Section 8	San Bernardino County Housing Authority	On-going
At-Risk Housing Preservation Measures 3.3.1, 3.3.2, 3.3.3	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.	Section 8; CDBG; HOME; Any other sources that may become available	San Bernardino County Housing Authority / Economic Development Department	On-going
Affordable Housing Monitoring Measure 3.3.2	Maintain Compliance of Affordable Housing Agreements	Monitor affordable housing projects to ensure the requirements of the affordable housing covenants are being met	CDBG; HOME VHT	Economic Development Department	On-going
HOUSING PRODUCTION					

**Table 21
Housing Implementation Plan Table**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Density Bonuses	Provide additional affordable units	Update zoning code to ensure developers understand the benefits and ability to utilize a density bonus.	General Fund	Development Department	Within one year of adoption
Inclusionary Housing Measure 1.1.3	Utilize federal and state funds to provide affordable units as part for market developments.	Continue to seek opportunities to finance inclusionary housing units.	Section 8; CDBG; HOME; Cal-Home	Economic Development Department	On-going; Goal of 50 Inclusionary Housing units annually
Tax Credit Developments Measure 1.1.3	Offer financial assistance to qualified housing developers who commit to provide affordable units to leverage projects	Allocate HOME/CDBG funds during this planning period to assist qualified housing developers who provide affordable housing.	Federal/State	Economic Development Department	On-going
Encourage and facilitate large lot development Measure 1.1.8	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 lower income households, provide technical assistance to acquire funding, and modification of development requirements.	General Fund	Development department	Within one year of adoption
HOUSING ASSISTANCE					
Housing Subsidy Measure 1.1.3	Offer financial assistance to qualified housing developers who commit to provide affordable units	Allocate NSP/HOME/CDBG funds during this planning period to assist qualified housing developers who provide affordable housing.	NSP;HOME; CDBG	Economic Development Department	On-going

**Table 21
Housing Implementation Plan Table**

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Mortgage Assistance Program Measure 1.1.4	Continue the Mortgage Assistance program to assist lower income homebuyers.	Provide financial assistance to enhance the home purchasing options to low income households, by providing up to \$65,000 in down payment and/or closing costs.	CDBG; RDA Housing Set-aside; HOME	Economic Development Department	On-going Goal 5-10 households annually
Neighborhood Stabilization Program (NSP)	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	HOME/CHDO	Economic Development Department	On-going
EQUAL OPPORTUNITY					
Reasonable Accommodations Measure 2.1.7	Continue to require compliance with Americans with Disabilities Act standards in all new multifamily and redevelopment projects.	Adopt a Reasonable Accommodation ordinance.	General Fund/CDBG	Development Department	June 2014
Fair Housing Measure 2.1.1	Ensure fair housing for all residents of Victorville	Adhere to recommendations in our adopted Analysis of Impediments to Fair Housing; Reduce housing discrimination	CDBG/HOME	Economic Development Department	On-going
STATE LAW COMPLIANCE / CODE AMENDMENTS					
Transitional and Supportive Housing Measure 1.1.7	Observe State Law and remain in compliance with transitional and supportive housing regulations.	Amend the zoning code 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.	General Fund	Development Department	On-going

E. QUANTIFIED OBJECTIVES

Through the housing programs outlined above, the City of Victorville aims to obtain the quantified objectives pursuant to State Housing Law. Each jurisdiction is required to establish the minimum number of housing that will be constructed, rehabilitated, and conserved over the Housing Element planning period. Quantified objectives for this Housing Element Update are summarized in Table 22. The quantified objectives are broken down according to household income categories: Extremely Low, Very Low, Low, Moderate, and High. Victorville is committed to providing adequately zoned sites to accommodate its allocation, and to facilitate construction of affordable housing through all means available to the City. Actual construction of these will depend on the private development market as well as available public funding needed to close the present gap between affordability of housing resources and incomes. In addition to new construction, the City expects to continue and expand its rehabilitation and conservation efforts as needed to meet the community's low and moderate income housing needs, as described in this Housing Element. During the current planning period (through 2005), the City expects that a total of 10,186 single and multifamily may be constructed and/or permitted. The City also expects to achieve the rehabilitation of 240 housing units, and the conservation of 292 units as housing affordable to and occupied by Very Low, Low and Moderate Income households.

Table 22
City of Victorville Housing Element Quantified Objectives
Planning Period 2014-2019

Income Level	New Construction Objectives	RHNA Allocations	New Construction Objectives vs. RHNA	Rehabilitation	Conservation
Extremely Low	606	606	0	50	100
Very Low	625	606	19	50	100
Low	956	862	94	80	38
Moderate	1,184	958	226	25	54
Above Moderate	2,541	2,231	310	0	0
Total	5,912	5,263	649	205	292

Table 22
City of Victorville Housing Element Quantified Objectives
Planning Period 2014-2019

Income Level	New Construction Objectives	RHNA Allocations	New Construction Objectives vs. RHNA	Rehabilitation	Conservation
<p>Notes: New construction objectives are from Table 16, above. Rehabilitation objectives are based on a doubling of the rehabilitation objectives of last planning period. Conservation objectives are the 292 housing units at risk of converting to market rate during this planning period (reference Table 14, above), with the 200 Very Low Income at risk units split between Extremely Low and Very Low.</p>					