

CITY OF YUCAIPA GENERAL PLAN

HOUSING ELEMENT

2014–2021



A stylized graphic of a mountain range with three peaks, rendered in a lighter shade of green against the dark green background.

City of Yucaipa General Plan
Housing Element 2014–2021

March 21, 2013

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1. INTRODUCTION

A. BACKGROUND

The State of California recognizes that an adequate supply of affordable housing for all income levels is a fundamental need for all communities. To achieve that goal, it is critical that all local governments share in the responsibility of implementing solutions to address local and regional housing needs. To that end, all California local governments are required to prepare a housing element (or housing chapter of the general plan) that specifies how the community will plan for its housing needs.

The detailed statutory requirements for preparing a housing element are codified in the California Government Code (sections 65580–65589). As stated therein, the housing element must contain an identification and analysis of its existing and projected housing needs; an analysis of the various governmental and nongovernmental constraints to meeting that need; and a series of goals, policies, and scheduled programs to further the development, improvement, and preservation of housing.

The Yucaipa Housing Element has six sections:

- *Chapter 1, Introduction*, provides an introduction to the statutory authority and requirements for the housing element, related planning efforts, and a description of the public outreach process;
- *Chapter 2, Community Profile*, provides an analysis of demographic, social, and housing characteristics; current and future housing needs due to population growth and change; and other housing issues and needs;
- *Chapter 3, Constraint Analysis*, provides an analysis of the governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups;
- *Chapter 4, Housing Resources*, provides an analysis of the available land for housing, as well as the financial resources and administrative capacity to manage housing programs.
- *Chapter 5, Program Evaluation*, provides a review of accomplishments from the prior housing element, including the relevance of current goals, policies, and programs.
- *Chapter 6, Housing Plan*, contains specific goals, policies, and implementation programs to address the development, improvement, and conservation of housing that will address housing needs in Yucaipa.

B. RELATED PLANS

Yucaipa’s 2014–2021 Housing Element is related to many other local planning efforts, some of which are mandated by the State of California and the federal government. The housing element is required to maintain consistency with each of them. The following list describes these documents and how the City will maintain consistency with each of them.

- **General Plan Consistency.** The 2014–2021 Housing Element is consistent with the other general plan elements. The sites designated for housing are capable of accommodating the City’s entire regional housing needs allocation. The identified housing sites are also consistent with the land use plan in the general plan and the growth projections analyzed in the environmental impact report. The City will maintain consistency between general plan elements by ensuring that proposed changes in one element, including the housing element, are reflected in other elements when such amendments of the general plan are needed.
- **Water and Sewer Services.** Yucaipa is served by the Yucaipa Valley Water District and several smaller private water companies, which are responsible for providing water services to Yucaipa residents and businesses. In accordance with state law, the City transmitted its 2014–2021 Housing Element to these agencies before submitting the draft for public review so that population projections can be reviewed. This allows water purveyors to plan for water and sewer infrastructure and set priorities to serve affordable housing—as required under Government Code section 65589.7—should a shortfall in water or sewer service occur.
- **Safety and Open Space and Conservation Elements.** As required by section 65302 of the Government Code, cities must amend the safety and open space and conservation elements of their general plan to include analysis and policies for flood hazard and management information. The City of Yucaipa is completing its third general plan update, including its housing element, and will comply with these requirements. For example, the general plan contains policies and programs to address future drainage and flood hazards for housing sites. Future updates of the housing element will incorporate any changes in flood hazard and management information.
- **Federal Consolidated Plan.** Yucaipa is a member of the San Bernardino County Urban County Consortium and participates in countywide efforts to receive housing and community development funds. Yucaipa had the opportunity to participate in the county effort for the consolidated plan. The housing, community development, and economic needs identified during that planning effort and the program commitments made in the housing element are consistent with one another. Where differences are identified, the differences are in the magnitude of special needs and lower-moderate income concentrations, which are greater in the county.

C. PUBLIC OUTREACH

California law requires that local governments include public participation as part of the housing element. Specifically, Government Code section 65583(c)(7) states “that the local government 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 program shall describe this effort.” State law does not specify the means and methods for participation; however, it is generally recognized that the participation must be inclusive.

As part of the general plan update, the City of Yucaipa conducted an extensive public engagement program to solicit views from the community. Described below, these forums offered input for the housing element:

- Workshop(s) with the general plan advisory committee
- 2 public hearings prior to release of draft
- 2 public hearings for adoption of the housing element

General Plan Advisory Committee

A GPAC meeting was held on September 27, 2012, to discuss housing needs. Prior to the meeting, the City invited 28 different organizations to participate. These included the Yucaipa Valley Water District and two water companies, several nonprofit housing organizations (CORE, Habitat for Humanity, Southern California Association of Nonprofit Housing, Neighborhood Housing Services for the Inland Empire, etc.), Chamber of Commerce, 12 realtor offices, the Housing Authority of San Bernardino County, and others.

Issues raised at the meeting included:

- **Expand housing types.** Need moderately priced townhomes and apartments suitable for seniors, students at Crafton College, and families.
- **Preserve community character.** Need to preserve character of community and established neighborhoods that define Yucaipa.
- **Create neighborhoods.** Create unique neighborhood in uptown district, improve infrastructure in Dunlap acres, and improve other areas.
- **Property maintenance.** Focus on code enforcement efforts to address the storage of materials in certain neighborhoods.
- **Incentives.** Provide lot consolidation or density incentives to encourage recycling of parcels, particularly homes in significant disrepair.
- **Special needs.** Continue to address the special housing needs of people of all ages in the community, such as seniors, students, and families.

Introduction

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2. HOUSING NEEDS

To provide a context for housing planning, this chapter provides an overview of Yucaipa and discusses a variety of demographic, economic, housing, and special needs characteristics and trends to identify issues that affect the City’s existing and future housing needs.

A. DEMOGRAPHIC TRENDS

POPULATION GROWTH

Today, the City of Yucaipa is the 16th most populous city in San Bernardino County, with a population of 51,376 as of the 2010 Census. In recent decades, San Bernardino County has been one of the fastest growing counties in the region. Between 1990 and 2000, the City’s population increased 25% as new single-family housing tracts, like Chapman Heights and other developments, were built. This rate of growth continued in the early 2000s, fueled by a regional housing construction boom that peaked in 2006.

Development has significantly slowed in the last few years, largely in part due to the national recession and downturn of the housing market. The recession is expected to have a slowing effect on growth over the next few years. Yucaipa is projected to grow in population by 9% between 2010 and 2020. Buildout of the community is anticipated to be about 75,000 residents.



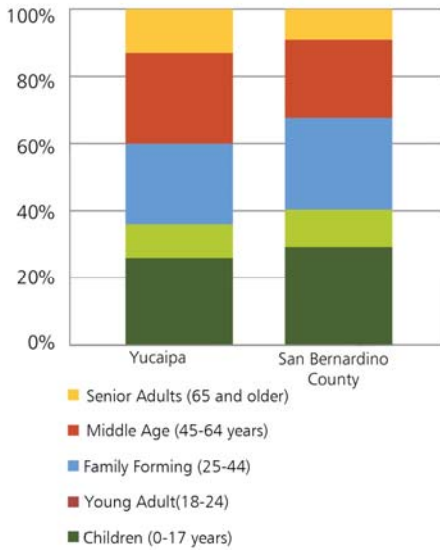


Figure 2-1: Age Characteristics

AGE CHARACTERISTICS

Yucaipa’s population characteristics have a key influence on housing need. One of these characteristics is the age of the population. Some differences in housing preferences are affected by wealth and income, while others are affected by household type and age. Both household formation and housing choice are linked to life cycle events such as leaving home, getting married, having children, changing jobs, retirement, and death of spouse. These break points define increasingly lengthy stays in the same housing unit.

Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Typically, younger households seek affordable rental housing opportunities as they begin their careers. As adults spend more time in the workforce and form families they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

Yucaipa has an older population than San Bernardino County as a whole (Figure 1), with a higher percentage of middle age and senior adults. Table 2-1 show changes in the age of Yucaipa residents from 2000 to 2010. Over the past decade, the largest increase in Yucaipa residents was among middle-aged adults, ages 45-64 years, who are presumably attracted to Yucaipa’s single-family detached housing with large homes and yards. Seniors did not increase much in number, and actually declined as a share of residents. However, seniors still comprise a much larger share of Yucaipa’s population than seniors living in San Bernardino County as a whole.

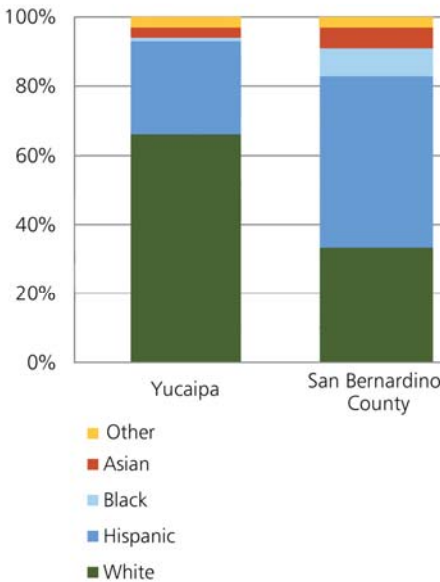


Figure 2-2: Race and Ethnicity

Table 2-1: Age Characteristics in Yucaipa

Age Groups	2000		2010	
	Number of Residents	Percent of Total	Number of Residents	Percent of Total
0-17 years (dependent)	11,762	29%	13,444	26%
18-24 years (household forming)	3,134	8%	4,489	10%
25-44 years (family forming years)	11,213	27%	12,536	24%
45-64 years (move up housing)	8,723	21%	14,064	27%
65+ years (retirement years)	6,375	15%	6,834	13%
Total	41,207	100%	51,376	100%

Source: U.S. Census, 2000 and 2010.

Note: May not total to 100% due to rounding.

For decades, the southern California region has become more diverse. Countywide, Hispanics are the largest group, with 49% the total population, followed by Whites at 33%. Following are African Americans at 9% of the population and Asians at 7%. These demographic trends are evident to a lesser degree in Yucaipa. In Yucaipa, Whites have declined from 77% in 2000 to 66% by 2010, while Hispanics have increased in share to 27%. There has also been a marked increase in Asian/Pacific Islander residents.

HOUSEHOLD CHARACTERISTICS

Household type also influences housing need. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger single-family homes, particularly if they have children. As the baby boom generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These patterns underscore the need for housing opportunities for people of all ages and income.

Figure 2-3 compares the household composition of San Bernardino County and Yucaipa residents. In 2010, married family households with children comprised 25% of Yucaipa’s households, lower than in San Bernardino County. Yucaipa also has a larger share of seniors. As a result, Yucaipa has a smaller average household size (2.8 versus 3.3) than San Bernardino County.

As shown in Table 2-2, several key trends occurred in Yucaipa since 2000. Over the decade, 80% of household growth was attributable to families that moved to Yucaipa. All other households groups also increased in number, but collectively contributed to only 20% of the City’s entire growth in households.

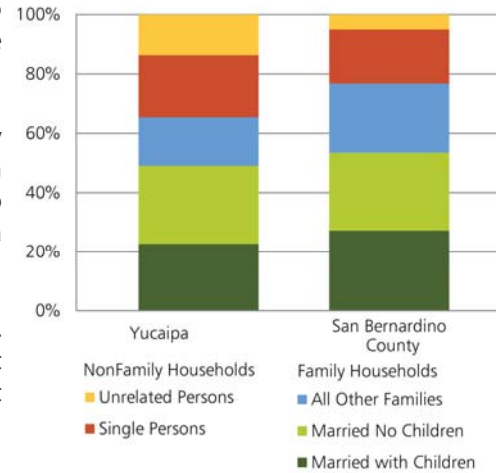


Figure 2-3: Household Types

Table 2-2: Household Composition in Yucaipa

Household Type	2000		2010	
	Number of households	Percent of Total	Number of households	Percent of Total
Total Households	15,193	100%	18,231	100%
Family Households				
+ Married with Children	3,924	26%	4,469	25%
+ Married No Children	4,300	28%	5,373	29%
+ All Other Families	2,455	16%	3,257	18%
Nonfamily Households				
+ Single Persons	3,838	25%	4,198	23%
+ Unrelated Persons	676	4%	934	5%
Average household size	2.7		2.8	

Source: U.S. Census, 2000 and 2010.

Changes in household composition and size will continue to influence the demand for specific housing types and numbers of bedrooms. Looking forward to the future, the household composition of Yucaipa should trend toward younger and middle-aged adults and families. Although the southern California region as a whole is trending toward older adults, the vast majority of land in Yucaipa is slated for lower density residential development. The larger housing types suitable for these residential sites will tend to attract middle-aged adults and larger families to the community.

ECONOMIC CHARACTERISTICS

Economic characteristics, such as the employment rate, also affect housing needs of residents. In 2010, approximately 25,156 Yucaipa residents older than 16 years were in the labor force (Census, 2010). Yucaipa’s labor force participation rate of 63% is identical to that of San Bernardino County. This is an interesting fact given that seniors make up a higher share of the residents in Yucaipa than the county. This is likely due to lower unemployment figures—8.9% for Yucaipa versus 11.1% in the County (EDD 2012).

As shown in Table 3, Yucaipa residents work in three key business sectors—health and education; retail, services and entertainment; and goods production. These three sectors account for 62% of jobs held by Yucaipa residents while 74% of all jobs in Yucaipa are in these three sectors. However, it is important to note that employers in Yucaipa’s job base offer only one-third of all jobs needed to support Yucaipa residents, meaning that many residents must commute to surrounding communities.

The local number of jobs-to-employees ratio is an important measure of whether the City provides the types of jobs that match the skills of its workforce. The City has three residents in the labor force for every job offered. While the City offers one retail job for every resident working in that industry, the ratio increases to only one job for every three residents working in education and health, and to one job per every five residents working in public administration or utilities and distribution.

Table 2-3 below summarizes the jobs held by Yucaipa residents (regardless of the location of the job) versus the jobs offered in Yucaipa.

Table 2-3: Employment in Yucaipa, 2010

Economic Sector	Jobs Held by Resident in and outside Yucaipa		Jobs Available in Yucaipa	
	Number	Percent	Number	Percent
Health and Education	5,104	29%	1,767	30%
Retail, Services, Entertainment	3,497	20%	1,784	30%
Goods Production	2,302	13%	826	14%
Public Administration	1,636	9%	113	2%
Knowledge-Based Industries	1,628	9%	333	6%
Utilities and Distribution	1490	9%	278	5%
All Other Sectors	3,450	20%	926	16%
Total	17,471	100%	5,914	100%

Source: LEHD, 2010 for Yucaipa.

Notes:

- Goods Producing—forestry, fishing, agriculture; mining; construction; manufacturing.
- Utilities & Distribution—includes utilities; wholesale; transportation and warehousing.
- Retail, Service, Entertainment—includes retail, food and accommodation; entertainment.
- Knowledge-Based—includes professional, scientific, technical; information, finance, etc.
- Health and Education—includes predominantly health care and educational services.

HOUSEHOLD INCOME

Household income is a fundamental factor affecting housing opportunity. In 2010, the City’s median household income was approximately \$57,000, or approximately 109% of the \$52,000 in the county. This is a significant increase in the past decade—the median income in Yucaipa was \$39,000 or only 93% of the median county household income in 2000. It also reflects the type of housing growth during that period.

The State of California Department of Housing and Community Development (HCD) surveys households in each county on an annual basis to determine the median income. The median income is also adjusted for households of different sizes. Households are then grouped into four income groups for purposes of determining the need for assistance. Based on 2010 categories, these income groups and thresholds are:

- Extremely low: households earning up to 30% of the county median family income (CMFI), or a maximum income of \$20,100 for a household of four.
- Very low: households earning 31 to 50% of CMFI, or a maximum income of \$33,500 for a household of four.
- Other low: households earning 51 to 80% of CMFI, or a maximum of \$53,600 for a four-person household.
- Moderate: households earning 81 to 120% of CMFI, or a maximum income of \$75,950 for a household of four.
- Above moderate: households earning above 120% of CMFI, which is more than \$75,950 for a household of four.

Table 2-4 details the income distribution of households in Yucaipa. Shown below, the percentage of Yucaipa residents who are low income (40%) is generally equal to that of San Bernardino County and the region. The difference is the above moderate income category, in which 44% of Yucaipa households are included. This is a remarkably high percentage given the higher percentage of retired seniors living in the community.

Table 2-4: Household Income in Yucaipa, 2010

Income Category	Total	
	Total Number of Households	Percent of Total Households
Extremely Low Income	2,214	13%
Very Low Income	1,833	11%
Other Low Income	2,751	16%
Moderate Income	2,820	16%
Above Moderate Income	7,572	44%
Total	17,190*	100%

Source: Southern California Association of Governments, 2011.

Note: The total households by income level are from a special run of the 2005-2009 ACS used for federal housing planning purposes. This total will differ from subsequent ACS updates and the 2010 Census. When this ACS special run is revised, the revised totals will be included herein.

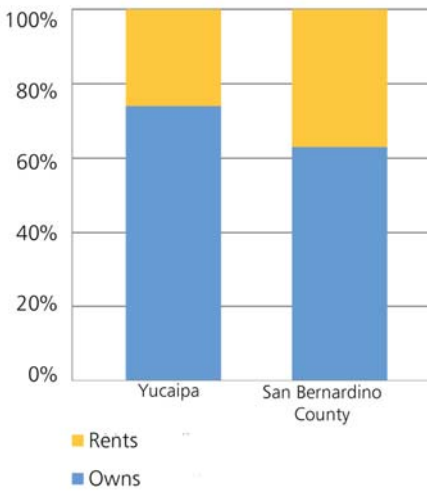


Figure 2-4: Homeownership Rate

HOUSEHOLD TENURE

Tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing.

Homeownership

The American dream is intertwined with homeownership, which is often associated with independence, economic success, safety, and family. Ownership commits the owner to a long-term economic relationship with the home, typically resulting in increased investment into the property, which in turn increases property values within a neighborhood. Home investment and the physical presence of homeowners are thought to also improve the quality and stability of residential neighborhoods. The City of Yucaipa has made it a priority to encourage homeownership opportunities.

In the City of Yucaipa, 74% (13,503) of households own a home and 26% (4,728) rent a home (Census, 2010). In the surrounding county, the homeownership rate is lower—63% of the units are owner occupied and 37% are renter occupied (see Figure 2-4). Yucaipa’s homeownership rate is significantly higher than the regional average due to: 1) the higher proportion of single-family units built compared to apartments in recent years; and 2) the majority of residential land is general planned for single-family homes. This ratio between home owners and renters will likely not change much through the buildout of the general plan.

Vacancy Rates

Housing vacancies are a measure of how well the supply of housing matches the demand for specific types of housing. Typically, housing vacancy rates of 5% to 6% for apartments and 1% to 2% for homes are considered optimal. This amount of housing vacancies assures that consumers have sufficient choices for different types of housing products, that prices are generally moderated, and that developers have a financial incentive to continue building housing. Higher vacancy rates lead to price depreciation. Lower vacancy rates are also not desirable; they indicate a tight market and cause housing rents and prices to increase.

According to the 2010 Census, the City of Yucaipa’s housing vacancy rate is estimated at 7.2%, which is below the vacancy rate of 12.6% countywide and 8.7% for incorporated communities in the County of San Bernardino. Yucaipa’s vacancy rate is 3.0% among owner-occupied units and 9.0% among renter-occupied units. Although high in terms of optimal market equilibrium, Yucaipa has a relatively lower vacancy rate due in part to the quality housing opportunities offered in the community and high homeownership rates. With recent improvements in the economy, REALFACTS reports that apartment occupancy rates have stabilized and apartment vacancy rates are declining.

B. HOUSING CHARACTERISTICS

This section describes and analyzes various housing characteristics and trends to provide a basis for assessing the match between the demand and supply of available housing for the community. These include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership rates.

HOUSING COMPOSITION

A range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Yucaipa. As shown in Table 2-5, single-family housing constitutes 69% of all housing units in Yucaipa. Yucaipa’s high proportion of single-family homes relative to the region is also responsible in part for the higher homeownership rate. Small attached products (duplexes, triplexes, and quads) make up 3%.

Yucaipa’s multiple-family units (e.g., townhomes, apartments, and similar attached housing products) make up a smaller share than the region’s. Of the multiple-family projects in Yucaipa, five are deed restricted as affordable. The remaining apartments are market rate. Apartment projects range in size from 5 or 6 units to 100 or more units. In contrast, Yucaipa has five major condominium projects that offer about 350 units (see also Figure 2-5).

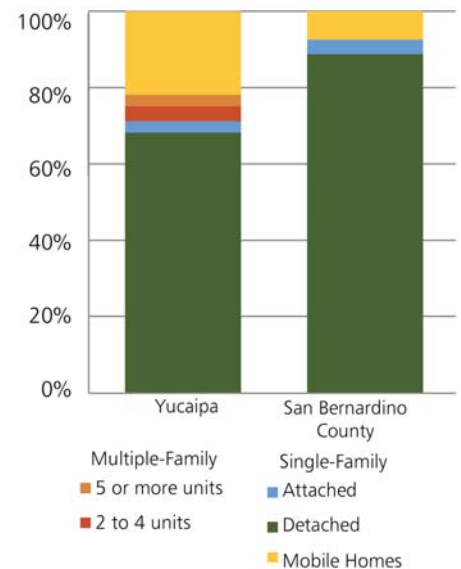


Figure 2-5: Housing Types

Table 2-5: Housing Composition in Yucaipa

Housing Products	Housing Composition	
	Number of Units	Percent of Units
Single Family		
+ Single-Family Detached	13,570	69%
+ Single-Family Attached	550	3%
Multiple-Family		
+ Multiple-Family (2 to 4 units)	730	4%
+ Multiple-Family (5 or more)	543	3%
Mobile Homes		
+ Mobile Home Units	4,347	22%
Total	19,740	100%

Source: California Department of Finance, 2010.

Yucaipa is unique for its larger mobile home park communities. In fact, with 42 mobile home park communities comprising 4,347 units, Yucaipa has the largest number of mobile homes of any city in San Bernardino County. Of that total, 21 parks provide 2,105 units of senior-restricted housing; the remaining 21 parks provide housing for families. The mobile home parks are a mixture of types, with approximately 15% of the units owned (and rented) by the park. As of 2012, Yucaipa does not have any recreational vehicle parks, emergency shelters, or other nontraditional types of housing accommodations.

NEIGHBORHOOD QUALITY

Framed by the unique topography of the area, Yucaipa has a wide variety of residential neighborhoods offering a mix of rural to suburban lifestyles. Whether it is the rural ambience of Dunlap Acres, the more remote uplands of North Bench and Upper Yucaipa, the proximity of central Yucaipa, or Wildwood Canyon, each area has a unique residential lifestyle. Respecting and preserving the quality of established neighborhoods while balancing the need for new housing is an important goal of the general plan.

The City of Yucaipa General Plan has historically established four general neighborhood planning areas that correspond to capital improvement planning. Within these general neighborhoods are smaller neighborhoods—subdivisions or enclaves that have a distinct form and character. The four primary residential planning areas are described below.

- **North Bench.** This planning area includes the smaller neighborhoods of Stanley Ranch, Rolling Hills, and areas north of Oak Glen Road.
- **Central Yucaipa.** This planning area includes the smaller neighborhoods of Sun Park, the Uptown Business District, and surrounding properties.
- **Wildwood Canyon.** This planning area includes Whisper Ranch, Hidden Meadows, and other properties on the southeastern portion of Yucaipa.
- **Dunlap Acres.** This planning area includes The Reserve, areas west of Oak Glen Road, and the larger Chapman Heights.
- **Freeway Corridor.** The specific plan for this region will establish a master planned neighborhood of 2,200 homes in the rolling hills south of I-10 and adjacent to planned regionally significant commercial uses.

In maintaining the quality of neighborhoods, no single approach applies. In some neighborhoods, maintaining streets, parks, open space, and trees are important goals. In other, less developed areas, neighborhood residents value fewer suburban amenities (lighting, sidewalks, curb and gutter, etc.), opting for a more undeveloped state. Water and sewer infrastructure upgrades may be needed. Improving housing conditions or property maintenance is needed in certain neighborhoods.

Regardless of neighborhood setting, the City of Yucaipa recognizes the importance of quality housing. Whether the housing is mobile home parks, single-family developments, apartments, or attached housing, a quality housing stock improves property values and the health of residents. This requires code compliance and periodic housing repair and rehabilitation. The age and condition of housing in Yucaipa are discussed in the next section.

HOUSING AGE AND CONDITION

Well-maintained housing is important to residents who take pride in the quality of life offered in Yucaipa. Well-maintained housing stabilizes property values, attracts residents to a community, and contributes to neighborhood quality. The City’s housing stock has a large number of new homes built during the last several decades. Relatively few of the single-family residences in the City, except in the city center, were built prior to 1940. Nonetheless, housing age and condition remain a concern in Yucaipa.

Housing Age

The age of a housing structure is often an indicator of housing conditions. Homes generally begin to show age after 30 years and require some level of maintenance. This typically includes roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require more significant maintenance and even renovation. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs or need renovation to meet current building codes.

Another concern related to the age of housing is lead-based paint hazards. Homes built prior to 1978 typically contain lead-based paint. Lead-based paint can cause a number of hazardous health conditions for children (specifically developmental delays). Health hazards occur when the paint chips and is inhaled by residents, particularly children. Since 1978, the federal government has banned the use of lead-based paint. Still, older homes may need to paint over lead-based paint or remove peeling paint.

Table 2-6 shows the year when housing was built in Yucaipa. Generally speaking, Yucaipa’s housing stock is relatively newer, with two thirds built since the 1970s. The City of Yucaipa also has relatively few apartment buildings, although the current ones are generally older. Given that at least half of all units were built before lead-based paint was banned in 1978, there may be some health hazards if lead-based paint is exposed.

Table 2-6: Age of Housing

Decade Built	Housing Characteristics	
	Number of Units	Percent of Units
Built 2000 or later	3,361	17%
Built in 1990s	2,458	13%
Built in 1980s	2,071	12%
Built in 1970s	4,147	21%
Built in 1960s	3,679	19%
Built in 1950s	2,442	13%
Built before 1950	1,190	6%
Total	19,348	100%

Source: American Community Survey, 2006–2010.

Note: Sample counts do not take into account vacant units or all units.

Housing Conditions

Yucaipa's housing stock is relatively new and in good to excellent condition. The U.S. Census reports that a small percentage of housing units in the community lack complete kitchens or bathrooms, heating, and telephones. Without a housing conditions survey, little data is available. The vast majority of housing (99%) has complete plumbing and kitchen facilities, and only 1% to 2% of the homes are considered substandard. The quality of housing distinguishes Yucaipa from many older communities in the region.

Although Yucaipa is recognized for its quality living environment, different neighborhoods or housing types in the city have some unique needs.

- **Central Yucaipa.** Central Yucaipa is one of the oldest neighborhoods in the City. Many of the homes in this area could benefit from increased repairs and rehabilitation. Infrastructure, such as sidewalks and sewer lines, are also incomplete in certain locations and could benefit from repairs and improvements. The City currently has master plans for infrastructure that are designed to address these issues.
- **Mobile homes.** The City has a vast stock of mobile home parks. The City currently conducts inspections every year in compliance with Title 25 standards. Title 25 has a standard list of items that need to be reviewed. Structural deficiencies and other documented health and safety issues are required to be brought up to code. Many of the parks are aging. In some cases, mobile home units could benefit from targeted repairs.
- **Lead-based paint.** Many homes in Yucaipa were built before 1978, when lead-based paint was still used. Lead-based paint in homes built before 1978 and lead-contaminated dust and soil are the main sources of lead exposure for children. Countywide, there were nearly 1,000 cases reported of lead-based paint poisoning. The county offers programs for testing and treating children and remedying property concerns.
- **Rural areas.** Yucaipa has several rural residential areas, primarily in the northern, western, and eastern parts of the community. The housing stock is in relatively good condition in these areas. However, at times the maintenance of larger residential lots can be challenging and require proactive efforts to address issues other than housing, such as the removal of debris, vegetation, and other property maintenance concerns.

The City of Yucaipa participates as part of the San Bernardino County Consortium and has access to community development block grants that can be used to repair and rehabilitate housing. The funds have not been used extensively in Yucaipa. Prior to the demise of redevelopment, the City used its RDA funds for rehabilitation loans and grants as well. Finally, the County of San Bernardino Economic Development Department has a viable HOME rental rehabilitation program. The county currently dedicates millions to apartment projects in an effort to rehabilitate them and deed restrict the units as affordable to lower income individuals and families.

HOUSING PRICES

San Bernardino County and the Inland Empire has experienced unprecedented changes in the prices of new and existing homes. From 2000 to 2006, the median price for a single-family home increased by nearly 200%, from \$150,000 to an all-time high exceeding \$400,000. However, as the recession has impacted the region, housing prices plummeted 50% in just a few years. Housing prices appear to have stabilized since 2010.

Table 2-7 and the text below describe the average prices and rents for single-family housing, condominiums, mobile homes, and apartments in Yucaipa.

- **Townhomes/Condominiums.** Yucaipa has a dozen townhome projects. According to a sample of 250 homes, the average sales price is approximately \$181,000. Recent planned unit developments built in Chapman Heights are recorded under single-family homes. The price for condominiums is roughly equal to single-family homes.
- **Mobile homes.** According to Zillow.com, mobile homes and manufactured housing prices range from as low as \$30,000 to \$100,000, depending on the location, type of unit, and size of parcel. Mobile homes and manufactured housing are located primarily in mobile home parks, and therefore the price averages approximately \$50,000.
- **Single-Family.** Single-family homes are the most expensive and vary by area of the city. City-wide, the average home price is about \$223,000. Newer homes sell for an average price ranging from \$300,000 to \$350,000. Certain areas, like the easternmost portion (Wildwood Estates) or Upper Yucaipa with larger lots can sell for significantly higher levels.
- **Apartments.** Apartment projects rent for an average of \$775 for a one-bedroom unit, \$950 for a two-bedroom unit, and \$1,225 for a three-bedroom unit. For newer apartments, like the Chapman Heights Bungalows, the rent is \$1,150 for a one-bedroom unit, \$1,350 for a two-bedroom unit, and \$1,500 for a three-bedroom unit.

Table 2-7: Housing Prices and Rents in Yucaipa

Projects	Average	Average Prices by Unit Size			
		1 bed	2 bed	3-bed	4-bed
Condominiums	\$181,000	–	\$101,000	\$222,000	251,000
Single-family	\$223,000	\$94,000	\$122,000	\$207,000	\$286,000
Mobilehomes	\$50,000	–	\$50,000	–	–
Apartments	N/A	\$775	\$950	\$1,225	–

Source: Redfin.com, 2010–2012. Internet rental sites.
 Note: Apartment survey excludes publicly subsidized affordable units.
 Mobile home unit sales from Realtor.com, Redfin, and others.

HOUSING AFFORDABILITY

Housing affordability refers to how much a household can afford to pay each month for an apartment, townhome, or single-family home. Typically, housing affordability is defined as the ratio of housing expenses to income, referred to as a “cost burden.” It is assumed that households should not spend more than a certain proportion of income toward housing expenses; otherwise, they are deemed to be overpaying.

The housing industry typically assumes that the “affordable” payment for a homeowner should range from 30% to 40% of gross monthly income, with the latter figure being used in the California Association of Realtors’ first-time homebuyers’ index. For renters, the appropriate cost burden also varies from 30% to 40%, with the latter being used under the federal housing choice voucher program. The Health and Safety Code uses 35% as the appropriate cost burden. This housing element uses a midpoint of 35% for ownership (as many expenses are tax deductible) and 30% for renters as the threshold.

A mortgage payment typically includes several components—loan principal, interest, taxes, and insurance. For purposes of calculating affordability, we assume a conventional 30-year, FHA-insured loan at 5% interest in the housing affordability calculation. Other costs come into the equation on a case-by-case basis, such as HOA fees. Table 2-8 shows the amount that a household of different sizes and income levels can afford to pay for a single-family home or apartment unit.

Table 2-8: Affordability of Housing in Yucaipa

Income Category ¹	Household and Unit Size			
	2-Person (1 bd unit)	3-Person (2 bd unit)	4-Person (2 bd unit)	5-Person (3 bd unit)
Maximum Affordable Home Price²				
Extremely Low	\$58,000	\$68,000	\$77,000	\$85,000
Very Low	\$109,000	\$124,000	\$140,000	\$153,000
Low	\$184,000	\$209,000	\$234,000	\$254,000
Moderate	\$284,000	\$322,000	\$360,000	\$390,000
Maximum Affordable Monthly Rent³				
Extremely Low	\$380	\$427	\$475	\$513
Very Low	\$633	\$712	\$791	\$854
Low	\$1,013	\$1,139	\$1,261	\$1,367
Moderate	\$1,520	\$1,709	\$1,899	\$2,051

Source: The Planning Center|DC&E, 2010.

Notes:

1. 2010 HCD Income Limits for a four-person family based on surveys by the U.S. Department of Housing and Urban Development for Riverside County.
2. Assumes 30-year fixed mortgage, 10% down payment, 5% interest rate, standard expenses, and maximum payment of 35% of income toward housing.
3. Monthly affordable apartment rent based on two-bedroom units with monthly payments of less than 30% of gross household income and \$100 monthly utility payment.

Housing Affordability by Income Level

In contrast to more built-out communities, the City of Yucaipa is noted for its relatively larger supply of affordable market rate housing. The following summarizes the general affordability of rental and ownership housing to different income groups based on the assumptions in Tables 8 and 9. This analysis will be used later in this housing element to determine how the City will meet its regional housing needs assessment requirement.

Housing affordability for specific income groups are summarized below.

- **Extremely Low Income.** Extremely low income households can afford a home priced from \$58,000 to \$85,000, depending on household size. The only new homes affordable to this income group are mobile homes that sell for less than \$50,000, many of which are under rent stabilization. Apartments are not affordable to extremely low income households, except for senior or family projects subsidized by the Housing Authority. Condominiums are also not affordable to extremely low income people.
- **Very Low Income.** Very low income households can afford a home priced in Yucaipa from \$109,000 to \$153,000, depending on the household's size. According to Redfin, a four-person family could afford the median single-family home (average in the \$230,000s), but could not afford the most recent products being built. A very low income household could afford \$633 to \$854 in rent, which is generally below the rent being charged by market rate apartments in the community.
- **Low Income.** Low income households can afford a single-family home priced up to \$230,000. This income group can afford all existing mobile homes, condominiums, and many new single-family homes. However, newer single-family and condo units are priced above that level and are unaffordable to lower income households. Lower income renters can afford \$1,013 to \$1,367 per unit in rent, which is generally over the median rent charged in Yucaipa for suitable units. Luxury apartments built to condominium specifications are priced higher.
- **Moderate Income.** Moderate income households have the greatest housing opportunities; they can afford a home from \$284,000 to \$390,000 and a rent ranging from \$1,520 to \$2,051. Compared to market prices, a moderate income household can afford any apartment project in Yucaipa, even the newest luxury projects built to condominium specifications. With respect to single-family residences, the majority of existing or new single-family and condominiums residences sell for prices affordable to moderate income households.
- **Above Moderate Income.** Above moderate income households can afford any housing option in Yucaipa. It appears that the majority live in single-family homes in Upper Yucaipa or in the Wildwood Canyon area. Both areas are located in the custom home overlay district of Yucaipa that typically has larger lots and homes than other areas of the city.



This condominium unit in Chapman Height sold for \$200,000 in 2011.

HOUSEHOLD OVERPAYMENT AND OVERCROWDING

Housing overpayment and overcrowding are a concern for communities. Housing overpayment and overcrowding most often occur when a household cannot afford suitably sized and priced rental and ownership housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can also cause overpayment and/or overcrowding. In these situations, a household can choose to either overpay for housing or double up with others into too small a unit to afford housing, which can result in overcrowding.

Table 2-9 and the following show the prevalence of housing problems in Yucaipa according to the 2006–2010 American Community Survey.

- Overcrowding.** Overcrowding can be either moderate or severe. Moderate overcrowding is 1 to 1.5 persons per room and severe overcrowding is anything higher. Approximately 3% of homeowners and 7% of renters in Yucaipa live in overcrowded situations—substantially below county averages of 5% and 14%, respectively.
- Overpayment.** Overpayment can be either moderate or severe. Moderate overpayment refers to paying 30–49% of income toward housing, and severe overpayment is anything higher. Approximately 38% of owners and 55% of renters in Yucaipa overpay for housing—slightly below the county averages of 43% and 57%, respectively.

Although data is not available, the prevalence and severity of overpayment is more significant for seniors, large families, and low income renters. Overcrowding occurs at greater severity for low income, renter, large families.

Table 2-9: Housing Overpayment and Overcrowding

Housing Problem	Overpayment		Overcrowding	
	Renters	Owners	Renters	Owners
None	1,637	8,236	3,560	12,886
Moderate	893	3,179	203	314
Severe	1,148	1,787	85	142
Total	3,678	13,202	3,848	13,342
None	45%	62%	93%	97%
Moderate	24%	24%	5%	2%
Severe	31%	14%	2%	1%

Source: American Community Survey, 2005–2009.

According to the 2005–2009 American Community Survey, of the estimated 4,340 lower income owner households in Yucaipa, 2,065 households (47%) overpay for housing. Of the 3,850 lower income renter households in Yucaipa, an estimated 2,400 households or 77% overpay for housing. These high rates of overpayment are due to the many retired individuals and families living in Yucaipa, which are nearly double the countywide average.

C. SPECIAL HOUSING NEEDS

This section contains a discussion of the housing needs of special needs groups, as defined in state law, who reside in the City of Yucaipa. Special needs households include seniors, large families, single-parent households, people who are homeless, and people with disabilities. Also included are major programs available to address their unique needs.

SENIOR CITIZENS

Seniors are typically defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. Yucaipa has an estimated 4,339 senior households (U.S. Census, 2010). Reflecting the increasing health and longevity of seniors, approximately 15% of senior households are headed by a member who is 85 years or older. Among this population, the majority of Yucaipa's senior households (3,696 or 85%) own their own homes, while 643 senior households (15%) rent housing.

Overall, some of the more pressing senior issues are:

- **Disabilities.** Seniors have a higher prevalence than other age groups of disabilities that make it increasingly difficult to go outside or take care of personal needs. This underscores a need for housing that is accessible to those with disabilities.
- **Limited Income.** Seniors tend to have lower incomes due to fixed retirements. This makes seniors, especially renters, more susceptible to increases in rental housing costs and housing overpayment, which leaves less disposal income for other expenses.
- **Overpayment.** Senior renters have the highest rates of overpayment, while many senior homeowners find it difficult to trade down to smaller units or make repairs to housing. This underscores the need for affordable housing options and repair programs.

Providing appropriate housing for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as this group ages and approaches retirement or elderly years, many communities will see an increased demand for all types of senior housing, from smaller condominiums to independent age-restricted housing to assisted residential settings for those requiring more supportive services.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Yucaipa. Support services are essential in facilitating the ability of seniors (and any household) to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low cost loans or grants to rehabilitate homes. Many of the faith-based institutions in Yucaipa provide these types of services.



Housing Accommodations

Many Yucaipa seniors reside in conventional single-family homes. The City Council recognizes the importance of helping seniors “age in place,” that is, maintain their current residences for as long as possible. Historically, the City has provided grants and loans for seniors to repair housing through its participation in county community development block grant (CDBG) programs or through allocation of redevelopment funds. These funding sources are no longer available.

Beyond conventional housing, however, Yucaipa also provides for a variety of housing options that are age-restricted for seniors, shown in Table 2-10.



Green Valley Village Senior Project

- **Age-restricted apartments.** According to City records, Yucaipa has a total of four deed-restricted affordable apartment projects that provide about 217 units of housing that is affordable to lower income seniors. Several additional projects for seniors are in the planning stage.
- **Age-restricted mobile homes.** Yucaipa is unique among its peers in San Bernardino for its large stock of mobile homes. The City has 21 age-restricted mobile home parks that provide 2,105 units. These units are protected as senior housing within the City’s Senior Overlay District.
- **Retirement facilities.** These facilities provide a variety of living arrangements, from independent to more supportive settings for residents who require care on an extended basis. Yucaipa has the upscale Golden Oaks facility that provides 118 senior apartment units.

Table 2-10: Housing for Seniors

Affordable Housing	Senior Housing		
	Number of Projects	Housing Units	Affordability
Senior Age-Restricted Mobile Homes	21	1,614	Under rent stabilization
		491	Exempt from rent stabilization
Senior Affordable Apartments	4	217	Deed restricted for low income senior households
Senior Independent Retirement Community	1	118	Above moderate income – no deed restrictions
Total	26	2,440	

Source: The Planning Center|DC&E.

The City also provides different support services to assist seniors in living independent lives. During the week, the Yucaipa Senior Center offers classes, activities and special events; it also acts as a referral agency to assist seniors with legal, medical, and financial issues. The center is host to the Senior Nutrition program, which serves low cost hot meals Monday through Friday. For seniors needing transportation, lower cost transit service is available through Dial-A-Ride or through countywide ACCESS vanpool services.

DISABLED PEOPLE

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, thus limiting their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes or projects with elevators). Someone with a visual impairment may require a home that allows service animals.

In 2010, the Census Bureau defined a disability as a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to leave the home alone or to work at a job or business. According to the latest sources, Yucaipa has 6,572 individuals with a disability—about 13% of residents (ACS 2008–2010).

Yucaipa residents living in residential settings (i.e., not an institution) have the following disabilities. It should be noted that many people may have multiple disabilities:

- Sensory: Blindness, deafness, severe vision or hearing–1,613 people
- Physical disability: Substantially limited movement–3,877
- Mental disability: Impaired learning, memory, or concentrating–2,210
- Self-care disability: Restricted ability to care for oneself–1,029
- Restricted ability to leave home–2,998

Passed in 2009, Senate Bill 812 (Government Code section 65583(e)) requires that all local governments include in the special needs analysis of the housing element an assessment of the housing needs of residents with developmental disabilities. A developmental disability is a severe and chronic disability to which is attributable a mental or physical impairment that begins before adulthood. These disabilities include mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment.

The Census Bureau does not include a survey of people with developmental disabilities, so estimates are derived from other sources. According to the California Department of Developmental Services, 1.8% of all people have a developmental disability. This equates to 924 people in Yucaipa. A smaller percentage of developmentally disabled people are served by the Inland Regional Center (IRC). According to state records, the IRC serves approximately 301 residents with a developmental disability in Yucaipa, of which 50% are adults and 50% are children. The vast majority (212 residents) live at home in an independent or semi-independent arrangement.



Housing Accommodations

Providing a sufficient quantity and quality of housing for disabled people is a significant challenge. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing units may need to have wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier-free” housing. Location is also important for disabled people because they often rely on public transit to travel to services, like grocers or medical offices.

In some cases, more severely disabled individuals require a group living environment where supervision and assistance with activities of daily living is provided. Summarized in Table 2-11, the following are the major housing options available for people requiring semi-independent housing:

- **Youth facilities.** These facilities provide 24-hour nonmedical care for youth and children who are physically handicapped, developmentally disabled, and/or mentally disabled. Six facilities serve 75 residents.
- **Adult facilities.** These facilities serve persons 18–59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Yucaipa’s 5 facilities serve 95 residents.
- **Elderly facilities.** These facilities serve persons 60 years of age and over who may have a disability (physical, mental, or developmental) or need extended care services. The City’s 25 facilities serve 674 residents.

Table 2-11: Housing for People with Disabilities

Clientele	Facility Characteristics		
	Description	No. of Facilities	Number of Units/Beds
Youth	Small Family Home	1	3
	Group Home	5	72
Adult	Adult Residential Care	4	65
	Adult Day Care	1	30
Elderly	Residential Care	14	384
	Skilled Nursing	3	240
	Intermediate Care Facility	8	48
Total		36	842

Source: The Planning Center|DC&E.

The County of San Bernardino has a network of service providers to address the needs of disabled people. The Inland Regional Center provides advocacy for and assistance to the developmentally disabled population. The County Department of Aging Adults provides a broad list of programs and services. The City participates in the County Consortium to obtain CDBG funds for home repairs. With respect to fair housing, the City (through the County Consortium) contracts with the Inland Fair Housing Mediation to ensure that people with disabilities are treated fairly in the sale and rental of housing.

FAMILY HOUSEHOLDS

Providing decent and affordable family housing is an important goal for Yucaipa given the demographic makeup of the community. State law identifies three types of families as having special needs—large families with five or more members, female-headed, and single-parent households. The reasons for their special need status differs, but generally includes lower incomes, the presence of children and need for financial assistance for housing, and the lack of adequately sized rental and ownership housing.

Large families with five or more persons have special housing needs. The reasons for classification as a special need are generally due to a lower per capita income, the need for affordable childcare, or the need for affordable larger units. Yucaipa has an estimated 2,575 large family households (Census, 2010). Among this group, 1,780 of large families or 69% of this group own a home and 795 large households or 31% rent housing. The Census Bureau has not published data on the percentage of Yucaipa large households that overpay for housing or live in overcrowded conditions.

Single-parent households also have greater housing needs than other households due to their limited income and higher expenses. The City of Yucaipa currently has 1,716 single-parent families with children, of which 547 are male-headed households and 1,169 are female-headed households. The Census Bureau has not published data on the percentage of Yucaipa single-parent families that are low income or have housing problems. However, as is common, lower income single parents, particularly renters, experience the highest prevalence and severity of overpayment and overcrowding.

Based on patterns common to many communities, the key needs of families in Yucaipa include:

- **Income Support.** Public assistance includes health care, food assistance, and cash assistance offered to lower income residents or those who meet eligibility thresholds. Since the economic downturn in 2006, the percentage of Yucaipa residents on public assistance has risen from 9.6% to 16.2% in 2012. Of this total, 1 in 10 individuals receives food stamps.
- **Childcare.** For working parents, child care is essential to maintain a job. The City has 21 licensed child care centers and large family day care homes that serve 623 children. Numerous other smaller homes serving 8 or fewer children operate in Yucaipa. Yet even if childcare is available, the high cost of childcare subsumes a significant share of income.
- **Housing Problems.** It is a well-known fact that lower income families, particularly single parents and large families, experience the highest prevalence and severity of housing problems. For single-parent families, the usual issue is overpayment. For larger families who rent housing, overpayment and overcrowding are the most prevalent issues.



Housing Accommodations

Providing housing opportunities for families in Yucaipa is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. Certainly, the majority of families earn higher incomes and live in housing and neighborhoods of their choice. For others, though, the housing downturn has left them with high mortgages and, in some cases, foreclosures.

Yucaipa has historically provided residents with a range of housing opportunities that are relatively affordable compared to urban communities. In addition, the City provides affordable housing opportunities listed below:

- **Family mobile homes.** Yucaipa is unique among its peers in San Bernardino for its large stock of mobile homes. As listed below, the City has 21 mobile home parks that provide 2,167 units for families. More than half are rent stabilized, and 2 are required to provide lower income units.
- **Family-restricted apartments.** According to City records, Yucaipa has a total of four deed-restricted affordable apartment projects that provide about 70 units of housing affordable to lower income families. A limited number of additional renters receive housing vouchers.
- **Market rate housing.** The City’s present housing stock presumably offers a number of affordable homes for families. These units are typically in older parts of Yucaipa and are generally not in as good condition as other units. The Census does not provide information on these types of units.

Table 2-12: Housing for Families

Affordable Housing	Family Housing		
	Number of Projects	Housing Units	Affordability
Family Mobile Home Parks	21	1,468	Under rent stabilization
		699	Exempt from rent stabilization
Family Affordable Apartments	5	70	Deed restricted for low income family households
Market Rate Family Housing	N/A	N/A	Affordability of market rate housing is unknown
Total	26	2,237	

Source: The Planning Center|DC&E.

The County of San Bernardino provides other services to assist lower income families, including the Head Start comprehensive developmental services for children ages 3 to 5 and their families. Through its office in Yucaipa, this program provides specific services such as: health and social services, developmental and behavioral screenings, school readiness, and nutritional services and education. The Yucaipa Valley Family Assistance also provides assistance to low income families in the community.

HOMELESS PEOPLE

Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, state law requires cities to plan to help meet the needs of their homeless population.

Counting the homeless population is problematic due to their transient nature, different definitions of homelessness, and political and funding issues. The 2007 San Bernardino County Homeless Census identified 7,331 persons living on the streets or in facilities that serve homeless persons—a nearly 40% increase since the 2003 Homeless Census. Despite the fray of discussions that arise about the cause of homelessness, the problem is real and of great concern, particularly for children, foster youth, and victims of violence who often have no “choice” other than homelessness. This count identified 135 individuals as homeless and living or reporting the last address in Yucaipa.

The County Board of Supervisors established the San Bernardino County Homeless Partnership (SBCHP) to provide a focused, coordinated, and cohesive approach to addressing homelessness. The partnership consists of community and faith-based organizations; educational institutions; non-profit organizations; private industry; and federal, state, and local governments. SBCHP was developed to facilitate collaboration between agencies to direct the planning, development, and implementation of the county’s 10-year Strategy to End Chronic Homelessness. The Community Action Partnership of San Bernardino County (CAPSBC) and others continue to play a strong role.

These agencies work toward providing an integrated continuum of care—a comprehensive and coordinated housing and service delivery system that responds to the full needs of a community’s homeless people and families. The goal of a continuum of care is to prevent homelessness and to help those already homeless achieve self-sufficiency. Components of the continuum of care system include homeless prevention programs, outreach and assessment, emergency shelters, transitional housing, support services, permanent supportive housing, and permanent housing. Sixteen agencies funded by HUD provide homeless supportive services in the county.

Additionally, the San Bernardino County Homeless Coalition (SBCHC) formed to develop a countywide system that nurtures and strengthens the services available for homeless persons. The SBCHC comprises community-based organizations, elected officials, city representatives, business sector representatives, veterans service organizations, public entities, churches, hospitals, health care facilities, law enforcement, local high schools, community colleges, state universities, and concerned individuals. The coalition is divided into local coordinating groups in various regions to address homeless needs locally as well as on a countywide basis.

Housing Needs

In 2011, San Bernardino County Office of Homeless Services performed a point-in-time survey and identified approximately 2,800 homeless residents, up from 1,700 in 2009. The survey, however, was intended to produce a conservative count of only homeless people who could be visually seen. The majority of homeless people were adults without children (1,901), followed by persons in homeless families (909 people). The most common form of residence was outdoor encampment (44%), vehicle (16%), and abandoned building (12%). Factors that contribute to homelessness in San Bernardino County include difficulties in obtaining employment, mental and physical illness, domestic violence, substance abuse, and economic hardship. In San Bernardino County, 16% of the homeless people surveyed were veterans.

Table 2-13 summarizes the shelter resources available in the county based on the most recent 2011 survey effort. Shown below, there is a need for transitional housing for individuals and permanent supportive housing for families with children. The need in other categories is less significant.

Table 2-13: Homeless Continuum of Care

Affordable Housing	Needs Statement			
	Category	Estimates Need	Current Beds	Unmet Need
Individuals				
Beds/Units	Emergency Shelter	189	140	49
	Transitional Housing	272	77	195
	Permanent Supportive	168	126	42
	Total	629	343	286
Families with Children				
Beds/Units	Emergency Shelter	126	150	-24
	Transitional Housing	181	197	-16
	Permanent Supportive	1,090	25	1,065
	Total	1,397	372	1,025

Source: County of San Bernardino Consolidated Plan, 2010–2015.

Yucaipa Valley Family Welfare serves the poor and homeless through the Family Service Association (FSA) with funds from the County's Emergency Shelter Grant program. FSA provides rental assistance for local families in danger of becoming homeless and vouchers for emergency shelter. Set Free operates an outreach center, which provides food, shelter, job training, detoxification, and counseling and referral services to those in need, particularly parolees. Set Free also operates several group homes in Yucaipa for men, women, and women with children. Other homeless service and shelter providers operate nearby in the cities of San Bernardino (Mary's Mercy Center, Frazee Community Center, Salvation Army, and Operation Grace), Redlands (Church on the Street and Blessing Center Shelter), Loma Linda (Inland Temporary Homes), and Highland (Operation Grace).

AGRICULTURAL EMPLOYEES

Unlike most areas of the Southern California metropolitan region, agriculture is still a significant component of the economy in San Bernardino County, with a total value of over \$384 million per year. According to the 2007 Agricultural Census, the entire county has 1,405 farms totaling 514,234 acres, and the average farm size is 366 acres. The market value of products sold is \$148 million for crops, including nursery and greenhouse (20% of total), of which more than half of the value of sales (\$90 million) is for nursery, greenhouse, floriculture, and sod. The primary agricultural business (\$595 million) is livestock, poultry, and their products (80% of total).

The 2007 Census of Agriculture reports a total 4,968 hired farm workers in the county as a whole, with about half of the workforce working less than 150 days per year. With respect to migrant farmworkers, the Census of Agriculture reports that of the 513 farms with hired labor, 10% hire migrant workers. However, there is no data regarding the number of migrant farm laborers. According to the Southern California Association of Governments Regional Housing Needs Allocation methodology, an estimated 97 Yucaipa residents work in the farming industry—2% of the 5,718 farmworkers countywide.

Agricultural operations in Yucaipa consist of two chicken ranches (both non-conforming uses), a small Christmas tree farm, and a seasonal pumpkin patch. Grazing is permitted in open space areas but the cattle are brought in from outside the City boundaries. The chicken ranches employ 100 workers total. Other than these nonconforming uses, the City no longer has agricultural base zones that would permit active row crops, ranching, or farming. The existing Agricultural Preservation (AP) Overlay zone was originally applied to protect two properties covered by Williamson Act contracts. However, those contracts expired and the land was redesignated for residential use.

Although there are two poultry ranches in Yucaipa, the need for designated farmworker housing is minimal. Livestock operations, including poultry, are also year-round enterprises that do not require migrant or seasonal labor. Should farmworker housing be needed, Yucaipa provides opportunities for caretaker and labor quarters as an accessory use to a primary agricultural, commercial, industrial, or institutional use. Caretaker housing refers to the occupancy of a unit by the owners, operators, or caretaker employed to guard or operate part or all of the property on which the caretaker dwelling is located and or behind a primary commercial use. Given Yucaipa's nominal farm worker population, the special housing needs of this group can be addressed through the City's affordable housing programs.

HOUSING AT RISK OF CONVERSION

Affordable housing that has received public subsidies in return for covenants is a large part of Yucaipa’s affordable housing stock. Pursuant to section 65583(a)(9) of the Government Code, the housing element must include an analysis of multiple-family projects built with public subsidies and show whether the housing is at risk of converting to non-low income uses due to the expiration of use restrictions, prepayment of mortgage, or other reasons. Table 2-14 is a summary of each assisted housing project in Yucaipa.

Table 2-14: Publicly Assisted Housing

Project Name and Address	Project Characteristics				Built / Earliest Expiration Date
	Target Group	Total Units	Afford. Units	Funding Source	
Senior Apartments					
Yucaipa Crest 12385 6 th Street	Seniors	45 units	Low income	HACSB/HP-1 Home funds	2004 perpetuity
Yucaipa Terrace 12435 6 th Street	Seniors	51 units	Low income	HACSB-Owned LIHTC funds	1990 perpetuity
Green Valley 34955 Yucaipa Bl.	Seniors	45 units	Low income	RDA, LIHTC, MHSA grant	2011 2066
Horizons -Yucaipa 12266 3 rd Street	Seniors	76 units	Low Income	MHSA; LIHTC HOME, RDA	CUP App. Plans to be submtmd 2013
Family Apartments					
Sunset Gardens 12296 4 th Street	Family	39 units	Low income	HACSB/HP-1 Home funds	1990 Perpetuity
Third Street Apts. 13629 3 rd Street	Family	19 units	Low income	HACSB/HP-1 HOME funds	1990 Perpetuity
12626 14 th Street	Family	4 units	Low Income	HACSB Project based voucher	N/A Perpetuity
12171 14 th Street	Family	4 units	Low Income	HACSB Project based voucher	N/A Perpetuity
35152 (A-D) Eureka	Family	4 units	Low Income	HACSB Project based voucher	N/A perpetuity
Mobile Home Parks					
Eldorado Palms 35218 Fir Street	Seniors	215 units	43 VL 84 Low	\$7.0 million RDA/MRB	1998 2048
Valley View 12995 6 th Street	Seniors	75 units	15 VL 43 Low	\$1.6 million RDA/MRB	2000 2050
Rancho del Sol 12351 4 th Street	Family	110 units	42 VL 82 Low	\$6.4 million RDA/MRB	2001 2051
Grandview East 12700 2 nd Street	Family	99 units			

Notes:
 HACSB: San Bernardino County Housing Authority RDA: Redevelopment Agency
 HOME: HOME Partnership Program LIHTC: Low Income Housing Tax Credits
 MHSA: Mental Health Services Administration

Assessment of At-Risk Status

State law requires the housing element to include an assessment of the likelihood that the publicly assisted affordable projects will be at risk of conversion to non-low income uses. This determination of “at-risk” status depends on: 1) whether the original deed restrictions that accompany public assistance are expiring; 2) the desire of the property owner to convert the project to market rates; and 3) current housing market conditions.

The projects fall into several categories:

- **HACSB Housing Partners.** Four housing projects are owned by the HACSB. Recently, several projects were transferred to its affiliate nonprofit, Housing Partners, to access funding sources not otherwise available to HACSB that can be leveraged to ensure the long-term preservation of affordable housing units. For these projects, the HACSB allocates project-based housing vouchers to each project. Recently, the HACSB also authorized a contract to continue the rehabilitation and improvement of these three projects.
- **Non-Housing Authority Projects.** Yucaipa also has two recently built and approved affordable housing projects—Green Valley Village senior apartment project and the upcoming Horizon-Yucaipa senior apartment project. Both of these are funded by federal low income housing tax credits, which typically have deed restrictions of up to 55 years. Because of the recent construction date, these projects will not become eligible for conversion to market rates until well after 2050, and the affordability terms will extend past the useful life of the structures itself.
- **HUD Section 232.** Yucaipa also has one residential care facility funded by the federal Department of Housing and Urban Development. This is the Wildwood Canyon Villa, an 84-unit assisted living and memory care facility. This residential care facility project was funded under HUD’s Section 232/223(a)(7) LEAN program. The Section 232 program provides low interest mortgage insurance for assisted living facilities, nursing homes, intermediate care facilities, and board and care homes. Unlike other HUD-projects, the program does not require deed restrictions.
- **Nonprofit Projects.** All four publicly affordable mobile home parks are located in a Mobile Home Overlay District designed to preserve the parks. The City used its redevelopment funds to secure a mortgage revenue bond to allow nonprofits to purchase the units. In 2012, the City worked with the Independent Cities Finance Authority to refinance existing bonds, allowing park owners to obtain a better interest rate and generate funds to finance capital improvements at the mobile home parks.

In summary, none of the publicly subsidized affordable housing projects listed are at risk of converting to non-low income uses during the 10 years following adoption of the housing element

Housing Needs

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3. CONSTRAINT ANALYSIS

This chapter of the housing technical report contains an analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing for persons of all income levels, including persons with disabilities.

A. MARKET CONSTRAINTS

In recent years, communities have seen a dramatic decline in the number of new housing units built. This decline in housing construction is due to a convergence of factors—including tighter lending policies, declining home values, foreclosures, cost of materials, and even local government policy. This section analyzes the impact of these “market” factors on the development of new and affordable housing regionally and in Yucaipa.

DEVELOPMENT COSTS

Development costs, in tandem with projected rents and sale prices of housing, affect the feasibility of building housing. Land costs include the costs of raw land and site improvements (e.g., grading, cut and fill, and cleanup). If an existing use is on the parcel, the developer must also factor in the price of an existing structure that must be demolished. Other factors affecting land prices include: availability, environmental site conditions, public service and infrastructure availability, aesthetic considerations, and parcel size.

Land prices vary throughout the Yucaipa community; prices for land are typically higher nearer to downtown, but expensive in hillside areas where parcels with views command a much higher price than other parcels. Based on 65 properties sold over the past three years, the majority of parcels ranged from \$1.10–\$5.80 per square foot, with a median of \$2.64 per square foot or \$115,000 per acre. The median per square foot price was \$1.64 in the RL zone, 2.96 in the RM zone, and up to \$3.29 in the RS zone. RS-zoned sites were more expensive than RM-zoned sites, but this could be due to location.

Housing construction constitutes a substantial portion of construction costs. The cost of new housing averages approximately \$100 to \$175 per square foot for a single-family detached unit. For a standard 2,000-square-foot home, the construction costs range from \$250,000 for a standard home to upwards of \$375,000 for luxury homes. Apartments can achieve some economy of scale. According to the R.S. Means cost estimator, apartments range from \$125 to \$175 per square foot, which translates into a price of \$125,000 to \$175,000 for a 1,000-square-foot unit. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

ACCESS TO FINANCING

Changes in construction lending practices for housing projects have had a significant impact on the financial feasibility of new construction. In past decades, housing developers could receive construction loans for 100% or more of a project's estimated future value. Following the housing market crash of the early 1990s, financial institutions tightened regulations for approving construction loans. After the boom period of the early to mid-2000s, this cycle repeated itself during the late 2000s. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75% and equity requirements increasing from 10% in past years to 30% in 2009.

The feasibility of building is also affected by the required equity contribution. Although there is no hard threshold for how much up-front cash equity is too much before a project would be deemed infeasible (or at least unattractive compared to other investment opportunities), the higher the proportion of equity required, the more unlikely a developer will proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue through at least 2014.

FORECLOSURES

The housing recession has created the most challenging market for selling homes in generations. Following the peak of the housing market in 2006, rising numbers of foreclosures swept southern California, significantly dampening demand for housing. The foreclosure crisis is attributed to an overproduction of single-family housing, declines in the national economy, and increases in questionable lending practices (such as adjustable rate mortgages). As the rates adjusted, thousands of households in San Bernardino County found themselves unable to afford their mortgage. Initially banks were unwilling to adjust the loan terms to enable owners to stay in their homes, creating a huge increase in foreclosures in 2008 and 2009.

Few realize the impact of the foreclosure crisis on housing prices. From January 2006 through 2012, upwards of 100,000 homes were foreclosed upon, nearly one of every seven homes in San Bernardino County. This data may somewhat overestimate the foreclosure rate since it does not account for situations where the same home could have been foreclosed upon twice. But it does show clearly the depth of the housing recession. The federal government helped local governments stem the tide through the Neighborhood Stabilization Program, tax rebates, and other programs. But with high unemployment rates and overleveraged homeowners, many buyers are unable to sell their homes and purchase another.

The lasting effects of the recession and housing market downturn are anticipated to remain through 2014, although there has been an increased demand for senior housing, publicly subsidized apartments, and other niches.

VACANCY RATES AND HOUSING PRICES

Housing demand has a profound effect on the overall affordability of housing. During the mid-2000s, housing prices in Yucaipa were at all-time highs. Like in most communities, the median priced home was twice the value as in 2012. Since the market crash, however, condominiums and single-family homes, long thought to be affordable only to above moderate income households, are now affordable to moderate and even lower income residents. Even with foreclosures now at pre-housing market crash levels, housing prices have significantly moderated and should increase over time.

According to the 2012 UCLA Anderson Forecast, the region is beginning to show significant signs of recovery. This includes the Inland Empire region. Predictions are for a robust and steady increase in the demand for multiple-family housing, particularly for apartments and secondly for attached units. This is due to increased household formation, income levels of residents, and the resulting increased demand for housing. The point being that these types of market dynamics play into the affordability of housing, and whether an otherwise benign land use regulation or presumption of “density levels” is an accurate constraint or incentive to the production of housing,

GOVERNMENT ASSISTANCE

The economic downturn also impacted the financing for affordable housing. One example is the Low Income Housing Tax Credit Program. LIHTCs provide affordable housing developers an allocation of tax credits, which are sold to investors to raise equity for projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar for dollar, so that the purchase of \$1,000 in tax credits reduces tax liability by \$1,000. As a result of the equity made available through the sale of tax credits, a developer can complete projects with less debt and pass on cost savings in the form of lower rent.

The LIHTC equity market has been volatile for the past few years. Following the market bust in 2006/2007, LIHTC prices collapsed in 2008 and 2009. Historically, Fannie Mae and Freddie Mac provided 40 percent of LIHTC investments, and banks motivated by the Community Reinvestment Act (CRA) provided 40 percent. Fannie Mae and Freddie Mac (now in receivership) no longer make new investments. In addition, the substantial losses that many financial institutions continue to incur eliminated or reduced the ability to use tax credits. In 2010, the LIHTC market began a recovery, investment increased to an estimated \$8 billion, and this is anticipated to increase.

Finally, Governor Brown appropriated the last major funding source of affordable housing—redevelopment tax increment and housing set-aside funds—to temporarily ameliorate the state budget shortfall. This act and its long-term deleterious impact on the economy and long-term revitalization of California cities cannot be overstated. The Governor’s actions effectively wiped clean billions of dollars, locally approved over decades that were raised and earmarked to eliminate blight, stimulate economic development, finance the construction and improvement of affordable housing, and otherwise improve the lives of residents living in underserved areas.

DEVELOPMENT FEES

The City of Yucaipa, like other communities in the region, charges a range of service fees to cover the cost of processing development applications. More importantly, the City also charges development impact fees to finance the construction of adequate public facilities, water and sanitation treatment, and other “hard” infrastructure needed to support new residential developments. These fees are almost always assessed through a pro-rata share system, based on the magnitude of the project’s impact or extent of benefits to be derived.

Residential developers in Yucaipa typically pay two types of fees to different entities. City planning and environmental fees are paid for processing permits and applications, and otherwise requesting public hearings for projects. Regional development impact fees are paid to various local and regional governmental agencies for the construction of transportation improvements, new school infrastructure, and the extension of water and sanitation services. Table 3-1 shows the typical fees charged to residential developers.

Table 3-1: Residential Development Fee Schedule

Fee Category	Amount of Fee	
	Single Family	Multiple Family
Planning (all deposits)¹		
Pre-application Conference ²	\$500	\$500
Conditional Use Permit	N/A	\$3,400
Pre-application Review ²	\$2,000	\$2,000
Parcel Map	\$3,000	\$3,000
Tentative Tract Map	\$5,000	\$5,000
Vesting Tentative Tract Map	\$10,000	\$10,000
Planned Development Permit	\$13,400	\$13,400
General Plan Amendment	\$5,000	\$5,000
Specific Plan	\$20,000	\$20,000
Environmental (all deposits)¹		
Initial Study	\$2,000	\$2,000
Negative/Mitigated Negative Declaration	\$1,000	\$1,000
Environmental Impact Report	\$6,000	\$6,000
Mitigation Monitoring	\$1,000	\$1,000
Development Impact Fees		
City Drainage Facilities	\$1,772 ³	\$1,340 ⁴
City Traffic Facilities	\$9,034	\$9,034
City Public Facilities	\$1,741	\$1,741
City Fire Facilities	\$826	\$826
City Park Facilities	\$2,150	\$2,150
YVWD Sewer Connection (estimate)	\$8,071	\$6,614
YVWD Water Connection (estimate)	\$12,963	\$19,131
YCUSD School Fees (estimate)	\$12,020	\$5,409

Source: City of Yucaipa, 2012.

1. Deposits are based on actual processing costs, which may exceed initial deposit amount.
2. Optional services and fee amounts if desired by the developer.
3. Based on a 7,200 square foot parcel.
4. Based on a density of 8 units per acre.

Analysis of Fees

To determine the impact of fees on the cost of developing housing, the City developed two prototypical examples for single- and multiple-family projects: 1) a standard, 2,000-square-foot, single-family home on a 7,200-square-foot lot and 2) an eight-unit apartment project consisting of 900-square-foot units. The City then calculated all of the applicable development fees, including fees charged by outside agencies (e.g., water, sewer, school, etc.).

As shown in Table 3-2, total residential development fees range from \$47,000 to \$50,000 per unit. Based on standard development costs, the total fee burden is 20% of the per unit development cost for a single-family home and 33% of the per unit development cost for an apartment unit. For affordable density bonus projects, the City exempts the fees for the affordable units.

Table 3-2: Fees as a Percent of Development Costs

Fee Category	Fees per Housing Unit	
	Single Family	Multiple Family
City Fees (per unit)		
Planning/Environmental ¹	\$500	\$500
Building Permits ¹	\$1,825	\$544
City Impact Fees ²	\$15,524	\$15,092
Regional Impact Fees (per unit)		
School Impact (Yucaipa-Calimesa USD)	\$12,020	\$5,409
Water Service (Yucaipa Water District)	\$12,963	\$19,131
Sewer Service (Yucaipa Water District)	\$8,071	\$6,614
Total Fees (per unit)		
For Market Rate Projects		
Total Development Fees per unit	\$50,903	\$47,290
Development Cost (average)	\$250,000	\$142,000
Percent of Cost attributable to fees	20%	33%
For Affordable Projects		
Total Development Fees per unit	\$35,379	\$32,198
Development Cost (average)	\$250,000	\$142,000
Percent of Cost attributable to fees	14%	23%

Source: City of Yucaipa, 2012.

1. Planning, building, and environmental fees are based on City estimate.

2. City fees include drainage, road, public, fire, and park impact fees.

Although fees are a necessary part of the development process, the City has several programs to lessen the impact. The City allows developers to defer payment on fees until occupancy, which lowers the upfront loan needed to finance a project. For affordable housing, the developer can request incentives (such as increased density, reductions in standards or waivers of development impact fees for bonus units) that can be monetized and help to reduce the overall costs of development. Finally, for density bonus units that comply with the Housing Incentives Program, the City waives its development impact fees for the bonus units. With these tools in place, fees are not considered an actual constraint to development.

B. LAND USE CONTROLS

This section introduces the City’s Municipal Code regulations that affect the location, density, and types of permitted residential land uses in Yucaipa and the general impact on the types and prices of housing. This section also sets the foundation for the land inventory.

GENERAL PLAN LAND USE

Each city in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City’s zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the housing element. Yucaipa’s comprehensive General Plan provides five residential land use designations, shown in Table 3-3.

Table 3-3: Primary Residential Land Use Designations

General Plan Designation	Density Range	Primary Residential Use Allowed
RL Designation Rural Living	<1.0 units per acre	To encourage appropriate rural development where single-family residential is the primary use and where complementary agricultural or other uses are allowed
RS Designation Single-Family Residential	1.0–4.2 units per acre	To provide areas for single-family homes on individual lots and accessory and nonresidential uses that complement single-family neighborhoods
RM Designation Multiple Residential	4.2–8.0 units per acre	To provide areas of attached, detached, and/or mixed residential development with a wide range of densities and housing types
High Density Residential RM-24 Designation	20–24 units per acre	To provide areas for quality high density residential uses suitable for apartments, townhomes, and condominiums in select areas of the community
Planned Development	Up to 8 units per acre	To allow residential, commercial, and/or manufacturing activities suitable for large-scale planned developments and cluster development, Specific Plans, etc.

Source: City of Yucaipa General Plan, 2010.

Notes: Suffix on RL and RS designations refer to minimum acre; suffix on RM refers to minimum square footage of lot; suffix on RM-24 refers to maximum density

RL General Plan designations include RL-1, RL-2.5, RL-5, and RL-10.

RS General Plan Designation includes RS-10M, RS 20-M, and RS 72-C.

RM General Plan designations include RM-10M and RM-72C.

Residential development is also permitted in the General Commercial and Service Commercial districts in conjunction with commercial developments subject to Planned Development review. Developers can also create Specific Plans with detailed land use districts other than those in the general plan. Recent examples include the Freeway Corridor Specific Plan, completed in 2009, and the Uptown Specific Plan, which is currently being revised.

Overlay Districts

The City utilizes overlay districts to apply special development standards and/or permit processing requirements to sites with identifiable hazard constraints, environmental resource amenities, or community concerns. Discussed in Table 3-4, the overlay districts identified in the Yucaipa Zoning Ordinance are categorized into three principal groups:

Table 3-4: Overlay Districts In Yucaipa

Overlay District	Purpose and Intent
Hazard Protection	
FR: Fire Safety Overlay	Hazard protection overlays help to identify the physical and environmental constraints for residential development within the city. The hazard protection districts, which address fire safety, floodplains, geologic hazards, noise hazards and hazardous waste, define areas that may be inappropriate for residential development or require defined safety measures or mitigation.
FP: Floodplain Safety Overlay	
GH: Geologic Hazard Overlay	
NH: Noise Hazard Overlay	
HW: Hazardous Waste Overlay	
Resource Preservation	
AP: Agricultural Preserve Overlay	Resource protection overlay districts address agricultural resources, biotic resources, cultural resources, mineral resources, paleontological resources and scenic resources. These districts define areas that contain known resources and thus trigger the need for site-specific technical studies in conjunction with environmental review under CEQA. Districts do not establish additional requirements for discretionary review.
BR: Biotic Resources Overlay	
CP: Cultural Resources Preserve.	
MR: Mineral Resources Overlay	
SR: Scenic Resources Overlay	
Land Use Modification	
AA: Additional Agriculture Overlay	The MHP District preserves the viability of mobile home parks and limits their conversion to other uses by requiring a General Plan Amendment to convert mobile home parks to another use.
AH: Alternate Housing Standards	
MHP: Mobile Home Park Overlay	The SP District defines areas subject to requirements of an adopted specific plan.
SP: Specific Plan Overlay	The CH Overlay applies design standards to certain large-lot single-family residential neighborhoods (in the RL and RS Districts) to preserve rural character.
CH: Custom Home Overlay	
Source: City of Yucaipa General Plan, 2010.	

Compliance with overlay district requirements may impact housing development costs to varying degrees depending on project location. However, the additional requirements in these areas are reasonably necessary to protect the public health, safety, and welfare and maintain a quality living environment, and they are not considered to be unreasonable impediments to the construction of housing. Moreover, none of the higher density sites designated to address the lower income RHNA is within an overlay district. Therefore, for the reasons discussed above, none of the overlay districts are viewed as a constraint to the provision of affordable housing.

RESIDENTIAL USES BY ZONE

Housing element law requires cities to facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet various special needs of seniors, people with disabilities, farmworkers, homeless, and others. Yucaipa’s Development Code provides for the housing types required by state law. The primary land use designations allowing residential uses are below and in Table 3-5.

- RL: Rural Living
- RS: Single Residential
- RM: Multiple Residential
- RM-24: High Density Residential
- CG: General Commercial
- CN: Neighborhood Commercial
- CS: Service Commercial
- PD: Planned Development

Table 3-5: Permitted Residential Uses by Primary Zone

Type of Unit	Residential Zoning Districts							
	RL	RS	RM	RM-24	PD	CG	CN	CS
Conventional Homes								
+ Single-Family Detached	P	P	P		P			
+ Single-Family Attached			P		PD			
+ Multi-Family (4 or less)			P		PD			
+ Multi-Family (5 or more)			C	P	PD			
Other Residential								
+ Manufactured Homes	P	P	P		P			
+ Mobile Homes ¹	P	P	P		P			
+ 2nd Units /Guest Quarters	P	P			P			
Special Needs								
+ Social Care <7 residents	P	P	P		P			
+ Social Care >6 residents	C	C	C		C	C	C	C
+ Senior Housing (5 or more)			C		PD			
+ Single Occupancy ²			P		PD			C
Homeless Facilities								
+ Emergency Shelter								P
+ Transitional Housing	2	2	2	2	2			
+ Supportive Housing	2	2	2	2	2			

Source: Yucaipa Development Code.

Notes:

P = Permitted by right

PD = Planned Development Permit

C = Conditionally Permitted

1. Mobile home parks are subject to a conditional use permit.

2. A code amendment is proposed as part of the Housing Plan

The following provisions describe how certain housing types are provided.

Community Care Facilities

Community care or residential care facilities refer to any family home, group home, or rehabilitation facility that provides nonmedical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. State law preempts local regulations imposed by any local government and requires that such uses that serve six or fewer persons be (1) treated the same as a residential use, (2) allowed by right in all residential zones, and (3) subjected to the same fees, taxes, and permits as other residential uses in the same zone.

Yucaipa’s Municipal Code refers to residential care facilities as “social care facilities.” Social care facilities that serve six or fewer persons are permitted by right in all residential districts. Facilities serving more than six persons are conditionally permitted in the RL, RS, RM, PD, GC, CS, CN, IS, and IN districts. These requirements are consistent with state law and do not pose a constraint on the establishment of such facilities. Although the City complies with current state law, the definition of “social care facilities” should be updated to reflect the current terminology uses in state law.

Mobile Homes and Mobile Home Parks

Mobile homes can provide a considerable source of affordable housing for families and seniors. Unique in San Bernardino County, the City of Yucaipa has the largest stock of mobile home units (42 mobile home parks), which provide more than 4,000 units of affordable housing for seniors and families. Mobile homes are permitted in all residential zones (RL, RS, RM, and PD) as a by-right use. Mobile home parks are also permitted conditionally in the RL, RS, RM, and PD residential land use districts pursuant to a conditional use permit. These mobile home parks are protected through a MHP Overlay District.

In compliance with Government Code 65852.3, the installation of manufactured homes is allowed as a by-right use, subject to design standards, on lots zoned for single-family dwellings. Homes constructed in a controlled factory environment and that adhere to federal construction codes are known as manufactured homes. Following construction, these single-family structures are moved to the home site and set up. The degree of assembly to be completed on the home site depends on the manufacturer, but manufactured homes are typically delivered as panels or sections.

Accessory Uses

The Yucaipa Municipal Code allows for accessory uses, which are incidental and supported by the primary use. Subject to administrative Land Use Compliance Review, the Municipal Code allows for two residential accessory uses to a primary agricultural, commercial, industrial, or institutional use where such use demonstrates the need for on-site residency of one or more people to maintain, operate, and/or secure the primary land use. These include caretaker housing and labor quarters, which refer to single or multiple dwelling units with individual, shared, or no kitchen facilities to provide housing for the employees and their families of agricultural, mining, logging, major construction, scientific exploration, or other remote land uses.

Second Units and Guest Units

Second units, guest houses, and dependent housing offer opportunities to provide housing that is affordable to residents in the community. The City of Yucaipa allows for the development second dwelling units by right (i.e., no discretionary approval required) in both the RL and RS zones pursuant to a Land Use Compliance Review. The applicant must be an owner-occupant of an existing single-family dwelling on the lot, and the lot proposed for a second unit must be at least twice the minimum size. The City allows guest housing, defined as residential occupancy of a living unit, with bathroom plumbing only, located on the same parcel as the primary dwelling unit, but separated from it by at least ten feet. This housing is used by the occupants or temporary guests of the occupants of the premises and is not to be rented or otherwise used as a separate dwelling. Approximately 2 to 3 second units, guest houses, or dependent housing are built annually.

Employee Housing

Yucaipa provides opportunities for caretaker and labor quarters as an accessory use to a primary agricultural, commercial, industrial, or institutional use where such use demonstrates the need for onsite residency of one or more people to maintain, operate, and/or secure the primary nonresidential land use on the property. Caretaker housing refers to the occupancy of a unit by the owners, operators, or caretaker employed to guard or operate part or all of the property on which the caretaker dwelling is located and or behind a primary commercial use. Labor quarters refers to the occupancy of single or multiple dwelling units with individual, shared, or no kitchen facilities to provide housing for employees and their families of agricultural, mining, logging, major construction, scientific exploration, or other remote land uses.

Although the City of Yucaipa complies with state law, the current Development Code provisions for employee housing should be updated to comply with Section 17021 of the Health and Safety Code.

Senior Housing

The proportion of seniors in Yucaipa is greater than that of San Bernardino County as a whole; therefore, the provision of adequate housing for seniors is a critical issue in the city. Although the City provides a substantial inventory of age-restricted mobile homes (2,105 senior-restricted mobile home units), there are only 217 deed-restricted senior apartments. Demographic projections point toward an increasingly aging community, and the senior population will likely continue to increase.

As part of the 2008–2014 Housing Element, the City adopted a policy and program to offer a 100% density bonus of up to 16 units per acre to facilitate the development of multifamily senior housing. Senior housing projects (five or more units) are permitted by conditional use permit in the RM district and by planned development permit in the PD and CG districts. These districts allow a maximum of eight units per acre. To facilitate projects, a parking reduction of 50% can be granted for senior projects through a variance.

Homeless Facilities

Senate Bill 2 requires cities to facilitate and encourage the production of housing suitable for homeless people, including emergency shelters, transitional, and permanent supportive housing. In 2009 and 2010, the City made the following updates to its Development Code to facilitate, encourage, and regulate the development and operation of these land uses.

- **Emergency shelter.** In 2009, the City amended the Development Code to allow emergency shelter as a by-right use in the CS district. The City also requires a shelter to have: 1) adequate security measures (e.g., external lighting, parking and outdoor facilities, and security staff), one parking space for each 250 square feet of gross floor area, and a waiting and intake area of at least 500 square feet. The entity operating the shelter shall also: 1) make shelter available to residents for no more than 180 consecutive days; 2) provide staff and services to assist residents to obtain permanent shelter and income; 3) prepare and file a management plan; and 4) avoid locating within 300 feet of a shelter.
- **Transitional and supportive housing.** The City also conditionally permits transitional housing and supportive housing in the RM district. Transitional housing is defined as buildings that provide short-term rental housing for no less than six months with the goal of transitioning occupants to permanent housing. Supportive housing with no limit on length of stay may be used by people with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions. The goal is to assist residents in retaining the housing, improving their health status, and maximizing the ability to live and work in the community. The required findings to locate these projects are the same as any conditionally permitted use.
- **Single-room occupancy.** The City amended the Development Code to allow single-room occupancy (SRO) units that provide opportunities for the development of permanent, affordable housing for college students, small households, and special needs groups in proximity to services. Such users are a by-right use in the RM district. To facilitate development, a SRO is not required to meet density standards of the General Plan. A SRO unit can be built at smaller sizes (150–400 square feet) than typical rental units, is not required but may contain a full or partial kitchen or bathroom facilities, shall comply with applicable accessibility requirements, and shall provide onsite management if the project has 10 or more units. A management and operations plan for the project is also required.

Pursuant to changes in state law, the City of Yucaipa will process a municipal code amendment to allow transitional housing and permanent supportive housing as a by right use in any zoning district that allows residential uses. Transitional housing and permanent supportive housing will also be (permitted) in the same manner as other similar uses (which according to state law refer to residential uses) permitted in the same zone. Please refer to Program 20 of this Housing Element for the program specifics.

DEVELOPMENT STANDARDS

The Municipal Code and Development Code provide more specific residential development standards that determine building height, density, setbacks, parking, etc. Residential development standards are designed to promote a more livable environment, with adequate yards for children, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families.

Building Standards

Table 3-6 lists residential development standards for housing in Yucaipa. The Development Code allows for semirural and suburban development at a density of up to 24 units per acre, except for higher densities within certain specific plans. As described in the Housing Plan, the City recently adopted new general plan designations (RM-24 and R-24) that allow for 20 to 24 dwelling units per acre for the construction of multiple-family housing.

Table 3-6: Residential Development Standards

Standard	Primary Residential Zoning Districts				
	RL	RS	RM	RM-24	PD ¹
Density Range					
- Minimum	None	None	None	20 units	None
- Maximum	1.0 units	4.2 units	8.0 units	24 units	8.0 units
Minimum Lot Size (square feet)	43,560	7,200	7,200	5 acres	10 acres
Lot Dimension					
- Width	125'	60'	75'	N/A	60'
- Depth	125'	100'	100'	N/A	100'
Maximum Building Height	35	35	35	45	45
Minimum Yards					
- Front	30'	25'	20–30'	30–40'	25'
- Rear	25'	20'	15'	15–20'	10'
- Side	15'	5-10'	10–20'	20–25'	10'
Lot Coverage	40%	55%	50–60%	60%	80%

Source: City of Yucaipa, 2012.

Note: These standards are generalized. Small variations may exist.

¹ Standards for the Planned Development District may be modified by the Planning Department.

The Planned Development (PD) District is the most flexible zone. This district allows for innovative approaches in residential design and identifies areas suitable for large-scale planned development and the use of specific plans. The Planning Commission, in reviewing Planned Developments, can modify development standards, including building setbacks, height, lot size, and parking requirements. Using the PD District and Planned Development Permit process, the City is able to reduce or modify residential development standards to improve housing affordability, aesthetics, and feasibility.

Parking Standards

Adequate parking is an important component of well-designed development, contributing to the value of a project, the safety of residents, its appearance, and livability. To that end, Yucaipa’s parking regulations, shown in Table 3-7, are intended to promote efficient land use, reduce street congestion and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to secure financing for a new residential project.

Table 3-7: Parking Standards for Residential Uses

Types of Residential Development	Parking Requirements	
	Required Parking	Guest Spacing
Housing		
Single-Family - Detached unit - Attached unit - Manufactured housing	2 spaces/unit in enclosed garage 2 spaces/unit in enclosed garage Same as a stick built home noted above	None
Multiple-Family ¹ - 1- bedroom unit - 2- bedroom unit - 3- bedroom unit	2.0 spaces per unit In enclosed garage or carport. In enclosed garage (mandatory) In enclosed garage (mandatory)	0.5 spaces, open, for each unit
Condominium ¹ - two bedroom unit - four bedroom unit	2 spaces/unit in enclosed garage plus: one additional open space two additional open space	0.5 spaces, open, for each unit
Multiple- Family ² - Studio/efficiency unit - 1 or 2- bedroom unit - 3- bedroom unit	1.5 spaces in carport or enclosed garage 2.0 spaces in carport or enclosed garage 2.5 spaces in carport or enclosed garage	0.5 spaces, open, for each unit
Mobile Home Parks	2 spaces per unit (which may be tandem) on each mobilehome lot	1 space per 10 units
Special Needs		
Emergency Shelter	1 parking space for every 250 square feet of gross floor area unless demonstrated different parking need	
Single Room Occupancy	Same as multiple-family standards for efficiency units.	

Source: City of Yucaipa, Municipal Code, 2012.

Note:

1. Applies in RM district

2. Applies in RM-24 District. 50% of the parking spaces must be in an enclosed garage.

Yucaipa’s parking requirements for residential development are not considered a constraint to development. For affordable housing that qualifies under the density bonus ordinance and at the request of the developer, the City shall permit vehicular parking ratios, inclusive of handicapped and guest parking, in accordance with the following standards: 1) one onsite space for each 0–1 bedroom unit; 2) two onsite parking spaces for each 2–3 bedroom unit, and 3) two and one-half spaces for each 4 or more bedroom unit.

Multiple-Family Development Standards

When the RM-24 High Density Multiple Residential District was passed, it was intended to facilitate the implementation of General Plan policies that allow for the development of high quality multiple-family housing that also may be affordable to lower income households. The RM-24 district provides for alternative review procedures and development standards to the existing multiple-residential requirements and standards. Some of the more pertinent requirements are:

- **Unit size.** The minimum apartment size shall be 550 square feet for a studio, 650 square feet for a one-bedroom unit; 800 square feet for a two-bedroom unit, and 900 square feet for a 3-bedroom unit. To assure that smaller units are not overly concentrated, no more than 10% of the units shall be studios and no more than 35% shall be one-bedroom units.
- **Open space.** Open space helps to improve the livability of a unit. To that end, each dwelling unit shall have a minimum of private open space of 150 square feet, in the form of a patio or private yard, with a minimum dimension of 10 feet. For units above the ground floor, one or two balconies with a combined area of 100 square feet are required.
- **Unit amenities.** Each unit must have at least three amenity items, but only one item marked with an asterisk can be counted toward that requirement. These amenities include:
 - Fireplace
 - Skylights
 - Oversized closets
 - Refrigerator*
 - Automatic dishwasher*
 - Washer/dryer units*
 - Entry courtyard or arbor
 - Decorative doors
 - Enclosed garage
 - Air conditioner
 - Security alarm
 - Automatic garage door opener
 - Bay windows
 - Other comparable features
- **Site amenities.** Projects consisting of 100 to 200 units shall provide at least five of the following recreational amenities:
 - Open lawn area of at least 100 feet
 - Multiple enclosed tot lots with play equipment
 - Pool and spa
 - Barbeque facility
 - Community multipurpose room with kitchen
 - Sport court facilities
 - Jogging and walking trails with exercise station

These design standards are consistent with other communities in San Bernardino County where affordable multiple family housing is built, such as Fontana and Rancho Cucamonga. Therefore, the design standards are not considered a constraint to the production of new apartments or townhomes.

AFFORDABLE HOUSING INCENTIVES

A key goal of the 2008–2014 housing element is to assist in the development of affordable housing for persons of all income levels. Given the California court’s ruling that redevelopment authority is abolished, cities are left with few financial tools to assist in meeting this goal. In lieu of financial means, the City of Yucaipa implements several key housing programs:

- **Density bonus.** The City Council adopted Ordinance 297, creating a local density bonus ordinance that offers the same types of development incentives as required under state law. Because seniors makeup a large percentage of residents, Ordinance 297 included a special 100% density bonus for senior housing. Since its adoption, the City has successfully implemented the density bonus provision to facilitate the Green Valley Village senior project, located in Uptown Yucaipa (shown to the right).
- **Planned development.** The Planned Development (PD) district is intended to allow for innovative approaches in residential design. The PD allows for a 100% density transfer provided all other performance criteria are met, and an additional 10% density bonus above the general plan land use district for the area for projects that meet additional criteria. The planning commission can modify and reduce development standards, including building setbacks, height, lot size, and parking requirements. This tool was used to facilitate the 74-unit Chapman Heights Bungalows and an approved project with 198 multifamily units.
- **Minor variance.** The Municipal Code contains a minor variance program to ensure that any property, because of special circumstances, such as size, shape, topography, location, or surroundings, be accorded privileges common to properties in the same vicinity. The community development director may approve requests for minor variances to modify the following requirements of the code. General items allowed for consideration include:
 - Up to 30% of parking requirements, not to exceed two spaces
 - 30–40% of front, side, and rear yard setbacks subject to conditions
 - Up to 30% of area requirements, excluding lot area requirements
 - Up to 30% of height limitations
 - Up to 30% of standards set forth in overlay districts
 - Up to 50% of maximum gross floor area requirements
 - Up to 20% of minimum floor width of single residential design
- **Fee waivers.** The City has several programs to reduce the impact of fees. The City allows development fees to be deferred until occupancy. Moreover, for affordable housing, the developer can request incentives (such as increased density, reductions in standards or waivers of development impact fees for bonus units) that can be monetized and help to reduce the overall costs of development. Density bonus units are also exempted from all City development impact fees.



Green Valley Village Senior Project

BUILDING CODES AND ENFORCEMENT

Building and property maintenance codes in Yucaipa are required to ensure that structures, including housing, are built in a safe manner, that individual properties and neighborhoods are well maintained, that owners see a financial benefit in improving properties, and that Yucaipa attracts and retains development that benefits its economy. To maintain quality residential development and property values, the City Council has recently enacted new building and property maintenance codes.

With respect to building and structures, the Yucaipa City Council has adopted all the building codes contained in the Building, Mechanical, Plumbing, Electrical, and Uniform Housing Code. The Health and Safety Code, section 18938, establishes standards for all types of buildings and occupancies and requires these standards be adopted by all jurisdictions. The California Building Code allows communities to adopt modifications or additions to their local building codes that address specific local conditions. The City of Yucaipa has adopted the 2010 CBC with only minor modifications.

The City of Yucaipa has adopted property maintenance codes. First, the City abides by the International Property Maintenance Code, which dovetails with the California Building Code. For mobile home units, the City has assumed the responsibility of inspecting mobile home units. Every seven years, the City inspects all the units to ensure compliance with Title 25. The Code Enforcement Division is responsible for enforcing state and local laws relating to health and safety, property maintenance standards, and land use regulations. Major efforts related to housing include:

- Building, Land Use, and Animal Raising Violations
- Enforcement of the Business License Ordinance
- Enforcement of the Mobilehome Parks and Special Occupancy Parks Acts and Title 25 of the California Code of Regulations
- Enforcement of the Solid Waste Ordinance
- Enforcement of the Yard Sale Ordinance
- Graffiti Abatement - Report Graffiti!
- Public Nuisance and Abandoned Vehicle Abatement
- Enforcement of Foreclosed Home Maintenance
- Enforcement of Crime-Free Multi-Housing Standards

Building codes and their enforcement add an incremental cost to the construction and maintenance of housing, but the programs implemented by Yucaipa are similar to other jurisdictions. Moreover, the City Council has determined that by proactively addressing potential issues up front, Yucaipa can avoid the high cost of rehabilitation needs due to deferred maintenance. Therefore, the codes are not deemed to be an undue constraint.

ENERGY CONSERVATION

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Yucaipa has implemented several programs to encourage energy conservation.

- **Neighborhood design.** The Subdivision Map Act references the need for passive or natural heating or cooling opportunities. Strategies to reduce energy demand begin with efficient site planning. Sizing and configuring lots to maximize a building's solar orientation (east–west alignment for southern exposure) facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use.
- **Building design.** In January 2010, the California Building Standards adopted a final version of the new building code, CALGreen, parts of which became mandatory on January 1, 2011. CALGreen exists alongside the latest edition of the historic Title 24, which took effect on January 1, 2010. CALGreen includes provisions to ensure the reduction of water use by 20%, improve indoor air quality, divert 50% of new construction waste from landfills, and inspect energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to make sure that they're working according to design.
- **Green standards.** The building industry has different green building programs designed to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors another building certification program called Leadership in Energy and Environmental Design (LEED)—a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance based on various efficiency, sustainability, materials quality, and design factors, and then issues certifications based on points achieved.

A number of green projects are underway in Yucaipa. The Green Valley Village Senior project achieved LEED certification. In July 2010, Southern California Edison (SCE) awarded the Housing Authority with \$1.8 million as part of SCE's Multi-family Affordable Solar Housing Program. HACSB has been aggressively implementing energy efficiency programs, upgrades, and practices at its housing complexes. HACSB is developing a comprehensive strategy for the gradual transition of its assets to renewable energy sources that respond to the physical characteristics of each asset. HACSB has also implemented an Energy Performance Contract for its public housing portfolio, which primarily consists of water savings, lighting upgrades, and xeriscaping.

PERMITTING PROCESSES

The City of Yucaipa maintains various permit processing and review tools to ensure the appropriate level of staff and public review so that the final housing product is of appropriate quality and consistent with city regulations. The City is sensitive to time pressures faced by the development community and balances the need for a timely review with the public responsibility to approve only high quality residential projects that minimize negative impacts and promote a healthful environment for residents and the community. The typical development process is described below.

Step 1: Land Use Compliance Review

Residential development undergoes a land use compliance review (LUCR) for zoning, building, and fire codes prior to the issuance of any building permits. This procedure is administrative in nature. The LUCR is conducted by City staff (planning, fire, building, etc.) who review the project to check for compliance with all City code. The Community Development Director is the reviewing authority. Single-family homes are not required to secure a LUCR. The timeframe is typically 30 to 60 days to complete the entire LUCR process.

Step 2: Discretionary Conditional Use Permit

Single-family residential projects and multiple-family development projects in the RM-24 zone do not require a conditional use permit. Only small multiple-family residential projects in the RM district require a conditional use permit. The Planning Commission is responsible for approving the conditional use permit at a regularly scheduled public hearing if six findings are made.

- the site is adequate in size and shape to accommodate the proposed use and all required yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping, and other features
- the site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations
- the proposed use will not have a substantial adverse effect on abutting property or the permitted use, meaning the use will not generate excessive noise, vibration, traffic, or other disturbance nor substantially interfere with the present or future ability to use solar energy systems
- the proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan
- the lawful conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare
- the design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.

Completing a conditional use permit requires 90 to 120 days. The conditional use permit is not a constraint to development. Two recent senior projects built in the City have completed design review in 90 to 120 day timeframe.

Step 3: Design Review

Design review is required for multiple-family residential projects only. The Yucaipa Municipal Code sets forth design guidelines to assist the developer in understanding and complying with the City's standards for building and site design. The multiple-family design guidelines are based upon community design goals as expressed in the General Plan, and are intended to encourage the orderly and harmonious appearance of structures and property, along with associated facilities, such as signs, landscaping, parking areas, and streets. The guidelines establish a high standard for design but are flexible to allow individual expression and imaginative solutions.

Issues covered under design regulations include:

- Site Design—placement and orientation of buildings
- Parking—parking spaces for residents, guests, and disabled
- Unit Amenities—size of unit and open space
- Architecture—massing, form, rooflines, etc.
- Landscaping—provision of landscaping

For multiple-family residential projects located in the RM-24 district, architectural plans are reviewed by the City Planner and are not subject to a formal architectural review committee or additional processes or public hearing. Once approved by City staff, the developer can simply transit plans to Building and Safety to secure a building permit without public hearing. These expedited procedures were created to facilitate and encourage the production of multiple-family residential projects to address the RHNA.

For smaller projects in the RM district, a higher level of review is needed. The RM district is typically reserved for infill projects where adjacent uses (such as single-family residential neighborhoods) are involved. For these projects, the Planning Commission completes architectural review based upon City staff review of the individual projects. For these smaller projects, there is no special noticing of neighbors nor special hearing other than a standard public hearing ten days before a regularly scheduled public hearing.

Multiple-family design standards and design review are not considered to constrain the approval or production of market rate or affordable housing. Since the adoption of the new RM-24 district, developers have not proposed apartment projects that have been denied due to design considerations. And prior to those standards, the Bungalows at Chapman Heights successfully incorporated many of these same design considerations as currently required. When completed, the project was well-designed and nearly affordable to lower income households. Senior projects have also been built.

Step 4: Environmental Review

Environmental review is typically accomplished with an Initial Study and Negative Declaration if the project is consistent with the general plan. In some cases, larger projects will require a Specific Plan and Environmental Impact Report. Larger projects will require additional time due to mandated public review and the complexity involved with complying with CEQA. Developers may also wish to apply for a Planned Development District designation, which offers flexibility in residential development standards. Though typically, environmental review can be completed within 30 days.

Time Requirements

Processing times depend on project size and complexity, and to a large extent on the applicant responding to revisions during the review process. Table 3-8 outlines typical steps and time required to process a residential project, from initial project submittal to building permit. Taken together, single-family home projects can be reviewed and approved within 2 months, while apartments take 3 to 6 months from project submittal to approval.

Table 3-8: Development Processing Time Limits

Step Required	Timeframe	Typical Residential Projects		
		Single-Family	Multiple-Family (RM District)	Multiple-Family (RM-24 District)
Land Use Compliance Review (LUCR)	30-60 days	Not Applicable	Applies	Applies
Conditional Use Permit	90-120 days	Not Applicable	Projects with 5 or more units	Not Applicable
Residential Project Design Review	Concurrent with CUP or LUCR	Not Applicable	Planning Commission	City Staff
Environmental Clearance	30 days for IS/ND	Initial Study/Negative Declaration if consistent with land use district		
General Plan or Zoning Code Amendment	120-180 days	Typically not necessary for projects consistent with land use district		
Timeframe from project submittal to building permit		2 months	4 to 6 months	3 to 6 months

Source: City of Yucaipa, 2012.
 Note: These standards are generalized. Small variations may exist.

The City strives to facilitate a timely review of projects. The City provides permit processing guidelines to assist builders in applying for development permits for residential uses. Developers are provided an “early consultation” preapplication process to identify issues upfront and reduce processing time. Expedited processing for affordable projects is also offered. Because of the relatively quick turnaround of applications for residential development, the City’s permit process is not considered a constraint to housing production.

HOUSING FOR PEOPLE WITH DISABILITIES

Pursuant to Section 65008 of the Government Code, this section analyzes potential and actual constraints to the development, improvement, and maintenance of housing serving people with disabilities in Yucaipa. Where actual constraints are found, this section describes specific programs that will be implemented as part of the 2014–2021 Housing Element to remove government constraints to housing people with disabilities.

Zoning Code Definitions

General Plan and Municipal Code definitions can create fair housing concerns if the definition could be used to limit housing opportunities or fair housing choice by individuals or families. Although cities rarely discriminate in this manner, the code definition in itself could discourage a developer from proposing a use that would otherwise be deemed allowed. By example, fair housing law prohibits defining a family (and by extension living quarters) in terms of the relationship of members (e.g., marital status), number of occupants (e.g., family size), or other characteristics beyond a housekeeping unit. Other definitions should also be consistent with fair housing law.

The Yucaipa Municipal Code defines a “family” as a person or persons living together as a single housekeeping unit in a dwelling unit. This definition is consistent with fair housing law. A dwelling unit, single, is defined as a detached dwelling unit designed and/or used to house not more than one family, including all domestic employees of such family. A multiple dwelling unit is intended for two or more families living separately. Although the definition of family is in compliance with fair housing, the Municipal Code should be amended to remove the distinction of number of families as these distinctions could be construed to unduly limit housing opportunities.

Permitted Land Use

The prior 2008–2014 Housing Element identified several constraints to the provision of housing that raised several fair housing implications. This included providing housing opportunities for lower income families, homeless people, and persons with a disability. The City addressed this impediment by amending the Development Code to permit additional types of housing units in the community. The City now allows for emergency shelter, transitional housing, permanent supportive housing, and single-room occupancy units. The City also created a new land use district to permit multiple-family apartments by right at densities of 20 to 24 units per acre.

In reviewing Yucaipa’s Development Code, two areas are of concern. The definitions of social care facilities and employee housing are not consistent with the definitions in the Health and Safety Code. The city currently permits social care facilities serving 6 or few residents in all residential zones as required, and larger facilities are conditionally permitted. To remove any confusion in the definition and permitting of these facilities, the City could make code amendments to ensure consistency with state law. In addition, the provisions for farm worker housing could be similarly updated.

Development Standards and Permitting Processes

The City of Yucaipa thoroughly examined its residential development standards and permitting process to identify potential constraints on the construction or improvement of housing occupied by people with a disability. Parking standards for group homes are equal to any single-family or multiple-family residence. No additional construction standards or development standards are required for housing for people with a disability. Housing is treated in a similar manner regardless of the occupancy. The City does not have distance requirements for residential care facilities. In fact, the City has been proactive in approving senior projects.

Should a potential fair housing impediment exist not identified to date, the City of Yucaipa has created a process to provide individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures (including land use and zoning regulations), as necessary to allow disabled persons to use and enjoy a dwelling. Reasonable accommodation is defined in two ways:

- **Minor reasonable accommodation.** Any deviation requested and/or granted from strict application of the City's laws, rules, policies, practices, and/or procedures of the City, including land use and zoning regulations, and which can be removed or terminated in 90 days or less after the need for the reasonable accommodation ends.
- **Major reasonable accommodation.** Any deviation requested and/or granted from strict application of the City's laws, rules, policies, practices, and/or procedures, including land use and zoning regulations, resulting in a physical modification to the property that cannot be restored or terminated within 90 days after the accommodation ends.

To secure an approval, the following findings must be made:

- (1) The requested accommodation is requested by or on behalf of one or more individuals with a disability protected by the Fair Housing Laws.
- (2) The request for reasonable accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the dwelling in accordance with the Fair Housing Laws.
- (3) The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.
- (4) The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies, and/or procedures of the City.
- (5) The requested accommodation will not, under the specific facts of the case, result in a direct and significant threat to the health or safety of other individuals or substantial physical damage to the property of others.

C. ENVIRONMENTAL CONCERNS

Yucaipa is defined by its topography and natural features. The community is crossed with various natural features, including hillsides, canyons and drainage areas. Moreover, the City also has several Alquist-Priolo zones. The following briefly analyzes how environmental and infrastructure concerns are addressed to continue meeting housing element goals and objectives.

OVERLAY DISTRICTS

Environmental conditions that could pose constraints to housing development include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, the Endangered Species Act, the state Fish and Game Code, and the Alquist-Priolo Act). The general plan has established five hazard protection overlays and six resource protection overlays. While these policies constrain residential development to some extent, they are also necessary to support other public policies. None of the sites in the land inventory (Appendix B) are known to have environmental constraints that would preclude the assumed level of development.

The overlay districts for hazard protection and resource preservation help to identify the physical and environmental constraints for residential development within the City. The hazard protection districts, which address fire safety, floodplains, geologic hazards, noise hazards, and hazardous waste, define areas that may be inappropriate for residential development or require defined safety measures or mitigation such as brush clearing, flood proofing, geologic mitigation, and noise mitigation. The resource protection districts, which address agricultural resources, biotic resources, cultural resources, mineral resources, paleontological resources, and scenic resources, are used to define areas that contain known resources. These overlay zones trigger the need for site-specific technical studies in conjunction with environmental review under the California Environmental Quality Act (CEQA).

Overlay zones are not anticipated to preclude the development of residential development commensurate with the regional housing needs assessment, including requirements for affordable housing. None of the current overlay districts establish new requirements for discretionary review. Rather, the overlay districts are designed to ensure adequate analysis of environmental impacts, should they exist, in order to identify and mitigate them. Although compliance with the requirements of these districts may impact the cost of housing development to varying degrees depending on the location of the project, many are required under state law. Additional requirements in these areas are reasonably necessary to protect the public health, safety, and welfare and maintain a quality living environment, and are not considered to be unreasonable impediments to the construction of housing.



Wastewater Treatment Plant

INFRASTRUCTURE

The City requires developers to provide on- and offsite improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act. The City's capital improvement program (CIP) contains a schedule of public improvements, including streets, bridges, overpasses and other public works projects, to facilitate the continued buildout of the City's general plan. The CIP helps to ensure that construction of public improvements is coordinated with private residential development. As a result of these policies, any infrastructure constraints must be fully mitigated and financed as growth occurs.

Sewage collection and treatment in Yucaipa is provided by the Yucaipa Valley Water District. The district's sewage treatment plant has a design capacity of 4.5 million gallons per day (mgd) and was recently upgraded to 8 mgd. Current demand is estimated at 3.8 mgd—less than half the design capacity. A second 3 mgd treatment plant is being considered for the upper San Timoteo Canyon area. The treatment plants are intended to meet the wastewater needs of the projected population assumed in the City's general plan. Although the availability of sewage treatment capacity does not constrain development, sewer line extensions and upgrades may be required to provide service, particularly for planned developments in outlying areas.

Water for the city's residents is supplied by the water district and two private water companies. The largest district, Yucaipa Valley Water District satisfies 92% of its service area demands from groundwater. The balance of potable water is provided by filtered surface water from the Oak Glen Surface Water Filtration Facility. In addition, the district has built a new water filtration facility that produces up to 36 mgd of potable drinking water. The YVWD also operates a recycled water distribution system to offset a large portion of the City's water demand. The use of recycled and nonpotable water significantly reduces demands for potable water. Because of these efforts, it is anticipated that adequate water supplies will be available to serve all of the new housing anticipated in Yucaipa for the 2014–2021 planning period.

Natural drainage channels that flow through Yucaipa are not adequate to meet the flow that would be generated in a 100-year flood. In order for new development to take place, the City's Master Drainage Plan includes extensive expansions of the storm drain system, including the extension of existing improved channels to the base of the hills, the addition of improved channels or underground drains along the county line, Yucaipa Creek northeast of the freeway, Chicken Springs Wash, Gateway Wash, and the Mill Creek tributary, as well as other branches and tributaries. As a result of the 100-year flood potential, all new residential developments must be coordinated with planned drainage improvements and mitigation provided where appropriate.

None of the land inventory sites in Chapter 4, particularly those required to address the lower income housing need, have limitations in water, sewer, or storm drainage that would preclude development of those sites.

IMPROVEMENT REQUIREMENTS

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities have faced difficulty in providing public services and facilities to serve residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. In order to ensure public health and safety, the City of Yucaipa, like other jurisdictions across the county, require developers to provide onsite and offsite improvements necessary to serve their projects.

Such improvements may include water, sewer and other utility extensions; street construction; and traffic control reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act. The City regulates the design, installation, and maintenance of improvements needed for new development. The City's Standard Design Guidelines provides specifications and standard drawings for use in the construction of public works improvements and site grading. This is accessible online at ww.yucaipa.org/citydepartments/publicworks.

Developers are typically required to construct or install the following:

- Grading and filling to approved grade, and construction of all necessary grade crossings, culverts, bridges and other related works;
- Drains, facilities, channel improvements, and other works required to provide adequate drainage and protection from storm or floodwaters;
- Concrete curbs/gutters and sidewalks on both sides of every street and the proximate side of each existing or dedicated street bordering a subdivision;
- Sewer mains, including dry sewers when required by the Water District, and all laterals required to serve each lot;
- Utilities, utility lines, and appurtenances, including water mains, fire hydrants, gas mains, telephone and electric lines, and all laterals and appurtenant equipment required to serve each lot;
- Utility lines, including but not limited to electrical, telephone, cable television, and street light, providing service to all new properties;
- Asphalt concrete pavement, base material, and seal coat in all existing or dedicated streets and alleys or portions thereof;
- Planting of trees of the variety, size, and condition in accordance with the approved plans and specifications;
- Street lights of approved design and illumination intensity, street signs, warning signs, and regulatory signs where required.

IMPROVEMENT STANDARDS

Yucaipa requires a standard set of improvements to serve new development and these improvements are funded by impact fees or project requirements. The range and type of improvements required vary by different planning area of the community, the intensity or density of development, and existing deficiency of infrastructure noted below and in Table 3-9.

- Level 4:** This applies to areas where only a limited amount of low density development is planned and where lots are 5 to 10 acres. Required improvements are intended to be those needed to protect public health and focus on water, sewer, safe access, etc.
- Level 3:** This applies to areas considered transitional, that are not labeled as either rural or urban. The area might have a moderate level of residential development expected to convert to higher density over the next 5 or 10 years. Typical lot sizes are 1 to 5 acres.
- Level 2:** This applies to areas where planned density of development is relatively higher and where existing infrastructure, facilities, and distribution systems are largely in place. Typically lot sizes range from one-half to one acre in size.
- Level 1:** This applies to the areas planned for the most dense and highest intensity level of commercial, industrial, or multiple-family residential uses. In most cases, Level 1 is reserved for core areas of established areas where lot sizes are less than one-half acre in size.

Table 3-9: Improvement Standards

Standard	Improvement Levels			
	Level-1	Level -2	Level -3	Level -4
Physical Access	Y	Y	Y	Y
Paved Access	Y	Y	Y	
Curbs and Gutters	Y	Y	Y	
Sidewalks	Y	½		
Street Lighting	Y	Y		
Water Purveyor	Y	Y	Y	
Substantiated Water			Y	Y
Sewer	Y	Y	Y	
Septic	Y	Y	Y	Y
Drainage	Y	Y	Y	
Fire Flow	Y	Y	Y	

Source: City of Yucaipa, 2012.

Improvement standards are typical for communities. Roadway right of way is 104' for major highways, 88' for secondary highways, 66' for collectors, and 60' for local streets. Sidewalks are required to have at least 4' of unobstructed clearance. Fire flow requirements are per the Uniform Fire Code.

4. HOUSING RESOURCES

This chapter describes the land, financial, and administrative resources available to Yucaipa to address its existing and future housing needs, including its share of the regional housing needs allocation (RHNA).

A. REGIONAL HOUSING NEEDS

California law requires all local governments to plan to facilitate and encourage the production of housing to accommodate population and employment growth. To assist in that effort, SCAG prepares housing construction need goals for each city in southern California as part of the Regional Housing Needs Allocation (often referred to as the RHNA) process, which is authorized by the California Government Code.

The Southern California Association of Governments projects the share of the region’s future housing need for each city as part of the RHNA process. The determination is based on three primary planning factors:

1. the number of housing units needed to accommodate future population and employment growth;
2. the number of units needed to allow for a desired level of vacancies and the replacement of housing units normally demolished;
3. the number of very low, low, moderate, and above moderate income households needed in the community; and
4. other factors related to a subregional jobs to housing balance, tenure, and other factors unique to each community

Table 4-1 below summarizes the City of Yucaipa’s 2014–2021 RHNA. The City is required to make available a sufficient number of housing sites that are general planned and zoned for housing to accommodate its need.

Table 4-1: Yucaipa RHNA Goals, 2014–2021

Income Category	Definition	RHNA	
		Number of Units	Percentage
Extremely Low	30% or less of MFI	188	12%
Very Low*	31–50% of MFI	188	12%
Low	51–80% of MFI	261	16%
Moderate	81–120% of MFI	299	19%
Above Moderate	above 120% of MFI	669	42%
Total		1,605	100%

Source: Southern California Association of Governments.

Note: Extremely low income units are estimated at half of SCAG’s 367-unit very low income need.



How Yucaipa Can Address the RHNA

The City of Yucaipa recognizes that housing needs in the community differ for families, young and working-age individuals, and seniors. Some differences in housing preferences are affected by wealth and income, while others are affected by household type and age. Both household formation and housing choice are linked to life cycle events such as leaving home, getting married, having children, changing jobs, retirement, and death of spouse. These break points define increasingly lengthy stays in the same housing unit.

In addressing the RHNA, housing element law does not require a city to build affordable housing nor impose deed restrictions that make housing affordable. Rather, state law requires cities to designate or zone housing at different density levels that can accommodate a range of housing types and prices. The housing products at different densities and prices include single-family units, townhomes or condominiums, and then apartments. Each product has a different affordability category, shown below.

- **Above moderate income.** The average price of single-family homes on RS and RL-zoned parcels (up to 4 units per acre) is \$300,000 and higher. This is affordable to the higher range of moderate income to above moderate income households. Certainly there are exceptions to this rule (infill homes in central Yucaipa), but the relationship between density and affordability remains. Once the economy recovers, single-family home prices will be sought by above moderate income households.
- **Moderate income.** The middle of the housing market is condominiums and townhomes, of which new projects sell at prices affordable to moderate income households. A typical example is the 110-unit condominium project built by KB Homes. Built at a density of eight units on RM-zoned land, this project offered three-bedroom units ranging from 1,500 to 2,500 square feet. The homes sold at an average price in the mid \$200,000s, which is affordable to moderate income households.
- **Lower income.** State law establishes that a zoning district with a density of 30 units per acre allows for a density that is sufficient for affordable housing for lower income households in urban counties. For the 2008–2014 Housing Element, the City Council created a general plan land use designation allowing 20 to 24 units per acre, and HCD correctly accepted that density as adequate for affordable housing. As was the case in 2008, this assumption remains true for housing built in Yucaipa, and several built projects demonstrate the accuracy of the above assumption.

The City recently approved two senior projects, one at 31 units per acre and one at 16 units per acre that are affordable to very low income households. However, even if family housing on RM-24 or R-24 sites was built and limited public subsidies were available, the developer would immediately be entitled to receive a 35% density increase should affordable units be created per the City’s density bonus ordinance. This should result in housing affordable to lower income households.

B. LAND INVENTORY

Though state law does not require cities to build the housing, it does require communities to facilitate new housing production. State housing element law allows local governments to obtain credits toward meeting its RHNA goal in four primary ways: 1) preserve publicly assisted housing that is at risk of converting to non-low income or market rates; 2) rehabilitate housing projects and place deed restrictions on those projects; 3) construct housing during the planning period; and 4) set aside land at appropriate densities.

For the first option, the City does not have any affordable projects at risk of conversion (see Table 10). For the second option, there are minimal units that would qualify under state guidelines for rehabilitation and preservation. Unlike the previous housing element, the City can only credit residential projects built after January 1, 2014, so the third option is not available. Therefore the City's strategy for meeting its RHNA relies solely on ensuring that sufficient vacant land is available to accommodate projected growth.

To accomplish this task, state law requires that an adequate site inventory contain four components. If the sites are underutilized (as opposed to vacant sites), additional analysis is required.

1. **Identify vacant or underutilized parcels.** An adequate land inventory consists of a listing and map of properties proposed to accommodate the regional housing needs by parcel number, size, general plan designation, and zoning of each property.
2. **Analyze site constraints.** The site analysis should demonstrate that proposed sites to count toward the RHNA should not have significant environmental or infrastructure constraints that might affect the timing or feasibility of development by the end of the planning period.
3. **Calculate development capacity.** The development capacity of sites in the housing element should be calculated based on minimum density range or realistic development capacity based on historic records of similar projects built in recent years in the City or region.
4. **Demonstrate that zoning is adequate.** Finally, the analysis must demonstrate that the identified zones and densities will facilitate the development of housing for all income levels. In other words, the price and affordability of housing should be correlated to specific zones.

The land inventory that follows discusses the housing sites inventory according to these criteria. The environmental clearance (typically an initial study and negative declaration) associated with the housing element and the project-specific environmental documentation for individual projects analyze the precise environmental impacts of proposed projects.

IDENTIFICATION OF SITES

As part of the 2014–2021 Housing Element, the City of Yucaipa requested a complete inventory of vacant parcels from the County Assessor’s land use database. This was used as the starting point for the land inventory. That inventory was refined further with the following steps:

1. Extracted 1,800 vacant parcels in the City of Yucaipa. All underutilized parcels, whether or not the uses could feasibly recycle to higher densities, were excluded from the analysis.
2. Discounted 400 parcels zoned for nonresidential uses (commercial, industrial, etc.) as well as theoretical residential development capacity for second units and single-room-occupancy units.
3. Discounted 500 parcels zoned for residential uses that are owned by public utilities, governmental entities, churches, and other entities that are not anticipated to be developed into residential uses.

Table 4-2 summarizes the realistic residential development capacity remaining in Yucaipa based on vacant parcels and density assumptions. The following section discusses key sites to address the City’s lower income RHNA.

Table 4-2: Vacant Sites to Accommodate Remaining RHNA

Land Use	Land Use Designations and Acres				
	Specific Land Use	Number of Parcels	Acreage	Density Assumption	Development Capacity ¹
RL	RL-1	197	1,324	1 du/ac	1,376
	RL-2.5	49	342	0.4 du/ac	151
	RL-5	10	73	0.2 du/ac	18
	RL-10	36	761	0.1 du/ac	85
RS	RS-10M	89	94	3.2 du/ac	317
	RS-20M	256	233	1.85 du/ac	487
	RS-72C	57	44	4.2 du/ac	195
RM	RM-10M	50	63	6 du/ac	378
	RM-72C	84	56	6 du/ac	345
RM-24	RM-24	1	20	20 du/ac	400 ²
Specific Plan	R-1	2	16	1 du/ac	16
	R-2	13	121	2 du/ac	242
	R-4	6	199	4 du/ac	800
	R-8	4	50	8 du/ac	400
	R-24	5	40	20 du/ac	800 ²
PD	PD	65	70	varies	372
Total		924	3,504		6,376

Source: The Planning Center|DC&E, 2012.

Notation:

1. The development capacity total is rounded to more accurately reflect the realistic capacity. Therefore, it may differ slightly than a straight acreage times average density calculation.
2. High density residential sites could be built at 24 units per acre; however, since the general plan district density allows 20–24 units per acre, the lower end is used for purposes of this land inventory.

Single-Family Residential

Yucaipa offers significant opportunities for new single-family housing, particularly at lower densities. As shown in Table 23, more than 2,600 housing units could be developed in lower density single-family residential neighborhoods. These sites are in either the RS or RL districts. Many of the sites are in the North Bench area, north of Oak Glen Road. The majority of the City's residential acreage is located in the RL or RS district.

The municipal code has established a custom home overlay on much of the residential area where vacant sites are available for new single-family homes. The density ranges from 0.1 units per acre to approximately 4 units per acre. The custom home overlay requires homes to be at least 2,200 square feet on lots larger than 20,000 square feet. These homes sell for higher sales prices due to the lot size, home size, and area of the community.

Multiple-Family Residential

Opportunities for multiple-family housing are provided through two RM general plan land use designations, which allow for residential development at densities up to 8 units per acre. Under the general plan, the City offers opportunities to build up to 750 new housing units on RM-designated land. This generally includes apartments, townhomes, and other similar uses. A PD zone is also used to encourage multiple-family housing in the downtown.

The Uptown Business District Specific Plan encompasses approximately 16 city blocks along Yucaipa Boulevard that were formerly in the redevelopment project area. One of the key objectives of the specific plan is to provide for a mix of viable commercial and residential land uses in the Uptown District. To promote a "downtown" mixed-use character, the specific plan encourages senior housing, mixed-use development, and increased commercial uses.

Specific Plans

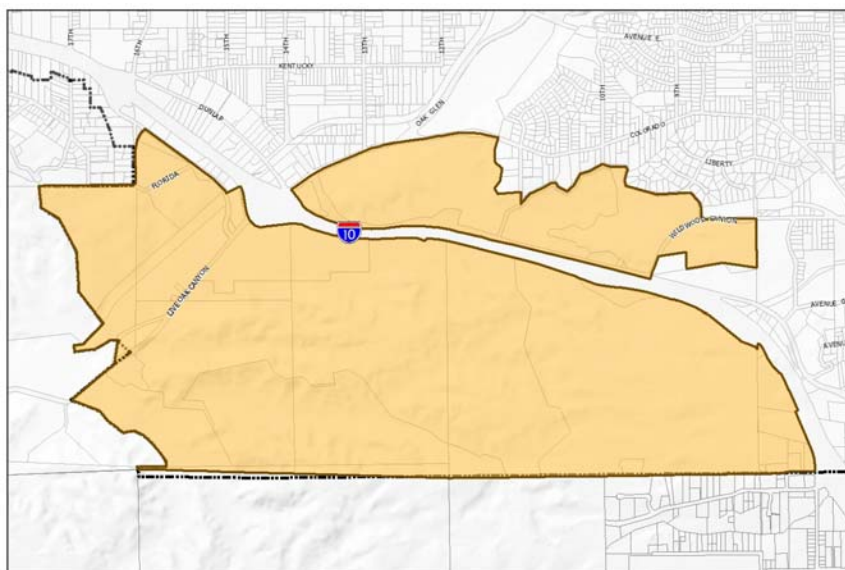
The City of Yucaipa has designated several areas for more intensive planning. These areas include the Freeway Corridor Specific Plan and Uptown Business District. In 2009, the City Council approved the 1,242-acre Freeway Corridor Specific Plan in the southern portion of Yucaipa along Interstate 10. This project will provide regionally significant commercial centers along one of the busiest freeways in southern California. A specific plan and EIR have been prepared for the entire site, which is anticipated to provide up to 2,400 residential units, 550 acres of open space, schools, and other amenities. The specific plan and final EIR were adopted and certified in 2009/2010.

Because state law focuses predominantly on making available sites that could accommodate affordable and higher density residential units, the following describes the higher density residential sites in greater detail.

Freeway Corridor Specific Plan

The first site for higher density, multiple-family housing is in the Freeway Corridor Specific Plan. To address the regional housing needs goals and meet the housing element requirements, the City Council adopted an R-24 zone for 40 acres in the specific plan area, which could accommodate construction of up to 800 new residential units. The suitability of this site is described below.

- **Environmental issues.** The proposed multiple-family housing sites were chosen for feasibility. The specific plan has slopes of 0–50% grade, but the portion slated for multiple-family housing is less than 10% grade. The sites are not in the 100-year flood plain nor Alquist-Priolo Zone. The certified EIR contains a phasing plan for water, sewer, and drainage infrastructure consistent with the City’s and YVWD’s master plans.
- **Development capacity.** Development capacity is noted in the Freeway Corridor Specific Plan and addressed through the EIR. For the multiple-family housing component, the plan allows a density of 20 to 24 units per acre, which translates into a development capacity of 800. This assumes that a minimum density of 20 units is achieved, although the eventual density could easily be 60% higher under existing regulations.
- **Adequacy of zoning:** The land use and zoning designation analyzed in the EIR is adequate for affordable housing. Pursuant to commitments made in the 2008–2014 Housing Element as a precondition for HCD certification of the site inventory, the City Council approved the land use and zoning district and density range because it was a prerequisite for meeting the City’s lower income RHNA requirements.



FREEWAY CORRIDOR SPECIFIC PLAN

Oak Glen and Colorado Street Site

The second site for higher density housing is located at the northeast corner of Oak Glen and Colorado. Land Advisors Organization is marketing the site and has created a hypothetical site plan to attract a buyer. No concept plans have been considered, submitted, or approved for the site. To address the regional housing needs goals, the City Council adopted an RM-24 zone for 20 acres of this site, which could accommodate a minimum of 400 new multiple-family residential units. The suitability of this site is described below.

- **Environmental issues.** The RM-24 zoned site consists of generally flat, undeveloped terrain and is vacant. The site is not in the 100-year flood plain but it is partially located in an Alquist-Priolo Zone. The environmental clearance prepared in 2010 to redesignate this site for housing determined that no environmental issues required mitigation.
- **Development capacity.** The general plan and zoning district for this site allow 20 to 24 units per acre. At 20 acres, this site could accommodate a minimum of 400 new housing units as a by-right use. This assumes that a minimum density of 20 units is achieved, although the eventual residential density could be 20% higher under existing zoning.
- **Adequacy of zoning:** Pursuant to the 2008–2014 Housing Element as a precondition for HCD approval of the lower income portion of the site inventory, the City Council approved an RM-24 designation for the sites. The adequacy of zoning is confirmed by recent 100% affordable projects in the City that were approved and built at a density of 16 units per acre.



SUITABILITY OF ZONING

The suitability of zoning for facilitating affordable housing is based upon prior history and comparison of: 1) price of land and other cost inputs; 2) market rents for the area; 3) level of financial subsidy; and 4) incentives offered (density bonus, fee waivers, reduction in standards) that can be monetized. The City has facilitated the construction of two affordable senior housing projects (Green Valley and Horizons) targeted to extremely low income and very low income households. The latter project was built at a residential density of only 16 units per acre with local, state, and federal monies.

No “deed-restricted” affordable family projects have been built in Yucaipa, but one market rate family project was recently built in Chapman Heights. Chapman Heights is the one of the most exclusive neighborhoods in Yucaipa adjacent to a golf course with mountain views. The apartment project was built at a density of just under 18 units per acre and no subsidies were provided. When built during the height of the housing boom, the project offered starting rents that were \$100 above the maximum affordable rent for a low income household. The land was valued at \$2.28 per square foot.

The City has four RM-24 vacant sites totaling 60 acres. One site is located along Oak Glen Road. The land offers several advantages—the site is valued at 70% less per square foot than the Bungalow site, the zoning allows a 25% increase in unit density, and environmental clearance has been completed. As the Bungalows were nearly affordable to low income households, it is reasonable to expect that the substantially lower land costs and 25% increase in base density on the Oak Glen site could support apartments with rents affordable to low income households. Therefore, the base zone is deemed suitable to facilitate housing affordable to lower income households.

Table 4-3: Comparison of RHNA and Site Availability

Components	Land Use Designations and Acres		
	Bungalows	Oak Glen Site	Difference
Total Units	74	400	N/A
Allowable Unit Density Range	16–20	20–24	25% higher density
Project Density	18	N/A	N/A
Lot size and cost	4.2 acres \$1,071,000 \$5.85/sf	20 acres \$1,560,000 1.80/sf	70% less cost per square foot
Affordability (Excluding Utilities)	Market Rent 1 bed rent - \$1,100-1,200 2 bed rent - \$1,250-\$1,450 Low Income Affordable Limit 1 bed rent - \$1,200 2 bed rent - \$1,350	N/A	Assumed to be affordable to low income households

Source: The Planning Center|DC&E, 2012.

Other Site Suitability Issues

As noted, many affordable housing projects are typically built with 50 to 150 units on a site. The RM-24 zone requires a minimum lot size of 5.0 acres to allow for multiple-family residential uses. At an estimated 20–24 dwelling units per acre, the minimum project size would range from 100 to 120 units. For projects proposed for affordable housing, the density bonus provisions in City regulations would allow 25% to 35% more units on a parcel. The size of the final project built would likely be in the sweet zone of 100 to 150 units.

In developing the City's existing RM-24 residentially designated sites, the parcels are generally larger than common in more built-out urban areas. How such parcels are developed often depends on the size and type of developer. For large landowners who own the land and do not need to borrow funds, the project would be built in phases based on market demand for the project. For a 20-acre site, the developer would submit plans in progressive 5-acre increments (as required by the development code) until the site is developed.

If a single landowner or developer who purchased the property needed financing for a construction loan, they could likely split the lot to a minimum parcel size of 5 acres. This is because a landowner would wish only to put up the specific parcel proposed for development as collateral, rather than tie up the entire 20-acre parcel as collateral. This minimizes risk for the developer. By splitting the lot, the developer would tie up only the minimum collateral needed (the 5-acre lot) to build a smaller project (around 100–150 units).

To complete the lot splitting process is a perfunctory administrative process which can be done for a minimal cost. The landowner would hire an engineer to review the site and create a parcel map with proposed lot lines. The landowner would file a tentative parcel map at a cost of \$3,000 to the City. City staff would review the application for compliance with municipal codes. Then the landowner and/developer would file a final map with the County. No public hearing or other administrative process is required.

Summary of RHNA Credits

Table 4-3 and the following text summarize how the City’s land inventory satisfies the 2014–2021 RHNA. As of January 2013, the City has identified adequate sites at appropriate densities that can satisfy the regional housing needs requirement. This is summarized below.

- **Above moderate income.** Parcels that are designated RL and RS are anticipated to be affordable to above moderate income households. These sites accommodate typically larger homes at a density of less than four units per acre. New homes being built are in the mid to high \$300,000s. This affordability level was confirmed in an earlier section.
- **Moderate income.** Parcels designated PD and RM are anticipated to be affordable to moderate income households. These sites accommodate condominiums or townhomes at six to eight units per acre. The types of new homes built in this district generally sell in the mid to high \$200,000s. This affordability level was confirmed in an earlier section.
- **Lower income.** Parcels designated RM-24 or R-24 are anticipated to fulfill the lower income housing requirement. Although below the default density, this density of 20 to 24 units is suitable for affordable housing in the eastern San Bernardino County. Two recent projects built at 16 units per acre in Yucaipa are affordable to low income households.

Table 4-4: Comparison of RHNA and Site Availability

Land Use	RHNA Affordability Levels				Total
	Very Low	Low	Moderate	Above Moderate	
2014–2021 RHNA	376	261	299	669	1,065
Available Sites					
+ RL, RS, R-1, R-2, R-4	-0-	-0-	-0-	3,682	
+ RM, PD, and R-8	-0-	-0-	1,493	-0-	
+ RM-24 and R-24	1,200		-0-	-0-	
Site Capacity	1,200		1,493	3,709	
Balance	+563		+1,194	+3,013	

Source: The Planning Center|DC&E, 2012.

Appendix A to this housing element shows the location and estimated development capacity of each site counted in the land inventory.

C. IMPLEMENTATION RESOURCES

Yucaipa has access to local, state, and federal financial administrative resources to fund the construction, improvement, and maintenance of housing or the administration of programs. These are described below.

FINANCIAL RESOURCES

- **Low income housing tax credits.** A nonprofit housing corporation could purchase an at-risk project, rehabilitate it using tax credits, and extend affordability controls. The California Tax Credit Allocation Committee oversees the application and allocation process for all LIHTC projects. Applicants compete for the funds, which are prioritized based on location, affordability, local housing needs, and public housing wait lists. The City used this source for the Yucaipa Terrace senior housing project.
- **HOME funds.** The HOME Partnership Program is granted to participating jurisdictions in the San Bernardino County Consortium to create and rehabilitate affordable housing for lower income households. HOME funds can also provide direct rental or home purchase assistance to lower income households. The county has used this program to fund the development and/or rehabilitation of 36 projects throughout the county, including three affordable housing projects currently funded in Yucaipa.
- **Multifamily mortgage revenue bond (MRB).** This funding source provides below-market interest rate loans for development, acquisition, or rehabilitation of existing multifamily rental units within the county and its cooperating cities. Although the economy is not conducive to issuing bonds, the county currently administers contracts for more than 1,000 units of bond-funded affordable housing in incorporated cities. The City of Yucaipa may wish to seek greater participation in this program.
- **Housing voucher program.** This program provides rent subsidies to extremely low- and very low-income households with a housing cost burden, or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The County Housing Authority subsidizes the difference in monthly payments to the owner. The housing authority receives funding for more than 8,000 housing vouchers on an annual basis, including in Yucaipa.
- **Community development block grants.** The CDBG program is a federal program awarded to fund housing and community development activities. Projects must benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, and public facilities and services. Yucaipa participates in the CDBG program through the county, which applies to HUD on behalf of nonentitlement cities.

ADMINISTRATIVE RESOURCES

- **Housing Authority of the County of San Bernardino.** The Housing Authority (HACSB) is a financial and administrative resource for preserving affordable housing. The HACSB collaborates with nonprofit organizations to build, rehabilitate, and fund affordable housing, and provides vouchers to maintain affordability after original covenants have expired. In the event a project’s affordability may expire, the Housing Authority could preserve affordability through vouchers or facilitate transfer of the units to a nonprofit organization.
- **Housing Partners I, Inc.** Housing Partners is a nonprofit organization, affiliated with the HACSB, that develops, rehabilitates, and preserves lower and moderate income housing. The Housing Authority facilitated development of this nonprofit arm, Housing Partners, to allow the nonprofit organization to seek and secure funding beyond the traditional funding sources available to the Housing Authority. As described earlier, the Housing Authority has transferred six lower income projects in Yucaipa to Housing Partners as a strategy to preserve the units.
- **Independent Cities Finance Authority.** This entity is a joint powers authority, of which Yucaipa is a member, established for the purpose of assisting local communities in raising capital to finance improvements, provide home mortgage financing, and provide financing in connection with the improvement, construction, acquisition, creation, rehabilitation and preservation of affordable housing, including mobile home parks. The City of Yucaipa has used the ICFA to refinance bonds on two mobile home parks in order to finance additional capital improvements to the projects and continue to secure long-term covenants on both projects.
- **Qualified Entities.** Qualified entities are nonprofits that have been approved by the Department of Housing and Community Development. Some of these entities are active in San Bernardino County, including Century Housing Corporation, Jamboree Housing Corporation, and Neighborhood Housing Services of the Inland Empire, Inc. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at a predetermined level of affordability, and agree to renew subsidies if available.
- **Habitat for Humanity.** Habitat runs several home rehabilitation and repair programs out of its San Bernardino office. Habitat has launched “A Brush with Kindness” program, which offers low cost home repairs to low income families. Sample projects include house/trim painting, weed abatement, address numbers, fence repair, and garage door painting. Funds are provided through its organization and donations. Through its partnership with Grid Alternative, low income homeowners may also be eligible to receive free solar panels as part of the program. Grid Alternative also trains volunteers in its apprentice program.

5. PROGRAM EVALUATION

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing housing element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period. This chapter addresses each component.

A. PROGRAM ACCOMPLISHMENTS

The 2008–2014 Housing Element goals were drafted to implement the required statutes in California Housing Element law and follow priorities expressed by the Yucaipa community. To that end, the housing element contained five primary goals, along with 15 supporting policies and approximately 24 implementation programs.

The five housing goals were:

- **Goal 1.** Maintain and enhance the quality of existing housing and residential neighborhoods in Yucaipa.
- **Goal 2.** Assist in the provision of a variety of housing to meet the needs of the community.
- **Goal 3.** Provide adequate residential sites through appropriate land use, zoning, and specific plan designations to accommodate the City’s share of regional housing needs.
- **Goal 4.** Mitigate governmental constraints which may hinder or discourage housing development in Yucaipa.
- **Goal 5.** Promote equal opportunity for all residents to reside in the housing of their choice.

The 2008–2014 Housing Element also included 24 distinct policies and programs. Because of the commitments made in that housing element, the Department of Housing and Community Development determined that the housing element was in full compliance with state law. This was a significant success and represented the City’s first certified housing element. Following adoption in 2009, the City was tasked with following through on the commitments made in the more than two dozen housing programs.

The following is a summary of progress in meeting the quantified objectives for the 2008–2014 Yucaipa Housing Element.

Housing Construction

The 2008–2014 Housing Element new construction goal was 2,048 units. The City fulfilled its obligation by adopting a new general plan land use designation that would allow multiple-family apartments as a by-right use at 24 units per acre. In addition to making land available, the City adopted several housing incentive programs, such as the density bonus ordinance and the fee deferral program. Specific successes were as follows:



The Enclave, Beazer Homes

- **Horizons.** The Horizons at Yucaipa is a new project that, when built, will provide 77 senior apartments on 4.9 acres at a density of 16 units per acre. The project will contain 61 one-bedroom units and 16 two-bedroom units. Affordability will range from 30–60% of MFI. Ten units are reserved for use by qualifying residents participating in the MHSA program. The project is funded by \$1.1 million from the City, \$1.1 million from CalHFA MHSA, a rental subsidy of \$3.1 million from the Housing Authority, funds from Urban Housing Communities, and other private funding sources.
- **Green Valley Village.** Green Valley Village is a new project in the Uptown Business District Specific Plan Area. This 45-unit senior apartment project, built at a density of 32 units per acre, consists of 36 one-bedroom units and 9 two-bedroom units. Amenities include: community area, computer room, a ¼-acre community garden, trellised picnic area with barbeques, and well-landscaped areas. Funding was provided from Yucaipa RDA, \$1.5 million in County HOME funds, and \$6.5 million in low income housing tax credits.
- **Enclave Project.** Yucaipa approved the construction of the Enclave project at Crafton Hills, a 109-unit residential development by Beazer Homes. Of the original units approved as part of Tract 12222, about 20 of the housing units remain to be built. Homes specifications range from 3 to 5 bedrooms and 2,300 to 2,900 square feet. Typically, single-family home projects sell for prices in the mid \$200,000s. However, because of the significant amenities in this project, the Enclave project sells in the mid-\$350,000s and is affordable to above moderate income households.
- **Fidelity Homes.** The City approved the construction of the 110-unit KB Homes condominium project. This project involved the redesignation of a former vacant poultry farm, single-family residences, and other uses to a planned development. The project was approved at 8 units per acre. The project consisted of 110-unit three-bedroom condominium units of approximately 1,500 to 2,500 square feet in size. The project included a community center and pool. The majority of the units sold in the mid \$200,000s, which is affordable to moderate income households.

Taken together, 33% of the original construction goal was met. The shortfall is due to the worst housing recession in generations and demise of redevelopment, which was a key means to subsidize affordable housing. The foreclosure crisis that ensued also stopped any new residential construction. These trends continue to preclude the city from making more progress toward the new construction objectives in the 2008-2014 housing element.

Housing Rehabilitation and Preservation

The City’s 2008–2014 Housing Element goal was to see the rehabilitation of approximately 75 housing units. This was to be accomplished by funding from the RDA tax increment funds and through CDBG funds issued by the county as part of its allocation from the federal government. Several other smaller programs were proposed to rehabilitate housing units. Given that the Redevelopment Agency is now defunct and the county has had its HOME and CDBG allocation cut by upwards of 50%, these goals were not achievable.

Housing preservation goals were met; the county continued to provide 72 Section 8 housing choice vouchers, and the City RDA continued to provide 50 rental subsidies to mobile home park tenants. In fact, as shown earlier, the City has a large number of affordable deed-restricted projects, and all of them are preserved for the long term and presumably in perpetuity either through HACSB, its affiliates, or through deed restrictions that were required as a condition for receiving public assistance.

The City also assisted in the continued preservation of the Rancho Del Sol and Grandview East mobile home parks, which provide 124 units deed restricted as affordable to 42 very low income and 82 low income households. In 2001, the City RDA issued mobile park revenue bonds to finance the acquisition and renovation of these projects. In 2012, the City worked with the Independent Cities Finance Authority to refinance the existing bonds, allowing the park owner to obtain a better interest rate and generate funds to finance the continuation of capital improvements at the mobile home parks.

Table 25 is a comparison of the goals and progress in meeting the various quantified objectives of the 2008-2014 Housing Element

Table 25: Quantified Objectives, 2008–2014 Housing Element

Projects Built/Approved	Housing Units by Affordability				
	Ext .Low	Very Low	Low	Moderate	Above
Goals					
Construction ¹	238	238	332	389	850
Rehabilitation ²	24	24	24	--	--
Preservation ³	--	122	--	--	--
Total	902			389	850
Progress					
Construction	122			127	403
Rehabilitation	N/A			N/A	N/A
Preservation	246			N/A	N/A
Total	368			127	403

Source: Housing Element Annual Progress Report, 2011.

Note: N/A=not available.

1. Represents the regional housing needs allocation for the 2008-2014 planning period
2. Represents projects funded by the County and City Redevelopment Agency
3. Represents mobile home vouchers and housing choice vouchers.

Table 26: Accomplishments, 2008–2014 Housing Element

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Progress and Evaluation
Program 1a: Mobile Home Rent Stabilization Program	Continue to regulate space rents.	General Fund	CCD	Amendments made to reflect changes in law. City continues to implement ordinance as a means to ensure the provision of affordable housing for seniors. Program should continue for the 2014–2021 Housing Element.
Program 1b: Mobile Home Rent Subsidy Program	Provide rent subsidies to mobile home park renters.	RDA	CDD	Program provides 50 rent subsidies each year as a means to assist lower income residents. However, with elimination of RDA, there is no longer a viable funding source. Program may continue for the 2014–2021 Housing Element, but funding is needed.
Program 1c: Mobile Home Overlay and Senior Overlay	Implement overlay district to protect mobile homes from conversion to other uses.	General Fund	CDD	Program implemented overlay districts in past years and no further change needed. As program has been fully implemented, no further action is needed at this time. Review and confirm overlay designation as part of the 2012 General Plan update.
Program 1d: Nonprofit Acquisition of Mobile Homes Parks	Assist nonprofit housing corporations interested in acquiring and improving parks.	RDA, Bonds, MPROP	CDD	No new acquisitions completed. City stands ready to facilitate additional nonprofit acquisitions of mobile home parks. Standing housing program should continue for the 2014–2021 period.
Program 1e: RDA Housing Rehabilitation Program	Provide assistance to 12 households annually. Publicize program by brochure, website, and other venues.	RDA	CDD	Program established but few to no applications received. This program provides a useful service for residents. With demise of RDA, a permanent funding source is needed. Single-family rehabilitation efforts may continue but new funding source is needed.
Program 1f: Single-Family Home Improvement Loan	Continue to promote county program.	HOME	County EDA	City publicizes the program, but the program is rarely used. Also, county funding has been cut back in recent years. Program should continue for the 2014–2021 Housing Element, but funding is needed.
Program 1g: Rental Property Acquisition and Rehabilitation	Support the County’s EDA program by advertising the program on the City’s website.	CDBG, HOME	County EDA	City publicizes the program, but the program is rarely used due to cutbacks in federal funding and deed restrictions. Program should continue for the 2014–2021 Housing Element.
Program 1h: Senior Home Repair	Continue to promote county program.	CDBG	County EDA	City publicizes the program, but the program’s effectiveness is limited due to limited county CDBG funds. Program should continue for the 2014–2021 Housing Element, but funding is needed.

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Progress and Evaluation
Program 1j: Rental Housing Assistance(Housing Choice Voucher)	Provide rental subsidies to 72 very low income households.	Section 8 Vouchers	HACSB	Housing Authority provides about 200 project-based vouchers to Yucaipa residents. Program should continue for the 2014–2021 Housing Element.
Program 1k: Occupancy Inspection	Inspect residential properties upon request to ensure safe and sanitary living conditions.	General Funds	CDD	Approximately 2 to 3 inspections are conducted every month Program should continue for the 2014–2021 Housing Element, but funding source is needed.
Program 2a: Fresh Rate Program	Continue to promote program.	Private Lenders	Independent Cities Finance Authority	Program is rarely used and appears to be relatively ineffective. Program should be deleted for the 2014–2021 Housing Element. Additional homeownership programs and funding source are needed.
Program 2b: Homeownership Assistance Program	Provide, through the County, funds for homeownership.	HOME	County EDA	County has discontinued this program. Program should be deleted for the 2014–2021 Housing Element. Additional programs and funding source are needed.
Program 2c: Single-Family Mortgage Revenue Bond First Time Homebuyer	Continue to promote program.	Private Lenders	County EDA	County is not issuing bonds at this present time, because the current interest rates make this unattractive to lenders. Program should continue for the 2014–2021 Housing Element, but funding source is needed.
Program 2d: Yucaipa Redevelopment Agency	Work with property owners to facilitate development of affordable rental housing.	RDA-Low Mod funds	CDD	Program has been quite successful, funding the development of a 45-unit housing project for low income seniors in downtown. With dissolution of the RDA, the program is no longer possible and should be deleted. This underscores the need for other financing sources to continue efforts.
Program 3a: Designation of Adequate sites	Identify adequate sites to accommodate the lower income RHNA and carry over from the prior housing element.	General Funds Developer fees	CDD	City Council adopted Ordinance No. 298, which established a land use district RM-24 that allows multiple-family housing as a by-right use at a density of 24 units per acre. City Council also rezoned 60 acres of RM-24 sites for multiple-family housing.
Program 3b: Uptown Business District Specific Plan	Provide opportunities for 50 units of infill housing.	General Funds	CDD	The City is creating a Specific Plan to facilitate development of new units. Plan will be incorporated into the General Plan. Program should continue for the 2014–2021 Housing Element.
Program 4a. Housing Incentives Program	Update the Municipal Code to contain a local density bonus ordinance designed to facilitate affordable housing.	General Fund	CDD	City Council adopted Ordinance No. 297, which developed a local density bonus law from the state density bonus law. Program should continue for the 2014–2021 Housing Element.
Program 4b. Senior Density Bonus Program	Continue to offer a 100% density bonus for senior housing.	General Fund	CDD	City facilitated development of a senior housing project in Uptown Business District using the density bonus. Program should continue for the 2014–2021 Housing Element.

Program Evaluation

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Progress and Evaluation
Program 4c. Flexible Development Program	Continue to use the minor variance process to modify height, setback, open space, parking, or other development standards as appropriate.	General Fund	CDD	City has successfully used this program to grant more than 20 variances to accommodation special conditions. Program should continue for the 2014–2021 Housing Element.
Program 4d. Single Room Occupancy Units	Amend the Municipal Code to allow single-room-occupancy units consistent with state law.	General Fund	CDD	City Council adopted Ordinance No. 296, which allowed for single-room-occupancy units in the RM, PD, and CS zones. It also established development standards to facilitate the production of such housing. Program commitment was completed and no further action is needed at this time.
Program 4e. Emergency shelter, transitional housing, and permanent supportive housing	Permit emergency shelters, transitional housing, and permanent supportive housing to comply with SB2.	General Fund	CDD	City Council adopted Ordinance No. 296, which allowed for emergency shelters as a by-right use in the CS zone and established management and operation standards. Ordinance 296 also amended the Development Code to allow transitional and permanent supportive housing as a conditionally permitted use in the RM zone. Program commitment was completed and no further action is needed at this time.
Program 4f. Reasonable Accommodation Program	Amend the Development Code to comply with SB520 with respect to a reasonable accommodation procedure.	General Fund	CDD	City Council adopted Ordinance No. 297, which established a process for reasonable accommodation and set forth criteria and processes to facilitate, improve, and expand housing opportunities for people with a disability. Program commitment was completed and no further action is needed at this time.
Program 5a. Fair Housing Program	Provide referrals and information to support fair housing. Provide brochures and other information.	General Fund	CDD	Information seminars have been conducted at City Hall. As a federal requirement, this program should continue for the 2014–2021 Housing Element.
Program 6a. Energy Conservation	Implement the California Green Code to reduce energy costs and greenhouse gas emissions.	General Fund	CDD	The City has adopted and is implementing the California Green Building Code. Program commitment was completed. City will evaluate other green and sustainable practices as part of the General Plan update.

Source: City of Yucaipa, 2012.

6. HOUSING PLAN

This chapter describes the goals, policies, and implementation programs the City will implement to address its housing needs, including its share of the regional housing needs allocation (RHNA). The Housing Plan serves as a guide for all housing planning activities for the 2014-2021 planning period.

A. BACKGROUND

The City of Yucaipa recognizes that meeting housing needs in the community requires a comprehensive strategy. Housing needs differ for families, young and working-age individuals, and seniors in Yucaipa. A key reason for Yucaipa's continued attractiveness is the ability to provide a wide range of housing and neighborhood settings suited to people with different needs and the diligent efforts undertaken to ensure properties are well maintained.

The Housing Plan is a statement of the community's goals, objectives, and policies relative to housing production, rehabilitation, conservation, and assistance for residents in Yucaipa. The Housing Plan outlines the City's approach to pursuing four objectives that are consistent with the direction set forth the City's land use element of the general plan.

The three goals around which this plan is organized are:

- **Housing and Neighborhoods.** Quality neighborhoods evidenced by well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.
- **Housing Opportunities.** Adequate residential sites through land use, zoning, and specific plan designations that allow a diversity of housing types for the City's varied needs for housing.
- **Housing Assistance.** Improved opportunities for moderate and low income residents and those with special needs to rent, purchase, or maintain adequate housing.

As described herein, the Housing Plan therefore sets forth a comprehensive menu of housing programs to implement the above overarching direction. The programs consist of existing programs, programs that have been modified based on what has been learned over the past few years, and new programs designed to address new priorities or needs of the community. Quantified and qualitative targets are also indicated for each program.

B. ISSUES, GOALS, AND POLICIES

The City of Yucaipa faces several challenges in meeting the existing and future housing needs of its residents and its workforce. These issues, goals and policies directed at addressing these challenges are below.

ISSUE # 1: HOUSING AND NEIGHBORHOODS

Yucaipa’s residents are drawn to the community for its quality housing and diversity of neighborhoods. Framed in part by topography and also by lot size and history, Yucaipa offers a mix of rural to suburban lifestyles for residents. Whether it is the rural ambience of Dunlap Acres, the more remote uplands of North Bench, proximity of Central Yucaipa, or Wildwood Canyon, each area offers a unique lifestyle, framed by the topography and assets of the area. Preserving these neighborhoods is a priority for Yucaipa residents.

In addition to neighborhood setting, the City of Yucaipa recognizes the importance of quality housing. Whether the housing is mobile home parks, single-family developments, apartments or attached housing, a quality housing stock improves property values and the health of residents. This requires code compliance and periodic housing repair and rehabilitation. To these ends, the following goals and policies are designed to preserve and, where needed, improve the livability of Yucaipa’s neighborhoods.

Goal HE-1 *Quality neighborhoods evidenced by well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.*

Policy HE-1.1 **Code Enforcement.** Maintain and improve the quality of single and multiple family housing and mobile homes through the adoption and enforcement of housing and property maintenance standards and public education.

Policy HE-1.2 **Housing Quality.** Promote the repair, improvement, and rehabilitation of single-family housing, multiple-family housing, and mobile home parks to enhance quality of life and improve and maintain property values.

Policy HE-1.3 **Public Services and Infrastructure.** Provide quality community facilities, infrastructure, traffic management, public safety, and other services to maintain the livability, safety, and vitality of residential neighborhoods.

Policy HE-1.4 **Mobile Home Preservation.** Conserve mobile home parks that are physically and economically sound through regulatory tools, acquisition by non-profit organizations, and rent stabilization.

ISSUE #2: HOUSING OPPORTUNITIES

The City of Yucaipa recognizes that meeting housing needs in the community is not a one-size fits all strategy. In these changing times, a comprehensive housing strategy is needed. Housing needs differ for families, young and working-age individuals, and seniors in Yucaipa. Therefore, the City’s housing strategy must be predicated on facilitating a wide range of quality housing products—including single-family homes, mobilehomes, townhomes, apartments, and mixed use residential developments where appropriate.

Yucaipa’s regional housing needs goal is to accommodate 1,605 units for the 2014-2021 planning period. This includes units affordable to 637 lower income households, 299 moderate income households, and 669 above moderate income households. The City’s strategy is to direct higher density housing to areas that can support economic development and that are located near major transportation corridors. With the exception of select infill sites, established residential neighborhoods will be preserved.

The following goal and policies further these objectives.

Goal HE-2 ***Adequate residential sites through land use, zoning, and specific plan designations that allow a diversity of housing types for the City’s varied needs for housing.***

Policy HE-2.1 **Focus Areas.** Direct the development of multiple-family housing to major transportation corridors, in uptown, and other appropriate locations consistent with specific plans and land use designations.

Policy HE-2.2 **Housing Design.** Require quality housing through the use of materials and colors, building treatments, landscaping, open space, parking, sustainable concepts, and environmentally sustainable design practices.

Policy HE-2.3 **Entitlement Process.** Provide flexible entitlement processes that facilitate innovative and imaginative housing solutions, yet balance the need for developer certainty in the approval process, governmental regulation, and oversight.

Policy HE-2.4: **Housing Incentives.** Facilitate the development of market rate and affordable housing for different income and housing types through flexible regulations and financial incentives, where feasible and appropriate.

Policy HE-2.5: **Natural Environment.** Incorporate appropriate measures to protect and preserve the hillsides, viewsheds, sensitive habitat, and other environmental resources in Yucaipa from degradation due to the development of housing.

ISSUE #3: HOUSING ASSISTANCE

Yucaipa is home to people with a variety of housing needs. This includes special needs (seniors, families with children, people with disabilities, etc.), families and individuals seeking first time rental or homeownership opportunities, people without housing, and many other groups. At some point, each Yucaipa resident will consider the type of neighborhood, location, size of home, and housing affordability level that best meets our needs. The answers to these housing questions have significant implications for Yucaipa.

Yucaipa also recognizes the increasingly varied housing needs of its residents and seeks to assist, where feasible, to assist in the provision of housing opportunities that can address the needs of its residents and workforce. One size housing or approach does not fit the needs of the Yucaipa community. To some, that assistance will be renter or homeowner assistance, whereas to others it will be special needs housing. To that end, the following goals and policies are intended to guide in providing housing assistance.

The following goal and policies further these objectives.

Goal HE-3 *Improved opportunities for moderate and low income residents and those with special needs to rent, purchase, or maintain adequate housing.*

Policy HE-3.1 Rental assistance. Support the provision of rental assistance and emergency assistance for individuals and families earning lower incomes in Yucaipa, particularly for special needs groups in the community.

Policy HE-3.2 Homebuyer assistance. Increase opportunities for residents and employees to obtain homeownership opportunities through the provision of financial or regulatory assistance where feasible.

Policy HE-3.3 Affordable housing preservation. Support the maintenance and preservation of publicly subsidized affordable rental housing affordable to lower income and special need households.

Policy HE-3.4 Special Needs. Address the special housing needs of seniors, families with children, disabled people, homeless, and others with special needs through proactive programs aimed at housing production and assistance.

Policy HE-3.5 Fair Housing. Promote equal and fair housing opportunities for residents of all walks of life to allow for adequate choice to reside in the housing best suited to their individual needs.

C. HOUSING PROGRAMS

As part of its General Plan program, the City of Yucaipa will implement the following housing programs to achieve the goals, policies and objectives set forth in the 2014–2021 Housing Element.

1. Code Enforcement Program

The City implements a code enforcement program for its residential and commercial areas. The program is responsible for enforcing municipal codes that are intended to maintain the value and safety of property and structures. The program addresses hazardous vegetation, substandard buildings, accumulation of debris and vehicles, yard sales, graffiti, stormwater drainage, green pools, construction without a permit, land use violations, and various other health and safety codes. The City's code enforcement officers work with residents and the business community to remedy code violations in a timely manner. Code enforcement officers are also involved in coordinated cleanup days. This program is viewed as essential to maintaining and improving the safety, livability, and value of properties in the City of Yucaipa.

Implementation:

- Objective: Continue to implement code enforcement activities to ensure compliance with City ordinances.
- Time frame: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

2. Building Inspection Program

The City's building officials are responsible for inspecting housing structures to ensure health and safety of occupants. For a nominal fee, a City building inspector will conduct a field investigation to determine the physical condition of multiple family properties at the request of interested buyers. In 2008, the City assumed responsibility for mobile home inspections previously administered by the County of San Bernardino. The City now inspects each mobile home park at least once every seven years (required under the Mobilehome Parks Act and Special Occupancy Parks Act in the Health and Safety Code and Title 25 of California Code of Regulations). In accordance with the Department of Housing and Community Development direction, these inspections focus primarily on identifying serious code violations.

Implementation:

- Objective: Continue to inspect mobile home parks every seven years and inspect other multiple-family projects upon request of potential buyers.
- Time frame: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds and Fees

3. Single-Family Home Repair

Maintaining the quality of single-family residences is a City priority to provide high quality of life, prevent blight, and maintain property values. As a member of the County CDBG Consortium, the City has historically offered funds to assist in the repair of single-family homes; however, funding has been cut back in recent years. The county offered eligible homeowners HOME rehabilitation loans at or below market interest rates. In addition, the City received up to \$50,000 in CDBG-funded grants to help eligible senior homeowners correct code violations and/or health and safety problems. In 2012, both programs were significantly curtailed due to CDBG cutbacks, effectively eliminating this program. Until funding is restored or an alternative to redevelopment financing is developed, the City will seek funding opportunities. This may include working with Habitat for Humanity or other nonprofit organizations to secure funding for single-family home programs.

Implementation:

- Objective: Seek funding sources to restore program to fund the repair, maintenance, and rehabilitation of single-family homes.
- Time frame: When applicable NOFAs are available
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

4. Multiple Family Housing Repair

Equally important are the many apartments and townhomes. Historically, the City has participated in the county's Multifamily Residential Rental Housing Revenue Bond Program that assists developers to increase the supply of affordable rental units available to qualified households. This program can be used for new construction, acquisition, and/or rehabilitation of multifamily housing developments. To qualify for funding, a specified number of units are required to remain affordable to eligible, low-income households for a specified number of years after the initial financing is provided. The proceeds from bond sales provide financing for affordable rental units/complexes across the county. In past years, the grant focused on existing projects. The county is now concentrating its efforts on the construction of new projects or rehabilitation and deed restriction of existing projects. This program has not been widely used in Yucaipa for its public housing stock.

Implementation:

- Objective: Seek funding sources to restore program to fund the repair, maintenance, and rehabilitation of multifamily homes.
- Time frame: When applicable NOFAs are available
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

5. Crime Free Multifamily Housing

The City of Yucaipa recognizes that providing housing safe from crime and blight is critical to preserving the public health, safety, and welfare of all residents. Pursuant to Ordinance 312, the City enacted a Crime Free Multiple-Family Rental Housing Program (CFMFRHP) as a key crime prevention program to reduce criminal activity on subject rental properties. All applicable businesses are required to participate as a condition of a business license to operate in Yucaipa. The program includes training seminars for the property managers and a requirement that each new lease or rental agreement contain a “crime free” addendum that enables the property owner/manager to evict people engaged in criminal activity. These provisions are enforced as part of the City’s business license regulations. This program continues to be a successful way to maintain and improve the quality of life in the community.

Implementation:

- Objective: Continue implementation of program as a precondition for receiving a business license to operate in the city.
- Timeframe: Ongoing
- Responsible Party: Yucaipa CDD
- Funding: General Funds

6. Mobile Home Rent Stabilization and Preservation

The City recognizes the importance of its mobile home stock as affordable housing for seniors and families. Therefore, the City adopted its Mobile Home Rent Stabilization Ordinance in 1991 as a means to establish a comprehensive strategy for the regulation of space rents in mobile home parks in Yucaipa. Under the Rent Stabilization Ordinance, mobile home park spaces are rent restricted, and rent increases are limited after a vacancy. Some spaces are under long-term leases and exempt from rent control. The lease limits annual rent increases to 80% of the Consumer Price Index (CPI). To further the goal of maintaining affordable mobile homes, the City also established an overlay district that establishes mobile home parks as the primary permitted land use in order to limit the conversion of existing affordable housing to other uses. A general plan amendment is required to remove the overlay.

Implementation:

- Objectives: Continue to regulate mobile home rents as permitted under state law and administer the Mobile Home Overlay District.
- Time frame: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Fund

7. Nonprofit Acquisition of Mobile Home Parks

Mobile home parks represent over one-quarter of the City’s entire housing stock, and proper management of the parks is critical to the well-being of the residents. In past years, the City has used redevelopment funds to issue mortgage revenue bonds, which assisted nonprofit organizations in acquiring mobile home parks and preserving the units as affordable for the long term. This tool has been successfully used to deed restrict 100 very low income units and 209 lower income units for seniors. The City of Yucaipa has also used the Independent Cities Finance Authority to refinance bonds on two mobile home parks to finance additional capital improvements to the projects and continue to secure long-term covenants on both projects. As additional opportunities arise, the City will continue to facilitate and encourage nonprofit acquisition of mobile home parks and other opportunities to assist the finance of needed park repairs.

Implementation:

- Objective: Seek opportunities and funds to help nonprofit organizations acquire, improve, and deed restrict mobile home parks.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD, ICFA
- Funding Source: Mortgage Revenue Bonds

8. Rental Housing Assistance

The Housing Authority of the County of San Bernardino (HACSB) coordinates Section 8 rental assistance on behalf of Yucaipa. Under this program, the HACSB extends rental subsidies to very-low-income households who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability but overcrowding, by allowing families that “double up” to afford their own housing. Unlike traditional approaches, the HACSB implements the Move-to-Work national demonstration program. In conjunction with temporary housing voucher assistance, the HASB requires voucher holders to participate in employment training, life skills, and other programs designed to improve the ability of participants to become more self-sufficient and transition off rental assistance within five years. For housing authority-owned units, the HACSB also provides permanent project-based vouchers to keep certain senior and family units affordable in perpetuity.

Implementation:

- Objective: Promote the program by providing brochures at the public counter, senior center, library, and the East Valley Association of Realtors.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD, HACSB
- Funding Source: Federal Housing Vouchers

9. Homeownership Assistance

The City had historically provided several homeownership assistance programs through its participation in the County of San Bernardino. The first activity, funded by HOME funds, provided interest-free deferred (“silent second”) loans to eligible households for the purchase of a home. Homeownership assistance was provided through the single-family home mortgage revenue bond program. This program offered below-market 30-year fixed-rate loans to assist first-time homebuyers in purchasing homes. In recent years, however, both of these programs were defunded by the County of San Bernardino due to funding cutbacks in HOME and CDBG. Until CDBG and HOME funding is restored or an alternative to redevelopment financing is developed, the City will seek funding opportunities, such as grants or nonprofit organizations, to assist in restarting these programs.

Implementation:

- Objective: Seek additional funding sources to restore program to fund the repair, maintenance, and rehabilitation of single-family homes.
- Time frame: When applicable NOFAs are available
- Responsibility: Yucaipa CDD
- Funding Source: Grants

10. Uptown Specific Plan

The Uptown Business District Specific Plan encompasses 16 city blocks containing predominantly small, neighborhood-serving commercial business and older, small single-family dwelling units on substandard lots. Approximately 90% of the specific plan was formerly in the redevelopment project area, an area that could benefit from housing rehabilitation and economic development. One of the key objectives of the specific plan is to provide for a mix of viable commercial and residential land uses. To promote a “downtown” mixed-use character, the plan strongly encourages senior housing development and mixed-use developments, and it offers by-right 100% density bonus to 16 units per acre as a means to facilitate revitalization. The City has been successful in attracting a new senior project in recent years, completing street improvements, and installing pedestrian amenities to facilitate a more compact, vibrant, and economically viable uptown.

Implementation:

- Objective: Provide opportunities for infill housing development and facilitate the development of 50 new units during the planning period.
- Timeframe: Amend Specific Plan in 2013
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

11. Freeway Corridor Specific Plan

In 2009, the City Council approved the 1,242-acre Freeway Corridor Specific Plan in the southern portion of Yucaipa along Interstate 10. This project will provide a regionally significant commercial center, 2,400 residential units, 550+ acres of open space, schools, and other amenities. To address the regional housing needs requirement for affordable housing, the City Council adopted the R-24 zone, allowing multiple-family housing as a by-right use. The specific plan designated 40 acres of vacant land within the R-24 district. For the multiple-family housing component, the plan allows a density of 20 to 24 units per acre, which translates into a development capacity of 800 units. This assumes that a minimum density of 20 units is achieved, although the eventual density could easily be 20% higher under existing regulations and even higher if the developer produced units under state density bonus law.

Implementation:

- Objective: Continue to implement specific plan and work with property owners to encourage the development of the property.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

12. Housing Incentives Program

The Yucaipa City Council adopted Ordinance 297, creating a housing density bonus program as required under California law. Ordinance 297 allows developers to receive a density bonus for qualified affordable housing projects and request concessions such as parking, development standards, and financial incentives normally available under state density bonus law. The City waives developer fees for all the deed-restricted affordable bonus units. To support these efforts in other neighborhoods in Yucaipa, the City adopted two other density incentive programs. As mentioned earlier, senior housing and multiple-family housing projects in Uptown can receive a 100% density bonus (an increase from 8 to 16 units per acre) to help provide needed housing that addresses senior needs or revitalizes the downtown. Since its adoption, the City has successfully implemented the density bonus law to facilitate the Green Valley Village Apartments in the Uptown Business District.

Implementation:

- Objective: Continue to implement housing incentives program.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

13. Minor Variance Program

The Yucaipa Municipal Code contains a minor variance program to ensure that any property, because of special circumstances, such as size, shape, topography, location, or surroundings, be accorded privileges common to other properties in the same vicinity. To administer this process, the community development director may approve requests for minor variances to modify a wide number of code requirements. In the past planning period, about 20 variances were approved for projects. General items allowed for consideration of a minor variance include: 1) up to 20% of minimum floor width of single residential design; 2) up to 30% of parking requirements, not to exceed two spaces, area requirements (excluding lot area requirements, height limitations); 3) 30–40% of front, side, and rear yard setbacks subject to conditions; and 4) up to 50% of maximum gross floor area requirements.

Implementation:

- Objective: Continue to implement program and seek for opportunities.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

14. Government Constraints

Yucaipa allows a broad range of housing opportunities in its municipal code. These include community care or residential care facilities, housing for employees, and other uses. State law preempts local regulations imposed by local government and requires that such uses that serve six or fewer persons be: (1) defined consistently with state law; 2) treated the same as a residential use, (3) allowed by right in all residential zones, and (4) subjected to the same fees, taxes, and permits as other residential uses in the same zone. In review of the municipal code, both of the land use classifications and definitions were inherited from the former County of San Bernardino Development Code. The social care facilities land use should be updated to reflect the definition of residential care facilities in the Lanterman-Petris Act. Similarly, the municipal code definitions for caretaker and labor quarters should be updated to be consistent with Section 17021 of the Health and Safety Code.

Implementation:

- Objective: Revise definitions and permitting processes for social care facilities, farm labor quarters, and other uses consistent with state law.
- Timeframe: Amend Municipal Code by 2014.
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

15. Assistance to Lower Income Housing

Yucaipa offers a range of incentives to accommodate affordable housing. Housing Program 12 offers a standard density bonus program that allows progressively higher densities for projects providing lower income units. The City seeks for grant funding, such as the MHSAs program used for senior housing in the uptown, to support deed restricted affordable housing to extremely low and very low income seniors. Developers also have the ability to request minor variances (Program 13) to modify most development standards to accommodate housing projects. Finally, the City allows fees to be deferred until occupancy, making it more financially feasible for developers to obtain loans for affordable housing. These tools, individually or collectively, help facilitate and encourage the construction of housing affordable to extremely low, very low, and lower income households.

Implementation:

- Objective: Offer density bonus incentives, grant funding, fee deferrals, development standard modifications, and other incentive programs to assist in the development of affordable housing. Provide expedited permit processing for projects with extremely low income units.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

16. Housing at Risk of Conversion

Yucaipa has 300 units of senior and family affordable apartments and 310 mobile home units that received public assistance in return for long-term affordability covenants. Presently, none are at risk of conversion for the entire housing element planning period (through 2021) because: 1) the projects are owned by nonprofit organizations or the housing authority, who have not expressed an intent to convert the projects, and 2) the residential projects still have long-term deed restrictions that guarantee affordability. Although none of the projects are at risk, the City will continue to monitor the projects to determine whether other assistance can be provided. One example is where the City worked with ICFA to issue a mortgage revenue bond to allow the mobile home parks to secure funding for capital improvements.

Implementation:

- Objective: Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation.
- Timeframe: Ongoing
- Responsibility: Yucaipa CDD
- Funding Source: General Funds

17. Fair Housing

The housing element is required to promote fair housing opportunities for all persons, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or disability. The City is a member of the San Bernardino County CDBG Consortium, which contracts with the Inland Mediation Board to provide landlord-tenant mediation and fair housing counseling services. Yucaipa's Community Development Department refers fair housing complaints to the Inland Mediation Board and provides information brochures at City Hall and other locations. The City's Municipal Code appears to be in compliance with fair housing in most cases; however, the definitions of single dwelling and multiple dwelling unit should be revised to eliminate the references to number of families in a unit.

Implementation:

- Objectives: Continue to provide referrals and informational brochures regarding fair housing at the public counter, senior center, library, and Board of Realtors. Amend Municipal Code definition of "dwelling units" by removing number of families to eliminate potential restriction of housing opportunities due to housing occupancy.
- Responsible Agency: Yucaipa CDD, Inland Mediation Board
- Timeframe: Ongoing Amend Municipal Code by 2014.
- Funding source: CDBG

18. Reasonable Accommodation

In 2010, the City Council adopted Ordinance No. 297, a reasonable accommodation ordinance, to facilitate, improve, and expand housing opportunities for people with a disability. The reasonable accommodation ordinance was designed to give individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures (including land use and zoning regulations), as necessary to allow disabled persons to use and enjoy a dwelling. Reasonable accommodation is provided through two means: a minor accommodation (an action which can be removed or terminated in 90 days or less after the need for the reasonable accommodation ends) and a major reasonable accommodation (an action or physical modification to a property that cannot be restored or terminated within 90 days after the accommodation ends).

Implementation:

- Objective: Process reasonable accommodations as requests arise.
- Responsible Agency: Yucaipa CDD
- Timeframe: Ongoing
- Funding source: General Funds

19. Emergency Shelters

In 2010, the City adopted Ordinance No. 296 to allow emergency shelters as a by-right use in the CS district pursuant to management and operational standards allowed for in state law. The same ordinance also allows the conditional permitting of transitional housing and supportive housing in the RM district. The required findings to locate a transitional or supportive housing project are the same as any conditionally permitted use. Finally, single room occupancy uses are allowed by right in the RM district pursuant to requirements in state law. With respect to services, CDBG funds are allocated to Yucaipa Valley Family Welfare to serve the poor and homeless through the Family Service Association. The City also participates in the MHSA program that allocates vouchers to residents with mental disabilities. To date, the City has not received applications to build housing for homeless people, but should an application be submitted, adequate provisions are in place.

Implementation:

- Objective: Continue to support homeless services through participation in the County's Consolidated Plan program and allocation of CDBG funds, the County's Continuum of Care program, and other planning efforts.
- Responsible Agency: Yucaipa CDD
- Timeframe: Ongoing
- Funding source: CDBG

20. Transitional and Permanent Supportive Housing

In 2010, the City of Yucaipa adopted Ordinance No. 296 to allow transitional and permanent supportive housing in the community in designated zones. However, such uses were only allowed conditionally in the RM zone. Pursuant to State law, transitional and permanent supportive housing must be treated like any other residential uses that are allowed in the same zone. So, both uses should be allowed as a by-right use in the RL, RS, RM, and PD zones if configured like a single-family residential unit and allowed by-right in the RM, RM-24, and PD zones if configured as a multiple-family project. The key is to treat the use like any other residential use in the same zone. Development standards should also be equal to a single-family or multiple-family unit.

Implementation:

- Objective: Amend the Municipal Code to allow transitional housing and permanent supportive housing consistent with Senate Bill 2.
- Responsible Agency: Yucaipa CDD
- Timeframe: Within one year of adoption of the housing element.
- Funding source: General Funds

21. Energy Conservation

The City of Yucaipa recognizes the importance of addressing statewide goals for energy conservation and climate change reduction by taking reasonable actions to encourage the conservation of energy, reduction of greenhouse gas emissions, and other feasible practices in residential construction. To that end, the City requires residential developers to meet the 2010 Green Building Code with 20% reductions in indoor water use, 50% reduction in diversion of construction waste generated at the site, achievement of California Energy Standards, and other standards per City specifications. All of these standards are enforced through the permitting process for new housing. As the General Plan EIR is approved, mitigation measures will be evaluated for suitability for implementation to achieve greenhouse gas emission reductions.

Implementation:

- Objective: Continue to require adherence to the 2010 Green Building Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources in a manner that does not unduly constrain the development, improvement, and affordability of housing.
- Timeframe: Ongoing
- Responsible Party: Yucaipa CDD
- Funding: General Funds

22. Environmental Regulations

The City of Yucaipa implements various measures to protect the community's environmental resources from residential development. The municipal code sets forth various overlays—agricultural preserve, biotic resources, cultural resources, mineral resources, and scenic resources. In addition, the hillside preservation ordinance regulates the amount of open space on hillsides. These overlays and regulations do not extend to areas where higher density residential sites are proposed for multiple-family housing; therefore, these regulations do not preclude achieving the regional housing needs goals. Rather, these overlays (in combination with density transfer provisions) allow for more creative solutions than would otherwise be possible.

Implementation:

- Objective: Continue to implement overlay designations and hillside preservation ordinance.
- Timeframe: Ongoing
- Responsible Party: Yucaipa CDD
- Funding: General Funds

Table 27: Housing Implementation Programs, 2014–2021

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time-frame
Program 1: Code Enforcement	Continue to implement code enforcement activities to ensure compliance with City ordinances.	General Fund	Yucaipa CDD	Ongoing
Program 2: Building Inspection	Continue to inspect mobile home parks every 7 years and inspect multiple-family projects, upon request of buyers.	General Fund and Fees	Yucaipa CDD	Every 7 years as required by state law
Program 3: Single-Family Home Repair	Seek funding sources to restore program to fund the repair, maintenance, and rehabilitation of single-family homes.	General Fund	Yucaipa CDD	When applicable NOFAs are available
Program #4: Multiple-Family Housing Repair	Seek funding sources to restore program to fund the repair, maintenance, and rehabilitation of multifamily units.	General Fund	Yucaipa CDD	When applicable NOFAs are available
Program #5: Crime Free Multi-Housing	Continue implementation of program as a precondition for receiving a business license to operate in the City.	General Fund	Yucaipa CDD	Ongoing
Program #6: Mobile Home Preservation	Continue to regulate mobile home rents as permitted under state law and administer the Mobile Home Overlay District.	General Fund	Yucaipa CDD; CCD	Ongoing
Program #7: Nonprofit Acquisition of Mobile Homes	Seek opportunities and funds to help nonprofit organizations acquire, improve, and deed restrict mobile home parks.	Mortgage Revenue Bonds	Yucaipa CDD; ICFA	Ongoing
Program #8: Rental Housing Assistance	Promote the program by providing brochures at the public counter, senior center, library, and the Yucaipa Board of Realtors.	Federal housing vouchers	Yucaipa CDD; HACSB	Ongoing
Program #9: Homeownership Assistance	Seek additional funding sources to restore program to fund the repair, maintenance, and rehabilitation of single-family homes.	Grants	Yucaipa CDD	When applicable NOFAs are available
Program #10: Uptown Specific Plan	Provide opportunities for infill housing development and facilitate the development of 50 new units during the planning period.	General Fund	Yucaipa CDD	Amend Specific Plan in 2013
Program #11: Freeway Corridor Specific Plan	Continue to implement specific plan and work with property owners to encourage the development of the property.	General Fund	Yucaipa CDD	Ongoing
Program #12: Housing Incentives Program	Continue to implement housing incentives program.	General Fund	Yucaipa CDD	Ongoing
Program #13: Minor Variance Program	Continue to implement program and seek for opportunities.	General Fund	Yucaipa CDD	Ongoing
Program #14: Government Constraints	Revise definitions for social care facilities, farm labor quarters, and other uses consistent with state law.	General Fund	Yucaipa CDD	Amend Municipal Code in 2014

Table 27: Housing Implementation Programs, 2014–2021

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time-frame
Program #15: Assistance to Lower Income Housing	Offer density bonus incentives, grant funding, fee deferrals, development standard modifications, and other incentive programs to assist in the development of affordable housing. Expedite permit processing for projects with extremely low income units.	General Fund	Yucaipa CDD	Ongoing
Program #16: Housing at Risk of Conversion	Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation.	General Fund	Yucaipa CDD	Ongoing
Program #17: Fair Housing	Continue to provide referrals and informational brochures regarding fair housing in appropriate venues. Also, amend Municipal Code definition of “dwelling unit” by removing number of families to eliminate potential constraint.	CDBG	Yucaipa CDD; IFHB	Ongoing Amend Municipal Code by 2014.
Program #18: Reasonable Accommodation	Process reasonable accommodations as situations arise	General Fund	Yucaipa CDD	Ongoing
Program #19: Emergency Shelters	Continue to support homeless services through participation in the County’s Consolidated Plan program, Continuum of Care, and other planning efforts.	CDBG	Yucaipa CDD	Ongoing
Program #20: Transitional and Supportive Housing	Amend Municipal Code to allow transitional and permanent supportive in all zones allowing residential uses subject to the same permitting requirements as other residential uses.	General Fund	Yucaipa CDD	Within 1 year of element adoption
Program #21: Energy Conservation	Require adherence to the 2010 Green Building Code and other practices deemed feasible to reduce greenhouse gas emissions and conserve resources in a manner that does not unduly constrain the development, improvement, and affordability of housing.	General Fund	Yucaipa CDD	Ongoing
Program #22: Environmental Regulations	Continue to implement overlay designations and hillside preservation ordinance.	General Fund	Yucaipa CDD	Ongoing

	Quantified Objectives				
	Ext. Low	Very Low	Low	Moderate	Above
New Construction	188	188	261	299	669
Rehabilitation*		-0-		-0-	-0-
Preservation		786		-0-	-0-

Source: City of Yucaipa, 2012.

Note: Quantified objective dependent on securing new funding source

Housing Plan

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APPENDIX

Housing Plan

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Appendix A: Detailed Land Inventory

Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030244106	0.46	Vacant	PD	n/a	1
030246113	0.49	Vacant	PD	n/a	1
030246112	0.48	Vacant	PD	n/a	1
030246111	0.47	Vacant	PD	n/a	1
030245113	0.53	Vacant	PD	n/a	1
030245114	0.47	Vacant	PD	n/a	1
030244101	0.90	Vacant	PD	n/a	1
030245115	0.47	Vacant	PD	n/a	1
030245117	0.65	Vacant	PD	n/a	1
030245118	0.60	Vacant	PD	n/a	1
030246110	0.46	Vacant	PD	n/a	1
030246109	0.48	Vacant	PD	n/a	1
030245108	0.49	Vacant	PD	n/a	1
030245119	0.60	Vacant	PD	n/a	1
030244127	0.88	Vacant	PD	n/a	1
030244117	0.54	Vacant	PD	n/a	1
030244126	1.48	Vacant	PD	n/a	1
030244118	0.47	Vacant	PD	n/a	1
030245112	0.50	Vacant	PD	n/a	1
030246106	0.85	Vacant	PD	n/a	1
030245105	0.74	Vacant	PD	n/a	1
030245104	0.57	Vacant	PD	n/a	1
030245103	0.61	Vacant	PD	n/a	1
030245102	0.74	Vacant	PD	n/a	1
030245101	0.87	Vacant	PD	n/a	1
030244119	0.17	Vacant	PD	n/a	1
030245109	0.45	Vacant	PD	n/a	1
030245116	0.66	Vacant	PD	n/a	1
030244125	0.46	Vacant	PD	n/a	1
030244112	0.85	Vacant	PD	n/a	1
030246102	0.53	Vacant	PD	n/a	1
030246103	0.54	Vacant	PD	n/a	1
030246104	0.58	Vacant	PD	n/a	1
030246105	0.74	Vacant	PD	n/a	1
030246108	0.47	Vacant	PD	n/a	1
030246107	0.52	Vacant	PD	n/a	1
030244111	0.71	Vacant	PD	n/a	1
030244110	0.54	Vacant	PD	n/a	1
030244109	0.18	Vacant	PD	n/a	1
030244108	0.49	Vacant	PD	n/a	1
030245106	0.45	Vacant	PD	n/a	1

Appendix A

Appendix A: Detailed Land Inventory

Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030244120	0.34	Vacant	PD	n/a	1
030244105	0.89	Vacant	PD	n/a	1
030245107	0.48	Vacant	PD	n/a	1
030244104	0.35	Vacant	PD	n/a	1
030244103	0.54	Vacant	PD	n/a	1
030245111	0.51	Vacant	PD	n/a	1
030245110	0.48	Vacant	PD	n/a	1
030244121	0.46	Vacant	PD	n/a	1
030246115	0.61	Vacant	PD	n/a	1
030244102	0.89	Vacant	PD	n/a	1
030246114	0.58	Vacant	PD	n/a	1
030244122	0.46	Vacant	PD	n/a	1
030244116	0.47	Vacant	PD	n/a	1
030244114	0.42	Vacant	PD	n/a	1
030244115	0.48	Vacant	PD	n/a	1
030244123	0.46	Vacant	PD	n/a	1
030244124	0.46	Vacant	PD	n/a	1
030246101	0.48	Vacant	PD	n/a	1
030244107	0.48	Vacant	PD	n/a	1
030313177	2.51	Vacant	PD	n/a	20
030313175	0.89	Vacant	PD	n/a	7
030313193	20.32	Vacant	PD	n/a	266
030383123	0.24	Vacant	PD	n/a	2
030306134	12.18	Vacant	PD	n/a	17
030226219	1.53	Vacant	RL-1	1.00	2
030239106	1.08	Vacant	RL-1	1.00	1
030224217	0.69	Vacant	RL-1	1.00	1
030224203	1.19	Vacant	RL-1	1.00	1
030226245	1.11	Vacant	RL-1	1.00	1
030242101	0.74	Vacant	RL-1	1.00	1
030224323	1.24	Vacant	RL-1	1.00	1
030224119	14.98	Vacant	RL-1	1.00	15
030242105	1.15	Vacant	RL-1	1.00	1
030224128	1.73	Vacant	RL-1	1.00	2
030239108	0.36	Vacant	RL-1	1.00	1
030224118	3.88	Vacant	RL-1	1.00	4
030239108	4.04	Vacant	RL-1	1.00	4
030226204	4.89	Vacant	RL-1	1.00	5
030226253	1.65	Vacant	RL-1	1.00	2
030222117	2.34	Vacant	RL-1	1.00	2
030222106	7.44	Vacant	RL-1	1.00	7

Appendix A: Detailed Land Inventory

Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030233103	1.00	Vacant	RL-1	1.00	1
030238124	0.03	Vacant	RL-1	1.00	1
030229108	7.02	Vacant	RL-1	1.00	7
030229113	3.94	Vacant	RL-1	1.00	4
030230103	1.30	Vacant	RL-1	1.00	1
030226301	8.25	Vacant	RL-1	1.00	8
030226221	2.13	Vacant	RL-1	1.00	2
030222101	0.30	Vacant	RL-1	1.00	1
030226321	0.77	Vacant	RL-1	1.00	1
030222114	0.79	Vacant	RL-1	1.00	1
030222115	1.06	Vacant	RL-1	1.00	1
030222101	2.45	Vacant	RL-1	1.00	2
030230102	1.12	Vacant	RL-1	1.00	1
030226308	2.59	Vacant	RL-1	1.00	3
030226318	6.25	Vacant	RL-1	1.00	6
030110110	4.34	Vacant	RL-1	1.00	4
030111125	1.10	Vacant	RL-1	1.00	1
030111126	1.14	Vacant	RL-1	1.00	1
029937115	0.23	Vacant	RL-1	1.00	1
029937114	0.23	Vacant	RL-1	1.00	1
029937117	0.23	Vacant	RL-1	1.00	1
029937104	0.25	Vacant	RL-1	1.00	1
029937105	0.24	Vacant	RL-1	1.00	1
029938101	0.23	Vacant	RL-1	1.00	1
029937116	0.24	Vacant	RL-1	1.00	1
029938136	0.24	Vacant	RL-1	1.00	1
029938128	0.24	Vacant	RL-1	1.00	1
029939122	0.24	Vacant	RL-1	1.00	1
029939121	0.26	Vacant	RL-1	1.00	1
029939114	0.24	Vacant	RL-1	1.00	1
029939113	0.23	Vacant	RL-1	1.00	1
029939112	0.24	Vacant	RL-1	1.00	1
029938135	0.24	Vacant	RL-1	1.00	1
029938129	0.25	Vacant	RL-1	1.00	1
030109369	0.19	Vacant	RL-1	1.00	1
029939120	0.30	Vacant	RL-1	1.00	1
029931110	13.22	Vacant	RL-1	1.00	13
029931109	44.57	Vacant	RL-1	1.00	45
029938134	0.23	Vacant	RL-1	1.00	1
029938121	0.23	Vacant	RL-1	1.00	1
029937101	0.23	Vacant	RL-1	1.00	1

Appendix A

Appendix A: Detailed Land Inventory

Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
029938130	0.26	Vacant	RL-1	1.00	1
029938126	0.23	Vacant	RL-1	1.00	1
029939118	0.25	Vacant	RL-1	1.00	1
029939117	0.31	Vacant	RL-1	1.00	1
029938122	0.23	Vacant	RL-1	1.00	1
029937102	0.23	Vacant	RL-1	1.00	1
029937103	0.23	Vacant	RL-1	1.00	1
029938133	0.23	Vacant	RL-1	1.00	1
029938119	0.23	Vacant	RL-1	1.00	1
029938131	0.23	Vacant	RL-1	1.00	1
029938132	0.23	Vacant	RL-1	1.00	1
029938125	0.25	Vacant	RL-1	1.00	1
029939119	0.24	Vacant	RL-1	1.00	1
029938120	0.23	Vacant	RL-1	1.00	1
030117368	0.27	Vacant	RL-1	1.00	1
030304137	6.14	Vacant	RL-1	1.00	6
030304134	4.72	Vacant	RL-1	1.00	5
030304125	5.01	Vacant	RL-1	1.00	5
032025120	5.10	Vacant	RL-1	1.00	5
032025136	9.28	Vacant	RL-1	1.00	9
032127127	10.11	Vacant	RL-1	1.00	10
032020118	10.01	Vacant	RL-1	1.00	10
032020127	1.49	Vacant	RL-1	1.00	1
032027105	0.96	Vacant	RL-1	1.00	1
032019137	1.51	Vacant	RL-1	1.00	2
032110101	77.04	Vacant	RL-1	1.00	77
032110102	78.12	Vacant	RL-1	1.00	78
032110112	80.33	Vacant	RL-1	1.00	80
032108115	23.84	Vacant	RL-1	1.00	24
032148132	0.83	Vacant	RL-1	1.00	1
032148125	0.78	Vacant	RL-1	1.00	1
032204216	5.00	Vacant	RL-1	1.00	5
032021192	1.03	Vacant	RL-1	1.00	1
032122113	0.75	Vacant	RL-1	1.00	1
032149117	0.90	Vacant	RL-1	1.00	1
032018172	0.04	Vacant	RL-1	1.00	1
032018164	1.50	Vacant	RL-1	1.00	1
032018175	9.57	Vacant	RL-1	1.00	10
032148126	0.87	Vacant	RL-1	1.00	1
032122111	0.08	Vacant	RL-1	1.00	1
032019188	0.93	Vacant	RL-1	1.00	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032018169	1.10	Vacant	RL-1	1.00	1
032027103	0.84	Vacant	RL-1	1.00	1
032020101	0.21	Vacant	RL-1	1.00	1
032021191	0.86	Vacant	RL-1	1.00	1
032025106	10.10	Vacant	RL-1	1.00	10
032025125	39.79	Vacant	RL-1	1.00	40
032025123	9.71	Vacant	RL-1	1.00	10
032022158	9.50	Vacant	RL-1	1.00	10
032024113	5.01	Vacant	RL-1	1.00	5
032204224	11.75	Vacant	RL-1	1.00	12
032019163	0.03	Vacant	RL-1	1.00	1
032018162	0.17	Vacant	RL-1	1.00	1
032023110	9.72	Vacant	RL-1	1.00	10
032104110	4.72	Vacant	RL-1	1.00	5
032104112	4.97	Vacant	RL-1	1.00	5
032025132	4.84	Vacant	RL-1	1.00	5
032025108	9.93	Vacant	RL-1	1.00	10
032104105	8.97	Vacant	RL-1	1.00	9
032104107	4.71	Vacant	RL-1	1.00	5
032020111	4.86	Vacant	RL-1	1.00	5
032148130	0.90	Vacant	RL-1	1.00	1
032148131	0.88	Vacant	RL-1	1.00	1
032148127	0.89	Vacant	RL-1	1.00	1
032148129	0.90	Vacant	RL-1	1.00	1
032204220	1.46	Vacant	RL-1	1.00	1
032016106	35.34	Vacant	RL-1	1.00	35
032016108	17.00	Vacant	RL-1	1.00	17
032016109	17.96	Vacant	RL-1	1.00	18
032024104	20.50	Vacant	RL-1	1.00	20
032019184	0.91	Vacant	RL-1	1.00	1
032018146	4.46	Vacant	RL-1	1.00	4
032018151	9.62	Vacant	RL-1	1.00	10
032018129	1.86	Vacant	RL-1	1.00	2
032018128	17.16	Vacant	RL-1	1.00	17
032019191	1.00	Vacant	RL-1	1.00	1
032019187	8.59	Vacant	RL-1	1.00	9
032024116	0.88	Vacant	RL-1	1.00	1
032109103	80.31	Vacant	RL-1	1.00	80
032104109	4.70	Vacant	RL-1	1.00	5
032104111	4.90	Vacant	RL-1	1.00	5
032103124	2.50	Vacant	RL-1	1.00	2

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032103151	13.19	Vacant	RL-1	1.00	13
032025124	9.21	Vacant	RL-1	1.00	9
032020115	3.41	Vacant	RL-1	1.00	3
032023101	9.12	Vacant	RL-1	1.00	9
032023102	9.55	Vacant	RL-1	1.00	10
032022115	4.77	Vacant	RL-1	1.00	5
032022172	2.54	Vacant	RL-1	1.00	3
032023103	9.39	Vacant	RL-1	1.00	9
032022171	1.22	Vacant	RL-1	1.00	1
032022130	0.17	Vacant	RL-1	1.00	1
032109101	19.63	Vacant	RL-1	1.00	20
032109106	136.15	Vacant	RL-1	1.00	136
032109104	78.24	Vacant	RL-1	1.00	78
032103115	1.36	Vacant	RL-1	1.00	1
032025134	4.78	Vacant	RL-1	1.00	5
032025121	0.06	Vacant	RL-1	1.00	1
032022160	0.13	Vacant	RL-1	1.00	1
032022145	0.11	Vacant	RL-1	1.00	1
032103111	0.16	Vacant	RL-1	1.00	1
032103116	1.00	Vacant	RL-1	1.00	1
032103107	7.18	Vacant	RL-1	1.00	7
032255214	0.95	Vacant	RL-1	1.00	1
032511129	0.29	Vacant	RL-1	1.00	1
032511128	4.30	Vacant	RL-1	1.00	4
032209107	0.03	Vacant	RL-1	1.00	1
032255111	0.16	Vacant	RL-1	1.00	1
032209114	0.05	Vacant	RL-1	1.00	1
032255108	0.02	Vacant	RL-1	1.00	1
032209111	0.06	Vacant	RL-1	1.00	1
032255110	0.16	Vacant	RL-1	1.00	1
032255109	0.01	Vacant	RL-1	1.00	1
032256116	0.93	Vacant	RL-1	1.00	1
032110120	0.44	Vacant	RL-1	1.00	1
032110121	0.09	Vacant	RL-1	1.00	1
032110102	0.02	Vacant	RL-1	1.00	1
032119401	1.24	Vacant	RL-1	1.00	1
032118128	3.07	Vacant	RL-1	1.00	3
032107132	0.30	Vacant	RL-1	1.00	1
032118125	1.45	Vacant	RL-1	1.00	1
032110121	71.41	Vacant	RL-1	1.00	71
032108214	13.06	Vacant	RL-1	1.00	13

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032114218	3.76	Vacant	RL-1	1.00	4
032114110	4.77	Vacant	RL-1	1.00	5
032114103	4.81	Vacant	RL-1	1.00	5
032114104	4.77	Vacant	RL-1	1.00	5
032209128	8.58	Vacant	RL-1	1.00	9
032110101	0.25	Vacant	RL-1	1.00	1
032118126	1.42	Vacant	RL-1	1.00	1
032149115	1.04	Vacant	RL-1	1.00	1
032149103	1.07	Vacant	RL-1	1.00	1
032149114	0.95	Vacant	RL-1	1.00	1
032149112	0.92	Vacant	RL-1	1.00	1
032149104	1.19	Vacant	RL-1	1.00	1
032149105	1.10	Vacant	RL-1	1.00	1
032231128	2.12	Vacant	RL-1	1.00	2
032231127	1.19	Vacant	RL-1	1.00	1
032213130	3.97	Vacant	RL-1	1.00	4
030304144	32.77	Vacant	RL-10	0.10	3
032127148	8.18	Vacant	RL-10	0.10	1
032127131	8.76	Vacant	RL-10	0.10	1
032127128	10.14	Vacant	RL-10	0.10	1
032127132	9.63	Vacant	RL-10	0.10	1
032127120	1.24	Vacant	RL-10	0.10	1
032124103	85.32	Vacant	RL-10	0.10	9
032124101	38.72	Vacant	RL-10	0.10	4
032124102	44.40	Vacant	RL-10	0.10	4
032123102	37.54	Vacant	RL-10	0.10	4
032123101	37.31	Vacant	RL-10	0.10	4
032127121	57.71	Vacant	RL-10	0.10	6
032127124	58.18	Vacant	RL-10	0.10	6
032127146	10.94	Vacant	RL-10	0.10	1
032127142	2.71	Vacant	RL-10	0.10	1
032127143	9.57	Vacant	RL-10	0.10	1
032127145	9.61	Vacant	RL-10	0.10	1
032127144	8.61	Vacant	RL-10	0.10	1
032127144	0.18	Vacant	RL-10	0.10	1
032127144	0.11	Vacant	RL-10	0.10	1
032127145	0.02	Vacant	RL-10	0.10	1
032127144	0.06	Vacant	RL-10	0.10	1
032122115	10.77	Vacant	RL-10	0.10	1
032127137	0.08	Vacant	RL-10	0.10	1
032127137	9.40	Vacant	RL-10	0.10	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032127126	10.31	Vacant	RL-10	0.10	1
032017101	11.01	Vacant	RL-10	0.10	1
032016107	0.44	Vacant	RL-10	0.10	1
032024110	72.87	Vacant	RL-10	0.10	7
032230127	39.36	Vacant	RL-10	0.10	4
032230128	39.03	Vacant	RL-10	0.10	4
032213104	9.99	Vacant	RL-10	0.10	1
032213138	9.58	Vacant	RL-10	0.10	1
032213139	0.28	Vacant	RL-10	0.10	1
032124114	40.50	Vacant	RL-10	0.10	4
032231142	35.85	Vacant	RL-10	0.10	4
030111228	1.25	Vacant	RL-2.5	0.40	1
030111331	1.30	Vacant	RL-2.5	0.40	1
030111261	0.38	Vacant	RL-2.5	0.40	1
030111259	3.22	Vacant	RL-2.5	0.40	1
030111335	0.33	Vacant	RL-2.5	0.40	1
030111344	0.37	Vacant	RL-2.5	0.40	1
030117418	0.06	Vacant	RL-2.5	0.40	1
030117417	0.08	Vacant	RL-2.5	0.40	1
030117334	2.87	Vacant	RL-2.5	0.40	1
030117441	1.00	Vacant	RL-2.5	0.40	1
030117434	0.63	Vacant	RL-2.5	0.40	1
030117324	0.86	Vacant	RL-2.5	0.40	1
030117424	0.64	Vacant	RL-2.5	0.40	1
031921158	2.73	Vacant	RL-2.5	0.40	1
031921153	2.60	Vacant	RL-2.5	0.40	1
031920109	0.66	Vacant	RL-2.5	0.40	1
031918164	2.68	Vacant	RL-2.5	0.40	1
032127145	0.01	Vacant	RL-2.5	0.40	1
032127145	0.00	Vacant	RL-2.5	0.40	1
032127134	10.03	Vacant	RL-2.5	0.40	4
032127136	9.23	Vacant	RL-2.5	0.40	4
032127135	9.37	Vacant	RL-2.5	0.40	4
032127135	0.28	Vacant	RL-2.5	0.40	1
032127130	9.38	Vacant	RL-2.5	0.40	4
031802134	4.37	Vacant	RL-2.5	0.40	2
031801112	1.27	Vacant	RL-2.5	0.40	1
031802118	4.77	Vacant	RL-2.5	0.40	2
031802119	4.34	Vacant	RL-2.5	0.40	2
031801141	1.74	Vacant	RL-2.5	0.40	1
031819210	9.18	Vacant	RL-2.5	0.40	4

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
031819285	0.11	Vacant	RL-2.5	0.40	1
031820159	6.74	Vacant	RL-2.5	0.40	3
032205164	2.94	Vacant	RL-2.5	0.40	1
032209117	3.51	Vacant	RL-2.5	0.40	1
032205160	19.44	Vacant	RL-2.5	0.40	8
032205165	2.55	Vacant	RL-2.5	0.40	1
032209117	68.80	Vacant	RL-2.5	0.40	28
032205163	13.83	Vacant	RL-2.5	0.40	6
032205166	3.03	Vacant	RL-2.5	0.40	1
031919127	1.58	Vacant	RL-2.5	0.40	1
031919137	4.74	Vacant	RL-2.5	0.40	2
124204108	2.65	Vacant	RL-2.5	0.40	1
124204107	1.01	Vacant	RL-2.5	0.40	1
124211201	3.53	Vacant	RL-2.5	0.40	1
124204101	2.17	Vacant	RL-2.5	0.40	1
124262102	5.00	Vacant	RL-2.5	0.40	2
124262101	15.58	Vacant	RL-2.5	0.40	6
124263101	72.28	Vacant	RL-2.5	0.40	29
124255101	26.92	Vacant	RL-2.5	0.40	11
032121114	2.42	Vacant	RL-5	0.20	1
032121116	1.99	Vacant	RL-5	0.20	1
032121115	1.71	Vacant	RL-5	0.20	1
032121117	2.84	Vacant	RL-5	0.20	1
032119304	1.59	Vacant	RL-5	0.20	1
032124123	1.00	Vacant	RL-5	0.20	1
032511124	4.65	Vacant	RL-5	0.20	1
032124110	9.78	Vacant	RL-5	0.20	2
124262104	26.79	Vacant	RL-5	0.20	5
124255102	20.01	Vacant	RL-5	0.20	4
030019124	2.26	Vacant	RM-10M	6.00	14
030106102	0.29	Vacant	RM-10M	6.00	2
030106103	4.49	Vacant	RM-10M	6.00	27
030105218	4.32	Vacant	RM-10M	6.00	26
030105130	3.05	Vacant	RM-10M	6.00	18
030105165	0.48	Vacant	RM-10M	6.00	3
030107132	0.24	Vacant	RM-10M	6.00	1
030107217	3.07	Vacant	RM-10M	6.00	18
030105149	0.23	Vacant	RM-10M	6.00	1
030105148	1.39	Vacant	RM-10M	6.00	8
030105129	0.45	Vacant	RM-10M	6.00	3
030103217	0.18	Vacant	RM-10M	6.00	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030103130	0.48	Vacant	RM-10M	6.00	3
030112121	1.03	Vacant	RM-10M	6.00	6
030113344	0.19	Vacant	RM-10M	6.00	1
030113345	0.07	Vacant	RM-10M	6.00	1
030113356	1.38	Vacant	RM-10M	6.00	8
030113367	1.17	Vacant	RM-10M	6.00	7
030112241	0.16	Vacant	RM-10M	6.00	1
030113328	0.49	Vacant	RM-10M	6.00	3
030112117	2.85	Vacant	RM-10M	6.00	17
030116438	0.04	Vacant	RM-10M	6.00	1
030116436	0.56	Vacant	RM-10M	6.00	3
031924275	0.30	Vacant	RM-10M	6.00	2
031924252	1.45	Vacant	RM-10M	6.00	9
031924226	1.38	Vacant	RM-10M	6.00	8
031924225	1.79	Vacant	RM-10M	6.00	11
031924280	3.03	Vacant	RM-10M	6.00	18
031924253	1.89	Vacant	RM-10M	6.00	11
031923368	1.96	Vacant	RM-10M	6.00	12
031924214	0.91	Vacant	RM-10M	6.00	5
031924292	2.91	Vacant	RM-10M	6.00	17
031924291	2.72	Vacant	RM-10M	6.00	16
031925321	0.20	Vacant	RM-10M	6.00	1
031923377	0.52	Vacant	RM-10M	6.00	3
031923327	0.24	Vacant	RM-10M	6.00	1
031923203	0.12	Vacant	RM-10M	6.00	1
031925230	0.38	Vacant	RM-10M	6.00	2
031924206	0.69	Vacant	RM-10M	6.00	4
031924201	1.71	Vacant	RM-10M	6.00	10
031923358	0.36	Vacant	RM-10M	6.00	2
031923359	0.55	Vacant	RM-10M	6.00	3
031923305	0.14	Vacant	RM-10M	6.00	1
031924290	3.29	Vacant	RM-10M	6.00	20
031924289	0.51	Vacant	RM-10M	6.00	3
031924213	1.34	Vacant	RM-10M	6.00	8
031924248	1.90	Vacant	RM-10M	6.00	11
031924218	2.47	Vacant	RM-10M	6.00	15
031924261	0.23	Vacant	RM-10M	6.00	1
031924283	0.89	Vacant	RM-10M	6.00	5
031806125	20.54	Vacant	RM-24	20.00	400
031920248	0.04	Vacant	RM-72C	6.00	1
031918126	0.08	Vacant	RM-72C	6.00	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
031935105	0.77	Vacant	RM-72C	6.00	5
031908321	0.17	Vacant	RM-72C	6.00	1
031908131	0.17	Vacant	RM-72C	6.00	1
031907323	0.21	Vacant	RM-72C	6.00	1
031907117	0.17	Vacant	RM-72C	6.00	1
031907321	0.17	Vacant	RM-72C	6.00	1
031907322	0.17	Vacant	RM-72C	6.00	1
031916152	1.99	Vacant	RM-72C	6.00	12
031915272	0.02	Vacant	RM-72C	6.00	1
031915278	0.01	Vacant	RM-72C	6.00	1
031912157	0.05	Vacant	RM-72C	6.00	1
031935103	2.89	Vacant	RM-72C	6.00	17
031816415	1.47	Vacant	RM-72C	6.00	9
031950111	1.43	Vacant	RM-72C	6.00	9
031908206	0.09	Vacant	RM-72C	6.00	1
031817422	5.47	Vacant	RM-72C	6.00	33
031907208	0.17	Vacant	RM-72C	6.00	1
031904316	0.14	Vacant	RM-72C	6.00	1
031907218	0.17	Vacant	RM-72C	6.00	1
031907219	0.17	Vacant	RM-72C	6.00	1
031935104	1.99	Vacant	RM-72C	6.00	12
031908301	0.03	Vacant	RM-72C	6.00	1
031901240	2.46	Vacant	RM-72C	6.00	15
031902162	0.76	Vacant	RM-72C	6.00	5
031903103	0.11	Vacant	RM-72C	6.00	1
031814350	0.03	Vacant	RM-72C	6.00	1
031935132	0.21	Vacant	RM-72C	6.00	1
031906420	0.17	Vacant	RM-72C	6.00	1
031914124	0.41	Vacant	RM-72C	6.00	2
031945118	0.45	Vacant	RM-72C	6.00	3
031814309	0.43	Vacant	RM-72C	6.00	3
031909133	0.17	Vacant	RM-72C	6.00	1
031909169	0.17	Vacant	RM-72C	6.00	1
031909151	0.47	Vacant	RM-72C	6.00	3
031907105	0.15	Vacant	RM-72C	6.00	1
031935140	0.19	Vacant	RM-72C	6.00	1
031935142	0.19	Vacant	RM-72C	6.00	1
031901225	1.63	Vacant	RM-72C	6.00	10
031936164	0.27	Vacant	RM-72C	6.00	2
031908424	0.17	Vacant	RM-72C	6.00	1
031814348	0.41	Vacant	RM-72C	6.00	2

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
031908106	0.01	Vacant	RM-72C	6.00	1
031909439	0.52	Vacant	RM-72C	6.00	3
031904312	0.54	Vacant	RM-72C	6.00	3
031904208	0.18	Vacant	RM-72C	6.00	1
031910182	0.34	Vacant	RM-72C	6.00	2
031938128	1.61	Vacant	RM-72C	6.00	10
031910183	0.21	Vacant	RM-72C	6.00	1
031910176	0.25	Vacant	RM-72C	6.00	1
031816309	0.35	Vacant	RM-72C	6.00	2
031937151	0.08	Vacant	RM-72C	6.00	1
031939130	0.36	Vacant	RM-72C	6.00	2
031910105	2.40	Vacant	RM-72C	6.00	14
031816421	1.96	Vacant	RM-72C	6.00	12
031912162	0.08	Vacant	RM-72C	6.00	1
031912161	0.67	Vacant	RM-72C	6.00	4
031914156	0.21	Vacant	RM-72C	6.00	1
031937123	0.25	Vacant	RM-72C	6.00	1
031913218	0.22	Vacant	RM-72C	6.00	1
031917160	0.01	Vacant	RM-72C	6.00	1
031915254	0.29	Vacant	RM-72C	6.00	2
031915269	0.04	Vacant	RM-72C	6.00	1
031937185	1.72	Vacant	RM-72C	6.00	10
031916146	6.51	Vacant	RM-72C	6.00	39
031937103	0.23	Vacant	RM-72C	6.00	1
031862109	0.19	Vacant	RM-72C	6.00	1
031916130	2.87	Vacant	RM-72C	6.00	17
031953101	0.53	Vacant	RM-72C	6.00	3
031922204	0.14	Vacant	RM-72C	6.00	1
031921155	0.19	Vacant	RM-72C	6.00	1
031921156	0.19	Vacant	RM-72C	6.00	1
031921157	0.34	Vacant	RM-72C	6.00	2
031919119	0.40	Vacant	RM-72C	6.00	2
031919141	0.77	Vacant	RM-72C	6.00	5
031918157	0.12	Vacant	RM-72C	6.00	1
031918166	0.65	Vacant	RM-72C	6.00	4
031919128	0.75	Vacant	RM-72C	6.00	4
031919129	0.76	Vacant	RM-72C	6.00	5
031917235	0.51	Vacant	RM-72C	6.00	3
031915128	0.32	Vacant	RM-72C	6.00	2
031919135	0.65	Vacant	RM-72C	6.00	4
031922229	0.37	Vacant	RM-72C	6.00	2

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030115107	2.83	Vacant	RS-10M	3.20	9
031823151	0.82	Vacant	RS-10M	3.20	3
031823149	0.50	Vacant	RS-10M	3.20	2
031810157	2.47	Vacant	RS-10M	3.20	8
031803344	0.75	Vacant	RS-10M	3.20	2
031803278	0.62	Vacant	RS-10M	3.20	2
031804144	0.23	Vacant	RS-10M	3.20	1
031919243	1.84	Vacant	RS-10M	3.20	6
031919215	1.94	Vacant	RS-10M	3.20	6
031920381	0.25	Vacant	RS-10M	3.20	1
031919242	1.70	Vacant	RS-10M	3.20	5
031844115	0.23	Vacant	RS-10M	3.20	1
031921283	1.78	Vacant	RS-10M	3.20	6
031919240	0.18	Vacant	RS-10M	3.20	1
031919216	1.40	Vacant	RS-10M	3.20	4
031803339	0.88	Vacant	RS-10M	3.20	3
031840135	0.04	Vacant	RS-10M	3.20	1
031804150	0.42	Vacant	RS-10M	3.20	1
031805169	0.75	Vacant	RS-10M	3.20	2
031804202	4.67	Vacant	RS-10M	3.20	15
032240229	0.18	Vacant	RS-10M	3.20	1
031926239	0.05	Vacant	RS-10M	3.20	1
031926254	0.43	Vacant	RS-10M	3.20	1
031804226	0.36	Vacant	RS-10M	3.20	1
031804162	2.95	Vacant	RS-10M	3.20	9
032240319	0.23	Vacant	RS-10M	3.20	1
031803340	0.90	Vacant	RS-10M	3.20	3
031803342	0.75	Vacant	RS-10M	3.20	2
031803345	0.42	Vacant	RS-10M	3.20	1
032240250	0.10	Vacant	RS-10M	3.20	1
031804155	0.05	Vacant	RS-10M	3.20	1
031803128	0.27	Vacant	RS-10M	3.20	1
031803259	0.31	Vacant	RS-10M	3.20	1
031803271	0.58	Vacant	RS-10M	3.20	2
031803275	0.54	Vacant	RS-10M	3.20	2
031803277	1.33	Vacant	RS-10M	3.20	4
031803267	0.32	Vacant	RS-10M	3.20	1
031803268	0.43	Vacant	RS-10M	3.20	1
031803264	0.52	Vacant	RS-10M	3.20	2
031822231	0.73	Vacant	RS-10M	3.20	2
031822218	0.45	Vacant	RS-10M	3.20	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
031810135	0.62	Vacant	RS-10M	3.20	2
031823139	0.19	Vacant	RS-10M	3.20	1
031921246	0.18	Vacant	RS-10M	3.20	1
031948109	0.23	Vacant	RS-10M	3.20	1
031921255	0.23	Vacant	RS-10M	3.20	1
031920372	0.14	Vacant	RS-10M	3.20	1
031822145	0.62	Vacant	RS-10M	3.20	2
032206119	0.22	Vacant	RS-10M	3.20	1
032202332	0.17	Vacant	RS-10M	3.20	1
032238206	0.18	Vacant	RS-10M	3.20	1
032202333	0.17	Vacant	RS-10M	3.20	1
032206158	0.21	Vacant	RS-10M	3.20	1
032202417	0.17	Vacant	RS-10M	3.20	1
032206248	0.06	Vacant	RS-10M	3.20	1
031808138	0.21	Vacant	RS-10M	3.20	1
031845112	0.23	Vacant	RS-10M	3.20	1
031845111	0.23	Vacant	RS-10M	3.20	1
031809308	0.04	Vacant	RS-10M	3.20	1
124254109	2.16	Vacant	RS-10M	3.20	7
124236129	0.77	Vacant	RS-10M	3.20	2
124244112	2.04	Vacant	RS-10M	3.20	7
124228109	5.98	Vacant	RS-10M	3.20	19
124254115	0.70	Vacant	RS-10M	3.20	2
124254124	0.55	Vacant	RS-10M	3.20	2
124254112	0.38	Vacant	RS-10M	3.20	1
124254113	0.44	Vacant	RS-10M	3.20	1
124254111	0.29	Vacant	RS-10M	3.20	1
124229115	1.21	Vacant	RS-10M	3.20	4
124246102	17.92	Vacant	RS-10M	3.20	57
124228109	0.09	Vacant	RS-10M	3.20	1
124221202	0.38	Vacant	RS-10M	3.20	1
124229101	7.39	Vacant	RS-10M	3.20	24
124237131	3.61	Vacant	RS-10M	3.20	12
124221211	0.25	Vacant	RS-10M	3.20	1
124248136	0.59	Vacant	RS-10M	3.20	2
124215219	0.26	Vacant	RS-10M	3.20	1
124207158	0.31	Vacant	RS-10M	3.20	1
124207159	0.31	Vacant	RS-10M	3.20	1
124207160	0.31	Vacant	RS-10M	3.20	1
124208225	0.34	Vacant	RS-10M	3.20	1
124207161	0.28	Vacant	RS-10M	3.20	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
124224128	4.70	Vacant	RS-10M	3.20	15
124222207	0.18	Vacant	RS-10M	3.20	1
124208228	1.11	Vacant	RS-10M	3.20	4
124207101	0.02	Vacant	RS-10M	3.20	1
124222111	0.68	Vacant	RS-10M	3.20	2
124215115	0.51	Vacant	RS-10M	3.20	2
124224115	0.02	Vacant	RS-10M	3.20	1
030109159	0.27	Vacant	RS-20M	1.85	1
030110115	0.19	Vacant	RS-20M	1.85	1
030108124	1.25	Vacant	RS-20M	1.85	2
030109145	1.64	Vacant	RS-20M	1.85	3
030108240	0.65	Vacant	RS-20M	1.85	1
030108244	1.00	Vacant	RS-20M	1.85	2
030108123	1.25	Vacant	RS-20M	1.85	2
030108154	2.99	Vacant	RS-20M	1.85	6
030108275	0.06	Vacant	RS-20M	1.85	1
030102104	0.72	Vacant	RS-20M	1.85	1
030101130	0.26	Vacant	RS-20M	1.85	1
030101202	0.16	Vacant	RS-20M	1.85	1
030101131	0.25	Vacant	RS-20M	1.85	1
030101224	0.19	Vacant	RS-20M	1.85	1
030029106	0.75	Vacant	RS-20M	1.85	1
030028210	0.22	Vacant	RS-20M	1.85	1
030018241	0.01	Vacant	RS-20M	1.85	1
030018211	0.26	Vacant	RS-20M	1.85	1
030113235	0.56	Vacant	RS-20M	1.85	1
030113311	1.77	Vacant	RS-20M	1.85	3
030056108	0.74	Vacant	RS-20M	1.85	1
030056103	0.68	Vacant	RS-20M	1.85	1
030101244	1.89	Vacant	RS-20M	1.85	3
030056102	0.60	Vacant	RS-20M	1.85	1
030034128	1.90	Vacant	RS-20M	1.85	4
030058101	8.00	Vacant	RS-20M	1.85	15
030029114	1.29	Vacant	RS-20M	1.85	2
029932170	3.13	Vacant	RS-20M	1.85	6
030031123	0.36	Vacant	RS-20M	1.85	1
030030104	0.38	Vacant	RS-20M	1.85	1
030030103	0.46	Vacant	RS-20M	1.85	1
030029113	0.00	Vacant	RS-20M	1.85	1
030030206	0.37	Vacant	RS-20M	1.85	1
030030208	0.40	Vacant	RS-20M	1.85	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030032122	0.01	Vacant	RS-20M	1.85	1
032144129	0.35	Vacant	RS-20M	1.85	1
032204131	0.21	Vacant	RS-20M	1.85	1
032130309	0.08	Vacant	RS-20M	1.85	1
032117219	0.49	Vacant	RS-20M	1.85	1
032105216	1.02	Vacant	RS-20M	1.85	2
032105233	0.42	Vacant	RS-20M	1.85	1
032101128	0.33	Vacant	RS-20M	1.85	1
032204119	1.58	Vacant	RS-20M	1.85	3
032203280	0.44	Vacant	RS-20M	1.85	1
032203276	0.86	Vacant	RS-20M	1.85	2
032101111	2.54	Vacant	RS-20M	1.85	5
032101139	7.80	Vacant	RS-20M	1.85	14
032143132	0.51	Vacant	RS-20M	1.85	1
032101114	0.25	Vacant	RS-20M	1.85	1
032523104	0.46	Vacant	RS-20M	1.85	1
032522115	0.67	Vacant	RS-20M	1.85	1
032522105	0.53	Vacant	RS-20M	1.85	1
032526109	0.46	Vacant	RS-20M	1.85	1
032523106	0.47	Vacant	RS-20M	1.85	1
032522104	0.47	Vacant	RS-20M	1.85	1
032523109	0.47	Vacant	RS-20M	1.85	1
032523115	0.46	Vacant	RS-20M	1.85	1
032526101	0.46	Vacant	RS-20M	1.85	1
032526108	0.46	Vacant	RS-20M	1.85	1
032523105	0.46	Vacant	RS-20M	1.85	1
032521120	0.53	Vacant	RS-20M	1.85	1
032526112	0.56	Vacant	RS-20M	1.85	1
032526105	0.70	Vacant	RS-20M	1.85	1
032526104	0.50	Vacant	RS-20M	1.85	1
032203272	0.01	Vacant	RS-20M	1.85	1
032526103	0.53	Vacant	RS-20M	1.85	1
032526106	0.48	Vacant	RS-20M	1.85	1
032523113	0.63	Vacant	RS-20M	1.85	1
032523112	0.48	Vacant	RS-20M	1.85	1
032523111	0.61	Vacant	RS-20M	1.85	1
032523108	0.52	Vacant	RS-20M	1.85	1
032526111	0.46	Vacant	RS-20M	1.85	1
032210326	0.86	Vacant	RS-20M	1.85	2
032520101	3.61	Vacant	RS-20M	1.85	7
032523103	0.47	Vacant	RS-20M	1.85	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032523102	0.81	Vacant	RS-20M	1.85	1
032523110	0.51	Vacant	RS-20M	1.85	1
032523101	0.58	Vacant	RS-20M	1.85	1
032526110	0.46	Vacant	RS-20M	1.85	1
032523114	0.46	Vacant	RS-20M	1.85	1
032523107	0.46	Vacant	RS-20M	1.85	1
032526102	0.47	Vacant	RS-20M	1.85	1
032526107	0.48	Vacant	RS-20M	1.85	1
032522116	0.51	Vacant	RS-20M	1.85	1
032203256	0.07	Vacant	RS-20M	1.85	1
032203257	0.04	Vacant	RS-20M	1.85	1
032203226	0.13	Vacant	RS-20M	1.85	1
032203258	0.02	Vacant	RS-20M	1.85	1
032203259	0.00	Vacant	RS-20M	1.85	1
032208343	2.34	Vacant	RS-20M	1.85	4
032208419	0.40	Vacant	RS-20M	1.85	1
032203234	0.02	Vacant	RS-20M	1.85	1
032208342	2.42	Vacant	RS-20M	1.85	4
032210258	0.65	Vacant	RS-20M	1.85	1
032244102	0.29	Vacant	RS-20M	1.85	1
032244101	0.03	Vacant	RS-20M	1.85	1
032244103	0.20	Vacant	RS-20M	1.85	1
032206617	0.32	Vacant	RS-20M	1.85	1
032206540	0.03	Vacant	RS-20M	1.85	1
032105223	0.35	Vacant	RS-20M	1.85	1
032141111	0.44	Vacant	RS-20M	1.85	1
032119235	2.36	Vacant	RS-20M	1.85	4
032107111	10.00	Vacant	RS-20M	1.85	19
032107134	5.74	Vacant	RS-20M	1.85	11
032108118	5.24	Vacant	RS-20M	1.85	10
032119237	1.68	Vacant	RS-20M	1.85	3
032204101	1.11	Vacant	RS-20M	1.85	2
032119236	1.83	Vacant	RS-20M	1.85	3
032106166	0.51	Vacant	RS-20M	1.85	1
032106167	0.49	Vacant	RS-20M	1.85	1
032106165	0.52	Vacant	RS-20M	1.85	1
032206548	0.54	Vacant	RS-20M	1.85	1
032206547	0.54	Vacant	RS-20M	1.85	1
032119322	0.31	Vacant	RS-20M	1.85	1
032107130	0.73	Vacant	RS-20M	1.85	1
032106144	0.39	Vacant	RS-20M	1.85	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032206546	0.54	Vacant	RS-20M	1.85	1
032119238	2.05	Vacant	RS-20M	1.85	4
032119239	2.00	Vacant	RS-20M	1.85	4
032205129	0.63	Vacant	RS-20M	1.85	1
031808206	0.01	Vacant	RS-20M	1.85	1
031809217	0.69	Vacant	RS-20M	1.85	1
032129115	0.17	Vacant	RS-20M	1.85	1
032118132	0.46	Vacant	RS-20M	1.85	1
032114203	1.79	Vacant	RS-20M	1.85	3
032114204	0.34	Vacant	RS-20M	1.85	1
032114207	0.30	Vacant	RS-20M	1.85	1
032116114	4.45	Vacant	RS-20M	1.85	8
032116112	4.75	Vacant	RS-20M	1.85	9
032114205	2.51	Vacant	RS-20M	1.85	5
032283113	0.50	Vacant	RS-20M	1.85	1
032277106	3.24	Vacant	RS-20M	1.85	6
032244106	0.25	Vacant	RS-20M	1.85	1
032283104	0.61	Vacant	RS-20M	1.85	1
032258105	0.73	Vacant	RS-20M	1.85	1
032210250	0.85	Vacant	RS-20M	1.85	2
032244128	0.33	Vacant	RS-20M	1.85	1
032244133	0.01	Vacant	RS-20M	1.85	1
032244134	0.08	Vacant	RS-20M	1.85	1
032230139	1.20	Vacant	RS-20M	1.85	2
032210251	1.74	Vacant	RS-20M	1.85	3
032230109	0.11	Vacant	RS-20M	1.85	1
032230144	0.56	Vacant	RS-20M	1.85	1
032230141	1.18	Vacant	RS-20M	1.85	2
032230142	1.21	Vacant	RS-20M	1.85	2
032522108	1.19	Vacant	RS-20M	1.85	2
032522109	0.79	Vacant	RS-20M	1.85	1
032524101	0.90	Vacant	RS-20M	1.85	2
032524111	0.46	Vacant	RS-20M	1.85	1
032525113	0.46	Vacant	RS-20M	1.85	1
032522110	0.73	Vacant	RS-20M	1.85	1
032524116	0.46	Vacant	RS-20M	1.85	1
032525101	0.47	Vacant	RS-20M	1.85	1
032525106	0.46	Vacant	RS-20M	1.85	1
032521110	0.46	Vacant	RS-20M	1.85	1
032524102	0.74	Vacant	RS-20M	1.85	1
032521129	0.54	Vacant	RS-20M	1.85	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032522111	0.73	Vacant	RS-20M	1.85	1
032521128	0.46	Vacant	RS-20M	1.85	1
032524103	0.71	Vacant	RS-20M	1.85	1
032210249	0.85	Vacant	RS-20M	1.85	2
032280124	0.58	Vacant	RS-20M	1.85	1
032290102	0.15	Vacant	RS-20M	1.85	1
032522103	0.49	Vacant	RS-20M	1.85	1
032524109	0.46	Vacant	RS-20M	1.85	1
032525115	0.46	Vacant	RS-20M	1.85	1
032524113	0.46	Vacant	RS-20M	1.85	1
032522112	0.71	Vacant	RS-20M	1.85	1
032522113	0.46	Vacant	RS-20M	1.85	1
032524104	0.57	Vacant	RS-20M	1.85	1
032284138	0.48	Vacant	RS-20M	1.85	1
032524114	0.46	Vacant	RS-20M	1.85	1
032525103	0.46	Vacant	RS-20M	1.85	1
032522117	0.56	Vacant	RS-20M	1.85	1
032522106	0.48	Vacant	RS-20M	1.85	1
032525104	0.46	Vacant	RS-20M	1.85	1
032524110	0.46	Vacant	RS-20M	1.85	1
032524105	0.48	Vacant	RS-20M	1.85	1
032522102	0.52	Vacant	RS-20M	1.85	1
032521123	0.47	Vacant	RS-20M	1.85	1
032522118	0.57	Vacant	RS-20M	1.85	1
032522119	0.90	Vacant	RS-20M	1.85	2
032525114	0.46	Vacant	RS-20M	1.85	1
032524112	0.46	Vacant	RS-20M	1.85	1
032522120	1.10	Vacant	RS-20M	1.85	2
032524106	0.46	Vacant	RS-20M	1.85	1
032524107	0.46	Vacant	RS-20M	1.85	1
032524108	0.46	Vacant	RS-20M	1.85	1
032525107	0.46	Vacant	RS-20M	1.85	1
032525108	0.46	Vacant	RS-20M	1.85	1
032525109	0.46	Vacant	RS-20M	1.85	1
032525110	0.46	Vacant	RS-20M	1.85	1
032525111	0.46	Vacant	RS-20M	1.85	1
032525112	0.46	Vacant	RS-20M	1.85	1
032524115	0.46	Vacant	RS-20M	1.85	1
032525102	0.46	Vacant	RS-20M	1.85	1
032519118	0.46	Vacant	RS-20M	1.85	1
032525105	0.46	Vacant	RS-20M	1.85	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
032522114	0.48	Vacant	RS-20M	1.85	1
032522101	0.48	Vacant	RS-20M	1.85	1
032522121	1.00	Vacant	RS-20M	1.85	2
032522107	1.50	Vacant	RS-20M	1.85	3
032277109	1.16	Vacant	RS-20M	1.85	2
032277106	3.31	Vacant	RS-20M	1.85	6
032277104	3.32	Vacant	RS-20M	1.85	6
032137111	0.81	Vacant	RS-20M	1.85	1
032277103	0.79	Vacant	RS-20M	1.85	1
032283119	0.50	Vacant	RS-20M	1.85	1
032276109	0.94	Vacant	RS-20M	1.85	2
032276110	0.86	Vacant	RS-20M	1.85	2
032210345	0.93	Vacant	RS-20M	1.85	2
032245219	1.27	Vacant	RS-20M	1.85	2
032210346	0.85	Vacant	RS-20M	1.85	2
032279112	2.84	Vacant	RS-20M	1.85	5
032280118	1.69	Vacant	RS-20M	1.85	3
032280132	1.10	Vacant	RS-20M	1.85	2
032284124	0.47	Vacant	RS-20M	1.85	1
124259110	1.70	Vacant	RS-20M	1.85	3
124219110	15.48	Vacant	RS-20M	1.85	29
124260103	0.03	Vacant	RS-20M	1.85	1
124219105	0.30	Vacant	RS-20M	1.85	1
124259118	0.49	Vacant	RS-20M	1.85	1
124219102	0.38	Vacant	RS-20M	1.85	1
124209118	0.53	Vacant	RS-20M	1.85	1
124217124	0.66	Vacant	RS-20M	1.85	1
124217123	0.46	Vacant	RS-20M	1.85	1
124259105	0.06	Vacant	RS-20M	1.85	1
124210120	1.04	Vacant	RS-20M	1.85	2
124259104	0.06	Vacant	RS-20M	1.85	1
124259114	0.02	Vacant	RS-20M	1.85	1
124258124	0.30	Vacant	RS-20M	1.85	1
124217122	0.47	Vacant	RS-20M	1.85	1
124242104	2.75	Vacant	RS-20M	1.85	5
124242103	1.94	Vacant	RS-20M	1.85	4
124217120	0.46	Vacant	RS-20M	1.85	1
124259112	0.02	Vacant	RS-20M	1.85	1
124203101	0.99	Vacant	RS-20M	1.85	2
124251123	0.02	Vacant	RS-20M	1.85	1
124259117	0.05	Vacant	RS-20M	1.85	1

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Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
124259116	0.06	Vacant	RS-20M	1.85	1
124217125	0.52	Vacant	RS-20M	1.85	1
124258148	1.00	Vacant	RS-20M	1.85	2
124217119	0.55	Vacant	RS-20M	1.85	1
124234209	0.61	Vacant	RS-20M	1.85	1
124259111	0.24	Vacant	RS-20M	1.85	1
124259113	0.04	Vacant	RS-20M	1.85	1
124259106	0.05	Vacant	RS-20M	1.85	1
124202221	0.04	Vacant	RS-20M	1.85	1
124258125	0.06	Vacant	RS-20M	1.85	1
124217121	0.46	Vacant	RS-20M	1.85	1
124217118	0.46	Vacant	RS-20M	1.85	1
124251113	0.70	Vacant	RS-20M	1.85	1
124258142	0.05	Vacant	RS-20M	1.85	1
124260102	0.03	Vacant	RS-20M	1.85	1
124260137	0.85	Vacant	RS-20M	1.85	2
124260104	0.03	Vacant	RS-20M	1.85	1
030316307	0.34	Vacant	RS-72C	4.20	1
030316306	0.52	Vacant	RS-72C	4.20	2
030316305	0.50	Vacant	RS-72C	4.20	2
030316304	0.52	Vacant	RS-72C	4.20	2
030316303	0.60	Vacant	RS-72C	4.20	3
030316302	0.87	Vacant	RS-72C	4.20	4
030316301	0.17	Vacant	RS-72C	4.20	1
030331245	0.14	Vacant	RS-72C	4.20	1
030304127	5.68	Vacant	RS-72C	4.20	24
030316423	0.08	Vacant	RS-72C	4.20	1
030323310	0.08	Vacant	RS-72C	4.20	1
030305139	0.48	Vacant	RS-72C	4.20	2
030305140	0.14	Vacant	RS-72C	4.20	1
030321352	0.19	Vacant	RS-72C	4.20	1
030326125	0.64	Vacant	RS-72C	4.20	3
030326102	0.17	Vacant	RS-72C	4.20	1
030317409	0.05	Vacant	RS-72C	4.20	1
030326124	0.14	Vacant	RS-72C	4.20	1
030326123	0.21	Vacant	RS-72C	4.20	1
030325104	0.17	Vacant	RS-72C	4.20	1
030327202	0.17	Vacant	RS-72C	4.20	1
030319117	1.06	Vacant	RS-72C	4.20	4
030330144	1.10	Vacant	RS-72C	4.20	5
030315138	2.10	Vacant	RS-72C	4.20	9

Appendix A

Appendix A: Detailed Land Inventory

Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030317317	0.04	Vacant	RS-72C	4.20	1
031834160	0.02	Vacant	RS-72C	4.20	1
031815101	0.49	Vacant	RS-72C	4.20	2
031834237	0.12	Vacant	RS-72C	4.20	1
031856109	0.49	Vacant	RS-72C	4.20	2
031856108	0.72	Vacant	RS-72C	4.20	3
031856107	0.21	Vacant	RS-72C	4.20	1
031856103	0.17	Vacant	RS-72C	4.20	1
031856104	0.17	Vacant	RS-72C	4.20	1
031856102	0.17	Vacant	RS-72C	4.20	1
031834224	1.95	Vacant	RS-72C	4.20	8
031812207	2.25	Vacant	RS-72C	4.20	9
031856106	0.22	Vacant	RS-72C	4.20	1
031856101	0.18	Vacant	RS-72C	4.20	1
031856105	0.33	Vacant	RS-72C	4.20	1
031812203	1.70	Vacant	RS-72C	4.20	7
031812204	1.32	Vacant	RS-72C	4.20	6
031812205	2.59	Vacant	RS-72C	4.20	11
031815433	0.23	Vacant	RS-72C	4.20	1
031815432	0.23	Vacant	RS-72C	4.20	1
031811106	3.64	Vacant	RS-72C	4.20	15
031835114	0.33	Vacant	RS-72C	4.20	1
031835129	0.29	Vacant	RS-72C	4.20	1
031819284	0.62	Vacant	RS-72C	4.20	3
031819283	0.21	Vacant	RS-72C	4.20	1
031836103	0.75	Vacant	RS-72C	4.20	3
031836140	0.03	Vacant	RS-72C	4.20	1
031836144	0.01	Vacant	RS-72C	4.20	1
031841130	0.44	Vacant	RS-72C	4.20	2
031841131	1.33	Vacant	RS-72C	4.20	6
031836123	2.17	Vacant	RS-72C	4.20	9
031836135	1.03	Vacant	RS-72C	4.20	4
124232127	3.23	Vacant	RS-72C	4.20	14
030120123	0.34	Vacant	R-2	2.00	1
030120121	0.24	Vacant	R-2	2.00	0
030120120	21.86	Vacant	R-2	2.00	44
030120113	11.67	Vacant	R-2	2.00	23
030120135	10.21	Vacant	R-2	2.00	20
030118104	6.61	Vacant	R-2	2.00	13
030119114	38.49	Vacant	R-2	2.00	77
031811101	1.35	Vacant	R-2	2.00	3

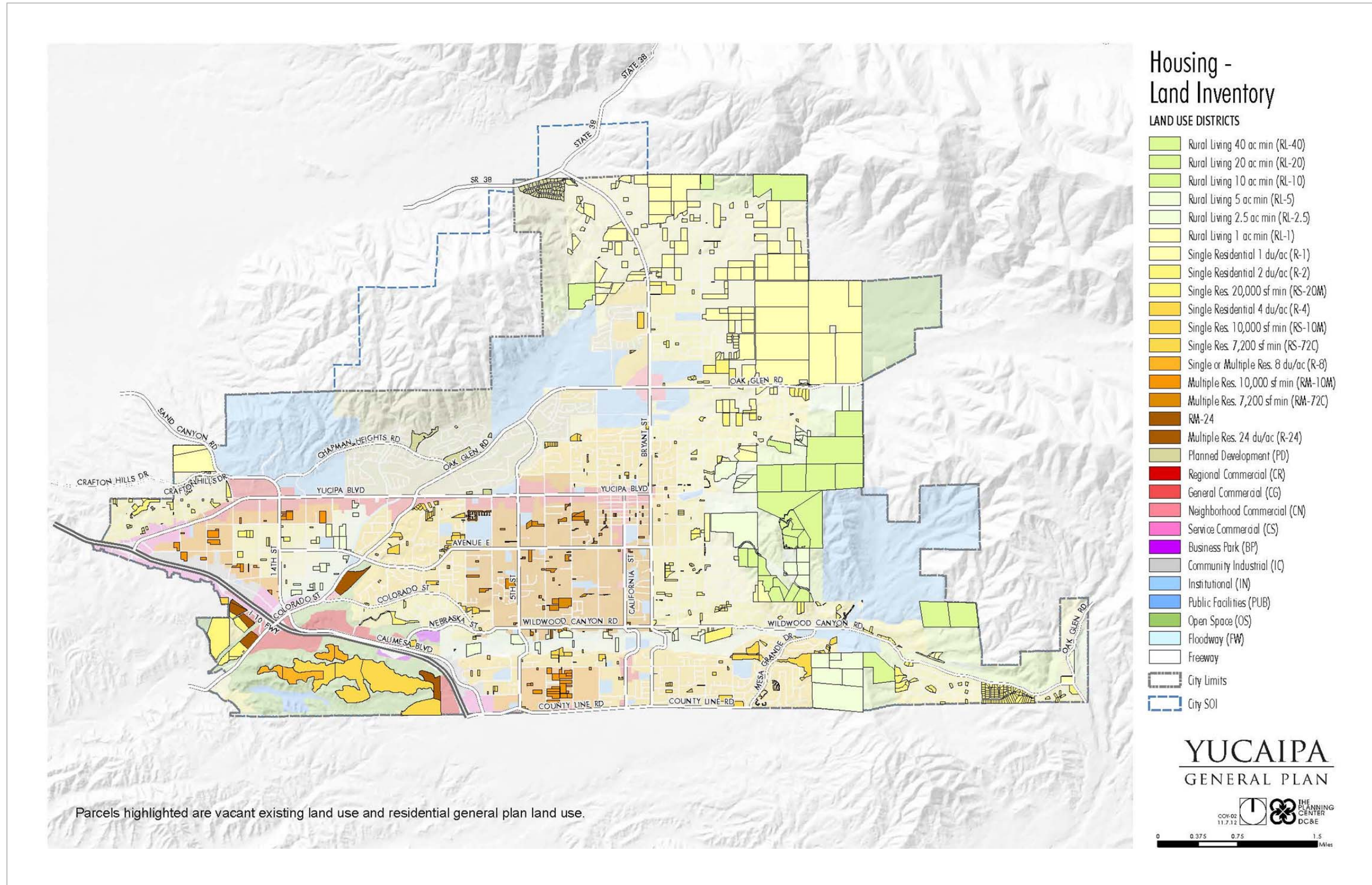
Appendix A: Detailed Land Inventory

Assessor Parcel Number	Acreage	Existing Use	General Plan	Density	Units
030116305	1.64	Vacant	R-2	2.00	3
030119115	4.43	Vacant	R-2	2.00	9
030120108	1.57	Vacant	R-2	2.00	3
031811102	15.67	Vacant	R-2	2.00	31
031811115	6.68	Vacant	R-2	2.00	13
030116307	2.03	Vacant	R-24	20.00	41
030116305	7.41	Vacant	R-24	20.00	148
030118104	5.52	Vacant	R-24	20.00	110
030120135	10.03	Vacant	R-24	20.00	201
030122109	15.02	Vacant	R-24	20.00	300
030121109	35.36	Vacant	R-4	4.00	141
030122110	56.65	Vacant	R-4	4.00	227
030121109	0.01	Vacant	R-4	4.00	0
030122109	77.50	Vacant	R-4	4.00	310
030122101	1.02	Vacant	R-4	4.00	4
030122109	28.19	Vacant	R-4	4.00	113
030120129	9.03	Vacant	R-8	8.00	72
030121109	10.96	Vacant	R-8	8.00	88
030121109	22.99	Vacant	R-8	8.00	184
030122110	6.79	Vacant	R-8	8.00	54
030120128	4.43	Vacant	R-1	1.00	4
030120120	11.27	Vacant	R-1	1.00	11

Appendix A

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Figure 6: Housing Land Inventory



Appendix A

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