

# HOUSING ELEMENT

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## PURPOSE

The Housing Element provides the Town direction in the distribution of housing throughout the community. Of particular concern to the Town is the provision of housing which is affordable to all its residents, both now and in the future. Apple Valley has traditionally been a residential community with a focus on rural character and quality of life. This Housing Element includes goals, policies and programs to assure that the Town's character and quality of life are available to all residents.

## BACKGROUND

The Housing Element works hand in hand with the Land Use Element, by assuring that adequate lands are available to provide housing for the period from 2014 through 2021. Land use designations are designed to accommodate all types of housing, to allow for the development of single family and multi-family units to meet the needs of the Town's residents, now and in the future.

The Housing Element describes existing housing types, the condition of the existing housing stock, overcrowding, overpayment, special housing needs, and the demand for affordable housing in the Town. The Element also includes an analysis of the progress made since the drafting of the last Housing Element, and projections of needs for the current planning period.

### California Law

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community

goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

- (1) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
- (2) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
- (3) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
- (4) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

- (1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.
- (2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

### **Consistency with the General Plan**

The Housing Element, as with all Elements of the General Plan, must be consistent with all other Elements. The Town's procedures for amendment of the General Plan are contained in Chapter I., Introduction and Administration. The Town will continue to evaluate any amendment to the General Plan, including updating of the Housing Element as required by State law, to assure that internal consistency is maintained.

### **Evaluation of Existing Housing Element Policies and Programs**

The Town's Housing Element 2009 included a number of policies and "action" items to address housing needs for the 2006-2014 planning period. The effectiveness of these policies and their associated action items is reviewed below.

**Policy 1.A**

Ensure that new residential development conforms to the voter-approved Measure “N.”

*Evaluation: The Town’s Measure N was re-affirmed by the voters in 2006 and will continue to be implemented for all single-family land use designations.*

**Policy 1.B**

Maintain a wide range of residential land use designations, ranging from very low density (1.0 dwelling unit per 5 acres) to medium density (4 to 20 dwelling units per acre) and mixed use (4 to 30 units per acre), on the Land Use Map.

**Action:** Provide a range of residential development opportunities including locating higher density residential development near public transportation.

**Anticipated Impact:** Accommodate Town’s estimated RHNA of over 3,000 dwelling units

**Responsible Agency:** Community Development Department

**Financing:** Department Budget

**Schedule:** Ongoing (2014-2021)

*Evaluation: The Town’s General Plan maintained the same range of land use designations throughout the previous planning period. The Mixed Use land use and zoning designations were also added to the General Plan and Development Code, broadening the opportunities for residential development at higher densities. This range allowed the construction of 465 single-family homes, 4 second units, 45 condominiums/attached single-family homes, 46 apartments, and 9 retirement/care living units. The Town’s land use designations have been effective in allowing a range of housing types.*

**Policy 1.C**

Encourage housing for special needs households, including the elderly, single parent households, large households, the disabled and the homeless.

**Action:** Promote development and financing of senior housing through density bonuses, reduced parking requirements, and other development incentives.

**Anticipated Impact:** Two senior projects (minimum of 125 units); 10 second senior units (granny housing)

**Responsible Agency:** Community Development Department

**Financing:** Department budget

**Schedule:** Ongoing 2014-2021

**Action:** Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as means of providing long-term transitional housing for additional very low income persons.

**Anticipated Impact:** Further establishment of residential care facilities to serve the population.

**Responsible Agency:** Community Development

**Financing:** Department Budget  
**Schedule:** Ongoing

*Evaluation: As stated above, there were 9 retirement/care units built for seniors in the Town during the previous planning period. In addition, 245 units were built within the Del Webb/Pulte project, which are all age restricted units. The project was reviewed expeditiously, and did not require incentives for completion.*

*Evaluation: The Town enforces the requirements of the Americans with Disabilities Act (ADA) for all construction projects. The Town will continue to implement these standards as new projects are brought forward. On April 27, 2010, the Development Code was amended in Ordinance No. 405 to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure has also been established to provide exceptions in zoning and land use for persons with disabilities. The reasonable accommodation Ordinance No. 436 was adopted on June 26, 2012.*

*Evaluation: Second units are encouraged and regulations within the Development Code are consistent with State law. The Town has updated its second unit requirements as State law has changed, and currently enforces the latest requirements. There were 4 second units, and 3 guest houses built during the previous planning period.*

**Action:** Development of housing projects for the elderly, low and moderate income housing shall be expedited. All fees shall be waived for shelters and transitional housing projects.

**Anticipated Impact:** Renovations to an existing four-plex for transitional housing will receive funding through the NSP3 program and will have fees waived for development. Future housing projects of similar type will also have fees waived.

**Responsible Agency:** Community Development

**Financing:** Departmental budget

**Schedule:** Ongoing

**Action:** Support the efforts of non-profit organizations, private developers, and the County of San Bernardino Housing Authority to obtain State and/or Federal funds for the construction of affordable housing for extremely low, very low and low income households by writing letters of support, and expediting permit processing for projects requiring pre-approval of development projects.

**Anticipated Impact:** There are four projects that should be developed within the next planning cycle that will house seniors and/or lower and extremely lower income households. Three of these projects are joint participation of the Town and private non-profit organizations and one is under the control of the County of San Bernardino Housing Authority. These projects would equate to a minimum of 200 units.

**Responsible Agency:** Community Development Department, San Bernardino Housing Authority

**Financing:** Department Budget

**Schedule:** Ongoing

*Evaluation:* Due to the recent downturn in the economy and the dissolution of redevelopment, the Town has not had the opportunity to process, through completion, an affordable housing project. The Town partnered with the San Bernardino Housing Authority and began the process for the approval of an 80-unit senior development. Fees were waived for the processing of the project and the project received Planning Commission approval. The project was tabled due to the inability to qualify for tax credits, which was required to make the project feasible for the Housing Authority and the Town. The Town also entered into an agreement to construct an affordable 50-unit family project which would have used Redevelopment Tax Increment set aside funds. Due to the dissolution of redevelopment by the State legislature, the project has not progressed and is held up due to the Department of Finance review.

The Town was able to partner with a private developer to complete the construction and sale of 34 townhomes. These abandoned townhomes were 80% complete and bank owned, due to the down-turn of the housing market. The Town partnered with an approved CHDO developer and used federal funding to make available 8 of these units to low-income qualified buyers. These units qualified for federal low income regulations and covenants, but would not qualify for state regulations, thus not allowing them to qualify as part of the Town's RHNA obligation.

**Action:** Maintain the Down Payment Assistance Program as a tool to increase affordable homeownership opportunities for low and moderate income persons.

**Anticipated Impact:** In the previous cycle Down Payment Assistance was given to 106 qualified buyers for the purpose of home ownership.

**Responsible Agency:** Community Development

**Financing:** State and Federal Housing Grants and Department Budget

**Schedule:** Ongoing

*Evaluation:* The Town has assisted 106 qualified low income buyers to purchase residences within the Town during the last cycle. This project has been funded through CDBG, HOME, CalHOME and NSP funding. This program will continue through the next Housing Element cycle.

### **Policy 1.D**

Continue to encourage mobile homes as an affordable housing option for all segments of the community.

**Action:** Facilitate placement of manufactured units on residential lots.

**Anticipated Impact:** Conservation of the Town's existing inventory of mobile home units.

**Responsible Agency:** Community Development Department

**Financing:** Department budget

**Schedule:** 2014-2021

*Evaluation:* The Town's Development Code continues to allow mobile homes and manufactured housing in single-family residential zones. In the last planning period, the Town created a new General Plan land use designation for mobile home parks as a way to conserve the existing

*inventory. The Town has limited jurisdiction over mobile home parks, but enforces code compliance in the parks as it relates to life safety issues. There were 3 mobile homes installed as primary residences during the previous planning period. In 2010, the Department of Finance reports that there are a total of 1821 mobile homes in Apple Valley.*

**Policy 1.E**

Affordable housing should be distributed throughout the community, and should blend with existing neighborhoods

**Action:** As projects are reviewed by staff, distribution of Low/Mod housing shall promoted to blend in with the existing residential neighborhoods and shall not be concentrated in any single area of the Town.

**Anticipated Impact:** Integration of all income levels of housing throughout Town.

**Responsible Agency:** Community Development Department

**Financing:** Department budget

**Schedule:** 2014-2021

*Evaluation: Low/Mod housing is not concentrated in any single area of Town. The Town continues to place Medium Density land use designations in areas where commercial, transit and school facilities are located, in order to assure that such development have access to transportation, jobs and services. Projects as they are proposed will continue to be considered on this basis.*

**Policy 1.F**

Permit childcare facilities in single-family and multi-family residential zones, as well as in commercial and industrial areas where employment is concentrated.

**Action:** Continue to promote the establishment of childcare facilities in the residential, commercial and industrial zones.

**Anticipated Impact:** Adequate facilities for childcare throughout Town.

**Responsible Agency:** Community Development Department

**Financing:** Department budget

**Schedule:** 2014-2021

*Evaluation: The Development Code permits child care facilities in both large and small, in multiple zones. The Town has also included childcare facilities as either an SUP or a CUP in its North Apple Valley Industrial Specific Plan, adopted in 2006, to encourage these facilities at what will be the Town's largest employment center.*

**Policy 1.G**

New residential development must assure the provision of infrastructure and public services.

**Action:** Staff shall continue to review projects and identify the existing infrastructure system and the necessity to extend or improve upon the infrastructure to meet the needs of new development.

**Anticipated Impact:** Increase in in-fill development and less “leap frog” development.

**Responsible Agency:** Community Development Department, Municipal Operations Department, Engineering Division

**Financing:** Department budgets

**Schedule:** 2014-2021

*Evaluation: All projects are evaluated for their proximity to existing services. Development in the Town has occurred in a well planned manner, with little “leap frog” development, primarily due to the lack of infrastructure in outlying areas, and the cost of extending this infrastructure. The Town will continue to encourage development which connects to existing facilities and services.*

### **Policy 1.H**

Encourage energy-conservation and passive design concepts that make use of the natural climate to increase energy efficiency and reduce housing costs.

**Action:** Utilize the development review process to encourage energy conservation in excess of the CBC’s Title 24 requirements, which incorporate energy conservation techniques into the siting and design of proposed residences.

**Anticipated Impact:** Reduce development and energy costs for the maintenance of newly developed housing projects and comply with the Town’s Climate Action Plan.

**Responsible Agencies:** Community Development Department, Building and Safety Department

**Financing:** Department Budgets

**Schedule:** Ongoing

**Action:** Continue to allow energy conservation measures as improvements eligible for assistance under the Residential Rehabilitation Loan Program.

**Anticipated Impact:** Further improve the energy efficiency of the existing housing inventory.

**Responsible Agency:** Community Development Department

**Financing:** Department Budget

**Schedule:** Ongoing

**Action:** The Community Development Department shall maintain a brochure which describes the improvements eligible for the Residential Rehabilitation Loan Program, including energy conservation measures, and shall distribute the brochure at Town Hall, the Community Center, the Senior Center, the Library, churches and other sites where they can be available to the community at large.

**Anticipated Impact:** Further educate the community of the opportunities provided with the program.

**Responsible Agency:** Community Development Department

**Financing:** Department Budget

**Schedule:** Ongoing

**Action:** Assist in distributing information to the public regarding free home energy audits and other programs available through local utility providers.

**Anticipated Impact:** A reduction in energy consumption for existing residences.

**Responsible Agency:** Community Development and Building and Safety Departments.

**Financing:** Department Budgets

**Schedule:** Ongoing

*Evaluation: On July 13, 2010 the Town adopted a Climate Action Plan that was amended to include implementation guidelines on December 14, 2010. In addition, the California Green Building Code was adopted by the Town in January 2011. As projects are submitted for review, they must comply with these regulations to promote energy conservation measures and a reduction in the Town's green house gas emissions. Assistance to comply with these regulations is a qualifying project for the Town's Residential Rehabilitation Program. Education materials for energy efficiency opportunities are available to at the public counters of Town Hall. Evaluation of the Climate Action Plan implementation is scheduled during this Housing Element cycle.*

### **Policy 1.I**

Provide housing opportunities for the homeless in the community.

**Action:** Continue to support and encourage local agencies and organizations in providing temporary shelter and permanent housing opportunities within the community.

**Anticipated Impact:** Reduction in the number of homeless

**Responsible Agency:** Community Development Department

**Financing:** Department budget

**Schedule:** 2014-2021

*Evaluation: The Town continues, through the Apple Valley/Victorville Consortium, to work with local agencies and organizations in providing shelter and transitional housing for the homeless. The Consortium efforts will continue to look at the use of CDBG and HOME funds for local homeless facilities, as funding needs are analyzed. The Town modified the zoning designations as a program for the previous cycle to include Single-Room Occupancy, Homeless Shelters and Transitional/Supportive Housing in Ordinance No. 405 adopted on April 27, 2010. In addition to this modification, Town recently added the Village Commercial zone, in addition to the Service Commercial zone, as zones that would allow homeless shelters with approval of an SUP in Ordinance No. 425 adopted on November 8, 2011.*

### **Policy 2.A**

Maintain the code enforcement program as the primary tool for bringing substandard units into compliance with Town Codes, and for improving overall housing conditions in Apple Valley.

**Action:** Continue to support Code Enforcement activities to bring substandard units into compliance with Town Codes.



**Anticipated Impact:** Improve housing conditions within the Town.

**Responsible Agency:** Code Enforcement Division

**Financing:** Department budget

**Schedule:** 2014-2021

*Evaluation: The Town continues to enforce property maintenance and life safety issues through its code compliance division. The program focuses on neighborhood preservation, and the maintenance of quality of life. The Town also actively markets the rehabilitation program available through CDBG or HOME funding, which provide financial and technical assistance to lower income property owners to make housing repairs, In the previous planning cycle the Town assisted 165 very low and low income households through these programs. In the previous planning cycle the Town purchased a dilapidated four-plex property for the purpose of rehabilitation and use of the property by a non-profit for transitional housing for domestic violence victims and families. This project was funded through Neighborhood Stabilization Program monies. It is anticipated that this facility will be operational in March of 2014.*

### **Policy 2.B**

Prohibit housing development in areas subject to significant geologic, flooding, noise and fire hazards, and in environmentally and archaeologically vulnerable areas.

**Action:** Staff shall continue to review projects and limit development or require reasonable mitigations to protect housing in areas identified as potentially having a hazardous risk.

**Anticipated Impact:** Reduce and eliminate the damage of residential units due to hazards pertaining to geological activity, flood, noise and fire.

**Responsible Agency:** Community Development Department, Engineering Division, Building and Safety Division

**Financing:** Department budget

**Schedule:** 2014-2021

*Evaluation: The Town's General Plan, and its GIS system include resources which map environmental hazards. These resources are always consulted when projects are proposed, to assure that housing is not placed in such a hazard area.*

### **Policy 2.C**

Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.

**Action:** Encourage landlords and property managers to participate in the Crime Free Multi-Family Housing Program sponsored by the San Bernardino County Sheriff's office.

**Anticipated Impact:** Reduction of crime

**Responsible Agency:** Community Development Department

**Financing:** Department Budget

**Schedule:** Ongoing

*Evaluation: The Town's Police Department has been actively establishing Neighborhood Watch programs, and has also been working the multi-family projects to establish crime free zones for these projects. These programs have been effective in improving neighborhood safety, and will be maintained.*

**Policy 3.A**

Continue to promote the removal of architectural barriers in order to provide barrier-free housing for handicapped or disabled persons.

**Action:** Enforce the handicapped accessibility requirements of Federal fair housing law that apply to all new multi-family residential projects containing four (4) or more units.

**Anticipated Impact:** Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.

**Responsible Agency:** Department of Building and Safety

**Financing:** Department Budget

**Schedule:** Ongoing

*Evaluation: The Town continues to enforce the Americans with Disabilities Act. As part of Ordinance No. 405 adopted on April 27, 2010, the Development Code was modified to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure has also been established to provide exceptions in zoning and land use for persons with disabilities. The reasonable accommodation Ordinance No. 436 was adopted on June 26, 2012.*

**Policy 3.B**

Prohibit practices that arbitrarily direct buyers and renters to certain neighborhoods or types of housing.

**Action:** Provide fair housing information at Town Hall, the Library, the Senior Center and local churches to inform both landlords and tenants of their rights and responsibilities. The information shall direct landlords and tenants to the San Bernardino Housing Authority, which has an established dispute resolution program.

**Anticipated Impact:** Assurance that all Apple Valley residents are afforded equal opportunity when attempting to secure housing.

**Responsible Agency:** Community Development Department, San Bernardino County Housing Authority

**Financing:** Department and Agency Budgets

**Schedule:** Ongoing

*Evaluation: The Town has been proactive, through the Apple Valley Consortium and its own efforts in informing residents of fair housing practices, and their rights associated with housing. The Town refers residents to the appropriated agency through Town resources, included printed materials, web site information and personal contact. These programs will be maintained.*

## DEMOGRAPHIC INFORMATION

This section of the Housing Element provides demographic background on the Town. The primary source of information is the US Census, which was last updated in 2010. Information was also collected from Town data sources, the Community Housing Affordability Survey (CHAS), the Department of Finance, and other sources. Where more recent data is available, it is also included.

## REGIONAL SETTING

The Town of Apple Valley is located in the Victor Valley, in San Bernardino County. The County of San Bernardino had a population of 895,016 in 1990. By the year 2000, the U.S. Census estimated that population in the County had grown to 1,709,434, an increase of 91% in ten years. As of 2010, the County's population was 2,035,210, an increase of 16.1% over the 2000 population.

### Historic and Current Town Population

Although the Town of Apple Valley has experienced consistent growth, it has not expanded as rapidly as the County in which it is located. The Town's population grew from 46,079 in 1990, to 54,239 in 2000, an increase of 17.7%. From 2000 to 2010, the Town's population increased to 69,135, which is an increase of 21.6%. When comparing Town and County growth rates, the Town's growth has in recent years exceeded the County's as a whole.

### Population by Age Group and Ethnicity

Apple Valley's median age was 37 years in 2010, which showed that the population had aged somewhat since 2000, when the median age was 35.4 years. The Town has experienced the aging of the population seen across the country, and median age is expected to continue to increase over time. Table II-13 illustrates the Town's population by age group.

**Table II-13**  
**Age Distribution, 2010**

<b>Age</b>	<b>Number</b>	<b>% of Total</b>
Under 19	21,535	31.1%
20-34	11,648	16.8%
35-44	7,685	11.1%
45-64	17,602	25.5%
65+	10,666	15.4%
<b>Total</b>	<b>69,136</b>	<b>100%</b>

Source: 2010 U.S. Census

Table II-14 describes the Town's ethnic distribution according to the 2010 Census.

**Table II-14  
Ethnic Characteristics, 2010**

	<b>Number</b>	<b>% of Total</b>
White	47,762	69.1%
Black	6,321	9.1%
Native American	779	1.1%
Asian & Pac. Islanders	2,314	3.3%
Other	8,345	12.1%

Hispanic	20,156	29.2%
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Note: the ethnic population numbers may seem distorted because the U.S. Census does not consider Hispanic ancestry to be a race. For this reason, some Hispanics choose to list themselves under the classification for other races.

Source: 2010 Census of Population and Housing

### Household Size and Income

There were 23,900 households in Town in 2010, of which 18,642 were family households, and 5,258 were non-family households. This represents an average household size of 2.91 persons.

Median household income in 2010 was \$46,250, only slightly lower than the County median income, which stood at \$55,845 for the same time period. The Town further estimates that in 2011, median household income had risen to \$51,258. Table II-15 lists the number of households in each income range in 2010.

**Table II-15  
Household Income Distribution, 2010**

<b>Income</b>	<b>No. of HH</b>	<b>% of Total</b>
Less than \$10,000	1,480	6.2%
10,000-14,999	767	3.2%
15,000-24,999	4,272	17.9%
25,000-34,999	2,237	9.4%
35,000-49,999	4,076	17.1%
50,00-74,999	3,948	16.5%
75,000-99,999	2,631	11.0%
100,000-\$149,000	2,418	10.1%
\$150,000-\$199,999	1,107	4.0%
\$200,000 +	964	4.0%
<b>Total</b>	<b>23,900</b>	<b>100%*</b>

Source: 2010 U.S. Census (Differences due to rounding.)

The Census identified 2,638 persons in Town were living below the poverty level in 2010. This population was represented in 1,939 families, 312 of which had children under 18 years of age. Of the 1,939 families, 568 were female-headed households. This represents a significant reduction in the number of Town residents living in poverty, when compared to the 2000 Census.

Employment and Major Employers

The Town had a total of 29,803 persons over 16 years of age in the labor force, of which 3,693 (12.4%) were unemployed. The largest labor sector in which Town residents were employed was “education services, and health care and social assistance,” which employed 31.9% of the labor force, as shown in Table II-16.

**Table II-16  
 Employment by Industry, 2010**

<b>Industry</b>	<b>No. of Employees</b>	<b>% of Total</b>
Agriculture/Forest/Fish/Mining	502	1.9%
Construction	1, 144	4.3%
Manufacturing	1,897	7.1%
Wholesale Trade	55	0.2%
Retail Trade	5,876	22.0%
Transportation, warehousing & utilities	1,884	7.1%
Information	785	2.9%
Finance, insurance & real estate	459	1.7%
Professional, scientific, management & administration	1,435	5.4%
Educational, health & social services	8,506	31.9%
Arts, entertainment, recreation, accommodation & food service	1,621	6.1%
Other services (except public administration)	920	3.4%
Public Administration	1,610	6.0%

Source: 2010 Census

The Town also tracks its largest employers, as depicted in Table II-17. It should be noted that there is no data on how many of these employees are Apple Valley residents.

**Table II-17**  
**Major Employers, 2012**

<b>Employer</b>	<b>No. of Emps.</b>
Apple Valley Unified School District	1,800
Saint Mary's Medical Center	1,700
Wal-Mart Distribution Center	1,200
Target Stores	461
Stater Brothers	251
Lowe's Home Improvement	124
Wal-Mart	218
WinCo Foods	147
Apple Valley Christian Centers	100
Town of Apple Valley	156
Home Depot	110
McDonalds	112
K-Mart	99
Jack n the Box	97
Del Taco	90

Source: Town of Apple Valley

Housing Unit Types

The 2010 Census showed a total of 26,470 housing units in Town in 2010. By 2011, the total number of housing units had risen to 24,925 27,088. Single family detached units continue to be the predominant housing type in Town.

**Table II-18**  
**Housing Characteristics**

<b>Units in Structure</b>	<b>2010</b>
Single Family, detached	19,899
Single Family, attached	860
2-4 Units, Multi-family	2,698
5+ Units, Multi-family	1,016
Mobile homes	1,821
<b>Total</b>	<b>26,470</b>

Source: 2010 American Community Survey.

Age of Housing Stock

The Census identified 8,709 housing units in Town which were built prior to 1980. From 1980 through the year 2004, an additional 14,106 units were built, after 2005 an additional 3,655 units were constructed. Therefore, 67.1% of the Town's housing stock is less than 30 years old, while 32.9% of the housing stock is over 30 years old.

Condition of Housing Stock

As stated above, the Town assisted 165 households in the previous planning period with the rehabilitation of their homes. The Code Compliance Division has ordered or undertaken the demolition of one home in the last five years. The 2010 American Community Survey identified 68 housing units in Town without plumbing facilities. The condition of the housing stock in Town is generally good, and the Town maintains an aggressive program of compliance, and rehabilitation assistance.

Vacancy Status and Tenure

The Census also determined that there were 23,900 occupied housing units in Town in 2010, representing a vacancy rate of 9.7%. The Census further determined that 214 vacant units were for seasonal use, and the balance of the units were for rent or for sale.

**Table II-19  
 Vacancy Status – 2010**

<b>Unit Type</b>	<b>No. of Units Vacant</b>	<b>% of All Vacant Units</b>
For Rent	813	32.3%
For Sale	687	27.3%
Rented or Sold, not occupied Seasonal, Recreational or Occasional Use	191	7.6%
For Migrant Workers	N/A	N/A
Other Vacant	614	24.4%
<b>Total</b>	<b>2,519</b>	<b>100%</b>

Source: 2010 Census

Of the occupied housing units, 16,297 units (69.1%) were owner-occupied, while 7,301 units (30.9%) were renter-occupied.

Population Housing and Employment Trends

The following Table shows the projected trend in Apple Valley for future years 2020 and 2035.

**Table II-20  
 Population, Housing and Employment Projections**

	<b>2020</b>	<b>2035</b>
Population	82,900	109,000
Households	28,500	37,100
Employment	17,000	22,500

Source: SCAG Local Housing Element Assistance, 1.15.13

Overcrowding

An overcrowded housing unit is defined as one in which 1.01 persons resides. Table II-21 illustrates the 2010 Census estimates for persons per room. A total of 897 housing units in Town were overcrowded in 2010, representing 3.8% of the total occupied housing units in Town. Of the overcrowded units, 334 were renter-occupied, and 563 were owner-occupied.

**Table II-21  
 Overcrowding, 2010**

<b>Persons/Room</b>	<b>No. of HH</b>
<b>Owner-Occupied Units</b>	
0.50 or less	12,174
0.51 to 1.00	4,387
1.01 to 1.50	334
1.51 to 2.00	0
2.01 or more	0
<b>Renter-Occupied Units</b>	
0.50 or less	3,749
0.51 to 1.00	2,693
1.01 to 1.50	563
1.51 to 2.00	0
2.01 or more	0

Source: 2010 Census

**Overpayment**

Overpayment is defined as more than 30% of all household income being dedicated to the cost of housing. The Comprehensive Housing Affordability Strategy (CHAS) estimates those households that are overpaying for housing. Table II-22, below, lists the 2005-2009 CHAS estimates.

**Table II-22  
 Overpayment by Income Level 2010**

<b>Household Type</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Extremely Low Income</b>
<b>Total Renter Occupied</b>	<b>710</b>	<b>1,160</b>	<b>1,800</b>
<b>Total Owner Occupied</b>	<b>1,460</b>	<b>1,010</b>	<b>1,310</b>

Source: CHAS Data Book 2005-2009

Housing Values

The 2010 Census estimated values for owner-occupied single family homes in Town. These are listed in Table II-23.



**Table II-23**  
**Values, Specified Owner-Occupied**  
**Housing Units, 2010**

<b>Value</b>	<b>Number</b>
Less than \$50,000	1,055
\$50,000 to 99,999	3,506
\$100,000 to 149,999	2,262
\$150,000 to 199,999	3,556
\$200,000 to 299,999	3,519
\$300,000 to 499,999	2,187
\$500,000 to 999,999	598
\$1,000,000 or more	212

Source: 2010 Census

The median housing unit value in 2010 was \$170,500. For renters, the median contract rent at that time was \$1,012. Housing costs in Apple Valley in 2010 were therefore, affordable. 2010 housing values and rental rates are discussed below in the section titled “Economic Constraints”.

### **SPECIAL HOUSING NEEDS**

This section of the Housing Element quantifies households with special needs such as farm workers, the homeless and the elderly living in Town. These households can have housing needs which may be more difficult to address, and which require special attention.

#### Farm Workers

The American Community Survey reports workers by place of residence that have an occupation in farming. The 2005-2009 Survey reports 59 farm workers within the Town of Apple Valley, 51 male and 8 female. In 2010, the Census identified that there were 215 persons employed in “agriculture forestry, fishing, hunting and mining” in Town. However, the location of one mine within Town limits, and another immediately northeast of Town limits, makes it likely that the majority of these workers are in mining. Animal keeping and equestrian facilities occur in the Deep Creek area, at the southern end of Town, but no significant crop farming occurs within Town limits or in the immediate area.

#### Homeless, Transitional and Single Room Occupancy Housing

The County of San Bernardino Homeless Partnerships conducted a survey of homeless persons in 2013. That survey counted homeless persons on the streets, in shelters, and at other locations, to estimate the number of homeless persons in the County. There were a reported 2,321 adults, and children who were homeless on a given day in San Bernardino County. In the Victor Valley there were 352 reported homeless, with 292 of those in the neighboring city of Victorville, There was only one homeless person reported in Apple Valley. Assuming that because the survey was conducted on a cold January day, there may have been a few more homeless that could not be located, due to seeking shelter in other locations.

The 2010 Census reports 461 people living in group quarters and 161 people in non-institutionalized group quarters. Three shelters are available in the adjacent city of Victorville: two domestic violence shelters, High Desert Domestic Violence and Victor Valley Domestic Violence shelters, which offer safe housing (a total of 44 beds) and services to women and their children; and High Desert Homeless Services, which provides 55 beds, as well as support services. In addition, a number of organizations, including Catholic Charities, Church of the Valley, Feed My Sheep, High Desert Communities Food Bank and the Salvation Army provide support services to the homeless in Apple Valley and the region.

Since the last update of the Housing Element in 2009 the Development Code was amended to allow the development of shelters and transitional housing with approval of a Special Use Permit in commercial zones. On November 8, 2011, Ordinance No. 425 was adopted to allow emergency shelters and transitional housing to be located in a second Commercial Zone (Commercial Village C-V) with an SUP. Emergency Shelters and transitional housing was already permitted with an SUP in the Service Commercial (C-S) zone. After the adoption of the 2009 Housing Element, the Development Code was also amended under Ordinance No. 405 on April 27, 2010, to include Single Room Occupancy facilities, Transitional Housing, and Supportive Housing requiring a conditional use permit in residential locations. The entitlement required is the same regulations that apply to other multi-family housing projects in the residential zones. This amendment also included the allowance of emergency shelters, transitional housing and supportive housing as an outright permitted use in the Industrial zone. These amendments are consistent with the provisions of Government Code 65583. However, the Town intends to make future changes to the Development Code as follows: The Transitional and Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. These changes will be made to the Development Code within the first year of this housing cycle.

There are currently more than 3,000 acres of vacant commercial land and more than 600 acres of vacant industrial land in Town, indicating that there is more than enough land available for homeless and transitional housing in Apple There are currently over 19,000 acres of vacant residential land and with the vacant 600 acres of industrial land, mentioned above, there is adequate land available for Single Room Occupancy facilities.

#### The Elderly

The 2010 Census identified 10,666 persons 65 years of age or older in Apple Valley. The Census further identified that there were 7,636 households with one or more of the members of the household being 65 years of age or older. Of the Town's owner-occupied units, 5,522 consisted of a householder of 65 years or age or older, while 1,151 renter-occupied units were occupied by a householder of over 65.

The 2000 Community Housing Affordability Strategy (CHAS), determined that 31.5% of persons over 65 were paying more than 30% of their income for housing.

#### Disabled Persons

The 2010 Census identified 8,410 persons in Town with disabilities, of which 3,238 were persons over the age of 65.

The California Building Code requires that all new multi-family construction include a percentage of units accessible to persons with disabilities. The Town's Building Department requires compliance with these standards as part of the Building Permit review and inspection process, as does every other community in the country. The Town has no requirements which would constrain the development of housing for disabled persons – housing for disabled persons, whether in a group setting, apartment or condominium project, or a single family home, is not considered any differently than housing for any other member of the community. There are no requirements for concentration of residential care facilities; no site planning requirements that constrain housing for persons with disabilities; the Development Code defines family consistent with the federal definition, as one or more individuals in a household; and no parking requirements for any and all housing types that serve persons with disabilities. In order to accommodate reasonable accommodation, a program has also been added to this Element which requires that the Development Code be clarified to state that access ramps may be constructed within the front, side or rear yard setback of any residential structure, as part of the building permit plan check. No variance or Conditional Use Permit is currently required, nor will it be.

#### Persons with Disabilities

Per Senate Bill No. 812, the Housing Element must include analysis of the special housing needs of individuals with developmental disabilities. A developmental disability is defined by Section 4512 of the Welfare and Institutions Code as “a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual.” This includes mental retardation, cerebral palsy, epilepsy, and autism, as well as disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The California Department of Developmental Services (DDS) implements a statewide system of community-based services for people with developmental disabilities and their families. DDS contracts with the Inland Regional Center in Riverside to provide and coordinate local services in San Bernardino County, including the Town of Apple Valley. The developmentally disabled population in the Apple Valley area that is being served by the Inland Regional Center includes 348 people within the 92307 zip code, and 227 people within the 92308 zip code. It should be noted that the 92307 and 92308 zip codes encompass the Town of Apple Valley and extend well beyond town limits into the County of San Bernardino. As such, the disabled population counts are regional in nature and not strictly limited to town limits.

<b>Table II-24            Developmentally Disabled Population            In Apple Valley Region            Served by Inland Regional Center</b>		
<b>Age Group</b>	<b># of Individuals            by Zip Code</b>	
	92307	92308
0-2	27	19
3-15	90	52
16-22	65	47
23-56	148	100
57+	18	9
<b>Total:</b>	<b>348</b>	<b>227</b>
Source: Inland Regional Center, January 16, 2012.		

Persons with Developmental Disabilities

Housing needs for individuals with developmental disabilities can range from traditional independent living environments, to supervised group quarters, to institutions where medical care and other services are provided onsite. Important housing considerations for this group include proximity to public transportation, accessibility of the home and surroundings, access to medical and other public services, and affordability.

A variety of housing options in the Town of Apple Valley are provided by local and regional service agencies, including the following:

**Intermediate Care Facility (DD/H)**

This type of facility has a capacity between 4 and 15 beds that provide 24-hour personal care, habilitation, developmental, and supportive services to 15 or fewer developmentally disabled persons who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care, “pursuant to Section 12500(e) of the Health and Service Code. The following facilities are available in the Town of Apple Valley and provided supported living services to residents including prepared meals, laundry, housekeeping, and medication assistance:

- Bethesda Lutheran offers two 6 bed facilities.
- High Desert Haven has the capacity to serve 8 residents.
- High Desert Haven-Mariah has the capacity to serve 8 residents.

**Residential Facilities Serving Adults**

These facilities provide care for adults ages 18 to 59 who are unable to provide for their own daily needs. Residents placed by Inland Regional Center and must meet State-mandated qualifications. Unless otherwise stated, each facility houses 4-6 individuals and provides 24/7 staff supervision. Services include prepared meals,

laundry, housekeeping, and medication assistance. The following are IRC service providers within the Town of Apple Valley:

- A.L Care Center is an assisted living residential facility that provides 6 apartment-style units to adults.
- Andrew Care Center is a residential care facility for elderly and has capacity for 6 clients.
- Bridget Barcus ARF is an assisted living residential facility that provides 4 apartment-style units to adults.
- Crow Valley Home is an adult residential facility that serves developmentally disable adults. The facility has a 6 bed capacity.
- Faustina Care Center is an adult residential facility that can serve 6 clients.
- Fortune Care Center is an assisted living residential facility that provides 6 apartment-style units to seniors.
- GG's Guest Home I, II and III are adult residential facilities that provide 4, 6, and 6 apartment-style units to adults and seniors who are physically handicapped, developmentally disabled, and/or mentally disabled.
- Hacienda Care Facility is an adult residential facility that can serve 6 clients.
- Fortune Care Center is an assisted living residential facility that provides 6 apartment-style units to seniors.
- Mojave Narrow Ranch Home is a fully furnished adult residential facility with a capacity for 6 residents.
- Kali's House is an assisted living facility with the capacity to serve 2 clients.
- Nobbs Group/Family Home ARF I, II, and III have capacity for 2, 6, and 6 residents, respectively.
- Pala Care Center is an assisted living residential facility that provides 6 apartment-style units to seniors.
- Pifer Family Home is an assisted living residential facility that provides 6 apartment-style units to seniors.
- R & B ARF (760- 2472813)

#### Residential Facilities Serving Children

These facilities provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disordered, developmentally disabled or physically handicapped and who require special care and supervision as a result of such disabilities. The following are available in Apple Valley:

- Amy Narasky Small Family Home offers services for up to 2 residents.
- Bridget Barcus SBF offers services for up to 4 residents.

#### Specialized Residential Facilities

These facilities are known as special treatment programs and provide extended care periods for people of all ages with chronic mental health problems. The majority of clients are younger than 65 years of age. Specialized staff serve clients in a secure environment. The following facilities are available in Apple Valley:

- Casa Colinas Center for Rehabilitation provides supervised secure environmental for individuals between the ages of 18 and 59. The Center has a 42-bed capacity with both private and semi-private rooms. Services range from maximum assistance to light assistance. Case management services, meals, and medical assistance are provided. In addition, there are both onsite and offsite recreation opportunities available to residents.
- Kaiser Specialized offers 4 specialized facilities within Apple Valley. Each has a capacity to serve 4 residents. Services are provided to developmentally disabled adults.

Other local agencies provide additional support services to the developmentally disabled population, including the following:

#### Non-Housing Services for Developmentally Disabled Persons

- B.E.S.T Opportunities in Apple Valley is an adult development center offering employment services, contracting services, and vocational assessment to qualifying clients.
- High Desert Haven-Trail Blazers holds an adult day care provider license from the California Department of Social Services. They currently serve 30 developmentally disabled clients.
- Innovative Business Partnership offers adult day care facilities with a capacity of 60 clients. Day programs include social activities, meals, and supervision.
- D'Adams Family Care is a residential care facility for developmentally disabled adults and has capacity for 6 clients.

#### Large Households

In 2010, there were 4,020 households with 5 or more persons in Town, of which 2,357 lived in owner-occupied units, and 1,663 lived in renter-occupied housing units.

#### Single-Parent Families

There were 2,059 male-headed single parent families and 4,177 female-headed single parent families in Apple Valley in 2010. 892 of the households with male-headed families had children under 18, while 2,618 of the female-headed single parent households included children under 18.

#### Extremely Low Income Households

The 2010 Census estimated that 2,247 households in Town had household incomes of less than \$15,000. The Census further estimated that of those households with incomes of less than \$19,999, 740 households were paying more than 30% of their household income for rent, and 1,129 households were paying more than 30% of their household income for owner occupied units. It is estimated that there will be a need for 456 very low income units during this planning period (See Table II-28). Extremely low income households are expected to require rental housing in the planning period. In the previous planning cycle, the Town has acquired Multi-Family zoned land that will allow for approximately 200 units of affordable housing to extremely low, very low and low income housing. It is expected that half of these units will be restricted to extremely low income households, providing up to 100 units for this income category. The

Town expects to negotiate contracts for the construction and ownership of these projects within the next planning cycle. In addition to developing vacant land, the Town has purchased three (3) single-family units, for the purpose of rehabilitation and resale to very low income qualified buyers. This has been accomplished through the use of NSP funding. NSP funding has also allowed the Town to purchase a four-plex, rehabilitate the units and turn it over to a local domestic violence non-profit to be used as transitional housing. With the elimination of the Town's Redevelopment Agency, additional units will be constructed through private development efforts and the County of San Bernardino Housing Authority.

## **EXISTING AFFORDABLE HOUSING PROGRAMS**

This section of the Housing Element addresses existing programs available in Apple Valley and the region relating to affordable housing. The Town participates in the Apple Valley/Victorville Consortium, which prepared the Consolidated Plan for Fiscal Years 2012-2016 for the two cities. The Consortium has been successful in establishing an agreement which resulted in a direct allocation of HOME funds. The Town has been successful in obtaining NSP1 and NSP3 funds which have contributed the Town's affordable housing efforts. Additionally, funding from CDBG and CalHome funds have provided funding for some of the programs listed below.

Finally, since the elimination of redevelopment agencies by the State legislature, Community Development Department operates programs and strategies for affordable housing in the Town.

### **Existing Programs**

#### Residential Rehabilitation Loan Program

The Town provides no interest deferred loans to improve unsafe living conditions or correct code violations in the owner-occupied homes of very low and low income households. The maximum amount available per household is \$20,000. This program will continue through the 2014-2021 cycle of the Housing Element. Monies for this program are funded through CDBG, HOME, CalHOME and NSP3 funding sources.

#### Down Payment Assistance Program

The Town will provide very low and low income households with up to \$55,000 toward the purchase of a home within Town limits. The down payment assistance is provided as a deferred loan for up to 30 years, applied to homes with a purchase price of no more than \$210,000. During the previous planning cycle, 106 units were purchased with the assistance of the Down Payment Assistance Program. This program will continue through the 2014-2021 cycle of the Housing Element. Monies for this program are funded through CDBG, HOME, CalHOME and NSP3 funding sources.

#### Tenant Based Rental Assistance

The Consortium may allocate HOME funds toward rental assistance programs for very low and low income renters within the Town.

### Rehabilitation Grants for Mobile Homes

The Town will provide grants to improve unsafe living conditions or correct code violations of owner-occupied mobile homes of very low and low income households. The maximum amount available per household is \$10,000. This program is funded through CDBG funding.

### **County and Federal Programs**

County, State and federal programs available to the Town are described below.

#### Section 8 Housing Assistance

San Bernardino County provides HUD Section 8 rental assistance to lower income renters within the Town. There are currently three units of public housing owned and operated by San Bernardino County Housing Authority within Apple Valley. In addition, Section 8 certificates are provided to Apple Valley residents, and generally assist between 350 and 375 households at any given time.

#### Fair Housing Programs

The Town works with the County of San Bernardino to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for Town residents.

#### County Mortgage Revenue Bond Funds

San Bernardino County annually issues bonds to fund a mortgage assistance program for low and moderate income households. The program allows the County to provide low interest mortgages to eligible households.

#### CalHFA Housing Assistance Program

This program is available to low and moderate income first time homebuyers who secure a CalHFA 30 year fixed mortgage. The program allows a deferred loan of up to 3% of the purchase price or appraised value of the home, to be applied as a down payment.

#### California Homebuyer's Downpayment Assistance Program

Moderate income households may receive a deferred loan of up to 3% of the purchase price or appraised value of a home, to be applied to either the down payment or the closing costs for the residence.

#### Home Choice Program

This State program provides disabled moderate income households with a low-interest 30 year mortgage for a first time home.

#### Low Income Housing Tax Credit Program

This competitive program provides tax credits to those private sector developers who provide affordable rental units within their projects. The units can consist of all or part of a project, and must meet certain specified criteria. Units must be restricted for a period of at least 30 years.



## CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

### Governmental Constraints

#### Application Fees

The Town of Apple Valley has a “fee for service” application fee schedule. A deposit is applied to most applications made to the Town. Staff time and expenses are billed against the deposit. In most cases, the deposit is not exceeded; and any unused deposit is returned to the applicant upon completion of the case. Table II-25, below, illustrates typical permit fees, and shows that the fees are not unusually high when compared to other communities in San Bernardino County. Since 2008, Apple Valley has not increased fees.

**Table II-25**  
**Planning Division Fees**

<b>Permit Type</b>	<b>Deposit (\$)</b>
General Plan Amendment	11,708.00
Change of Zone	10,133.00
Special Use Permit	1,343
Conditional Use Permit	2,500 + 15/unit
Development Permit	1,687.00
Planned Development Permit	2,548.00
Pre-Application	1,208.00
Environmental Assessment (Initial Study)	579.00
Tentative Tract Map	7,317.00
Tentative Parcel Map	3,939.00

Source: Town of Apple Valley, Resolution 2008-30

### General Plan and Zoning Ordinance Constraints

The Land Use Element includes a number of residential land use densities. As governed by Measure N, single family home lots are allowed at densities ranging from over 5 acres to 2 per acre. The Land Use Element also includes the Medium Density Residential land use designation, which allows 4 to 20 units per acre; and a new designation being created with the General Plan Update of 2009, Mixed Use, which allows densities of 4 to 30 units per acre. The Mixed Use designation also requires that both commercial and residential components be integrated into all proposed projects in the designation, thereby assuring that higher density residential development will occur within commercial projects. This land use designation has been applied primarily along major transportation and employment corridors, including Bear Valley Road, Highway 18, and Dale Evans Parkway.

The Development Code includes residential zones consistent with the General Plan, as required by law. Single family residential zones include sub-zones focused on equestrian communities and other specified needs of the community. The development standards allow lot sizes of 5 acres or more, ranging to up to 2 units per acre. The Multi-Family District, which corresponds to the Medium Density Residential land use designation, allows up to 20 units per acre. The Mixed Use District, allows up to 30 units per acre, when integrated with a commercial project. The

Town’s development standards are consistent with those of all surrounding jurisdictions, the County of San Bernardino, and all other communities in southern California. None of the Town’s standards can be characterized as excessive, or as consisting of a constraint on the development of affordable housing.

The Development Code also includes the State’s density bonus provisions, and the second unit standards.

Table II-26 illustrates the development standards in the Low Density, Estate, Single Family Residential and Multi-Family Residential districts.

**Table II-26  
 Minimum Development Standards for Residential Zones**

<b>Standard</b>	<b>R-LD</b>	<b>R-E</b>	<b>R-SF</b>	<b>R-M</b>	<b>M-U</b>
Units per Acre	1 d.u./2.5 ac.	1	2	20	30
Lot Area	2.5 ac.	1 ac.	18,000 s.f.	18,000 s.f.	1 ac.
Lot Width	150 ft.	125 ft.	100 ft.	100 ft.	100 ft.
Lot Depth	300 ft.	250 ft.	150 ft.	150 ft.	100 ft.
Building Lot Coverage	25%	25%	40%	60%	50%
Landscaped Area	N/A	N/A	N/A	15%	10%
Building Height	35 ft.	35 ft.	35 ft.	50 ft.	50
Parking Required	2/unit	2/unit	2/unit	Studio: 1 covered & 1 open 1 & 2 Bdrm: 2/unit & 0.5 guest/unit 3+ Bdrm: 3/unit & 0.5 guest/unit	Same as R-M + 1/250 – retail 1/300 – office
Open Space				Private: 150 sf. Common: 15% of project area	Same as R-M

Source: Town of Apple Valley Development Code

The Multi-Family zone allows 20 units per acre with 60% building coverage in structures of 50 feet in height (4 stories). Assuming an average unit size of 1,200 square feet, and allowing for open space and surface parking requirements, a density of 20 units per acre can be achieved within 2 and 3 story buildings. Therefore, the Town’s development standards do not constrain the development of affordable housing.

Permit Processing

Permit processing in Town is consistent for all land use districts. Permitted uses of any kind in any zone require approval of a site plan, which is generally processed in a period of 60 to 120 days, as are tentative tract maps for single family homes.

Single family homes on infill lots are not subject to any Planning Division review, and require only a building permit. The Development Plan review and approval process consists of a review of development standards for consistency at the staff level, and review and approval by the

Planning Commission. The findings required to approve a project are consistent with all communities in California, and relate to General Plan and Zoning consistency, the physical ability of the site to accommodate the proposed project, and the California Environmental Quality Act, as follows:

- A. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;
- B. That the location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes;
- C. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of development between adjacent land uses;
- D. That the building, site and architectural design is accomplished in an energy efficient manner;
- E. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;
- F. That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;
- G. That the amount, location, and design of open space and landscaping conforms to the requirements of this Code, enhances the visual appeal and is compatible with the design and function of the structure(s), site and surrounding area;
- H. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;
- I. That excessive and unsightly grading of hillsides does not occur, and the character of natural landforms and existing vegetation are preserved where feasible and as required by this Code;
- J. That historically significant structures and sites are protected as much as possible in a manner consistent with their historic values;
- K. That there are public facilities, services and utilities available at the appropriate levels or that these shall be installed at the appropriate time to serve the project as they are needed;
- L. That access to the site and circulation on- and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists;
- M. That the proposed development's generation of traffic will not adversely impact the capacity and physical character of surrounding streets;
- N. That traffic improvements and or mitigation measures are provided in a manner adequate to maintain a Level of Service C or better on arterial roads and are consistent with the Circulation Element of the Town General Plan;
- O. That environmentally unique and fragile areas such as the knolls, areas of dense Joshua trees, and the Mojave River area shall remain adequately protected;
- P. That there will not be significant harmful effects upon environmental quality and natural resources;

- Q. That there are no other relevant negative impacts of the proposed use that cannot be mitigated;
- R. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity nor be contrary to the adopted General Plan; and
- S. That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies, except approved variances.

Single family homes do not require discretionary review, and are processed through the Building Department, unless part of a master planned community. Should a Conditional Use Permit be required for any reason, it is processed concurrently with the site plan review, and does not extend the permit processing timeline. The Town always provides expedited permit processing, and even when required to process a General Plan Amendment and Zone Change, can process applications in less than six months. The Town's permit processing, therefore, does not represent a constraint on development.

For Multi-Family development construction of units from 1-15 administrative review is completed through the plan check process and no additional entitlements are required. Units of 16-50, require Planning Commission review and approval of a Development Permit. The same findings listed above for single-family development, requiring a Development Permit, is required for the Planning Commission approval of a Development Permit. Projects that include more than 50 units requires a Conditional Use Permit reviewed and approved by the Planning Commission.

Transitional and supportive housing for six (6) or fewer residents is not regulated by the Town. Transitional and supportive housing of seven (7) or more is subject to only the requirements of residential uses of the same type, such as group homes, residential care facilities of seven (7) or more, and require the review and approval of a Conditional Use Permit, as described in the paragraph below. On June 26, 2012, the Town adopted the Reasonable Accommodations Ordinance No. 436, which waives permit fees and allows those with disabilities to request modifications to Development Code requirements.

Conditional Use permits are typically processed in the same time frame of a maximum of 120 days and include a public hearing before the Planning Commission. The findings required to approve a project are consistent with all communities in California, and relate to General Plan and Zoning consistency, the physical ability of the site to accommodate the proposed project, and the California Environmental Quality Act, as follows:

- A. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

- B.** That the location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect nor be materially detrimental to adjacent uses, residents, buildings, structures or natural resources;
- C.** That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;
- D.** That there are public facilities, services and utilities available at the appropriate levels or that these will be installed at the appropriate time to serve the project as they are needed;
- E.** That there will not be a harmful effect upon desirable neighborhood characteristics;
- F.** That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;
- G.** The traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;
- H.** That there will not be significant harmful effects upon environmental quality and natural resources;
- I.** That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated.
- J.** That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan.
- K.** That the proposed conditional use will comply with all of the applicable provisions of this title.
- L.** That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;
- M.** That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;
- N.** That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures; and
- O.** That access to the site and circulation on- and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.

#### Infrastructure Requirements

As with most communities, adjacent roadways must be improved to their ultimate half width when development occurs. Generally, the Town requires half width improvements to include curb, gutter and sidewalk; in more rural areas, however, the Planning Commission has the ability to allow rolled curb and/or no sidewalk. Roadway standards for local or local streets require a paved width of 40 feet within a 60-foot right of way. The Town will also allow deviations to these standards, including the narrowing of streets within planned communities.

Water and Sewer Services

Water and sanitary sewer services are provided by the Apple Valley Ranchos Water Company and other independent water companies, and the Victor Valley Waste Water Reclamation Authority, respectively. Lands designated for Multi-Family or Mixed Use development in Town are located on major roadways, which are serviced by water and sewer mains currently. The water purveyors, and the sanitary sewer system, have current capacity, or expansion plans sufficient to accommodate growth in Town, including the Town’s regional housing need allocation. The Town will, as required, provide the water purveyors and the Reclamation Authority with copies of the adopted Housing Element. These purveyors are also required by law to provide priority service for affordable housing projects.

Development Impact Fees

As new development occurs, it increases the need for Town services and facilities. In order to offset these increased needs, the Town has established Development Impact Fees, as shown in Table II-27. Since the previous planning period, only the Transportation Impact fee has changed.

**Table II-27  
 Development Impact Fees**

<b>Fee Type</b>	<b>Single Family/Condo Fee (per unit)</b>	<b>Multi-Family Fee (per unit)</b>	<b>Manufactured or Mobile Home Fee (per unit)*</b>
Park	\$3,208	\$2,614	\$3,208
Transportation Impact	\$6,745	\$3,912	\$6,745
Law Enforcement Facilities	\$147.64	\$182.44	\$147.64
Animal Control Facilities	\$54.84	\$54.84	\$54.84
Storm Drainage Facilities	\$1,581.87	\$373.32	\$1,581.87
General Government Facilities	\$407.07	\$407.07	\$407.07
Aquatics Facilities	\$84.37	\$68.55	\$84.37
Public Meetings Facilities	\$261.54	\$213.03	\$261.54
Recycle Deposit	\$500.00	\$500.00	\$500.00
Sewer Impact	\$2,127.09	\$1,515.43	\$864.76
Fire Department Impact	\$740.00	\$924.00	\$1,431.00

\*Only if located on single family residential lots, not in mobile home parks.

Source: Town of Apple Valley

Building Code Requirements

As with most communities in California, the Town has adopted the California Green Building Code (CBC), and updates the Code periodically as State-wide updates are developed. Currently (2013), the Town is enforcing the provisions of the 2010 CBC. The Town cannot adopt standards that are less stringent than the CBC. Since all communities in the State enforce similar provisions, the Town’s CBC requirements are not an undue constraint on the development of affordable housing. In addition to the California Green Building Code, the Town adopted a Climate Action Plan (CAP) in 2010, which includes an implementation plan. The CAP requires energy efficiency measures in new development to reduce Greenhouse Gas emissions as required by AB 32 and SB 375.

### Building Permit Fees

The Building Department charges on a per square foot basis for building permit plan checks and inspections. Fees are based on the CBC components, and include electrical, plumbing, structural and architectural fees.

In addition to the Town's fees, residential developers are responsible for the payment of the State mandated school fees, as well as connection and/or metering fees for public utilities. The current (2008) school fees in Apple Valley are \$4.02 per square foot.

### **Economic Constraints**

During the past planning cycle (2006-2013) all of Southern California, but especially the High Desert of San Bernardino County, suffered through an economic downturn that resulted in very little residential development. In 2011, the dissolution of Redevelopment Agencies by the State of California, took away the primary funding source for affordable housing projects. With these two major events occurring, it is not anticipated that the market will turn around until possibly mid cycle of 2018. Economic constraints of financing these projects will depend on the banks willingness to loan money and how quickly the existing residential units are absorbed by market demand. Public funding of affordable housing projects in Apple Valley will be limited to grant funds and will rely on non-profit and private sectors to provide additional units. Apple Valley does control about 17 acres of medium residential zoned land that can be used in partnership with these two sectors to facilitate new construction, but because of the elimination of redevelopment, does not have funds to develop the land.

### Land and Housing Costs

The cost of land has the potential to impact the overall cost of housing. Land for single family homes in Apple Valley, ranging from half-acre to whole tracts, is available in the \$25,000 to \$175,000 per acre range.

The median sales price for a single family home in Apple Valley is currently (April 2013) approximately \$138,000, a significant decrease from the same period in 2008, when the median listing price stood at \$220,000. The current economic downturn makes single family homes affordable to the moderate income household in Apple Valley.

Apartment projects in Apple Valley are generally smaller, and may be characterized as duplexes, or projects of 10 units or less, privately owned. Such projects for sale in 2013 range in price from \$40,000 to \$80,000 per unit. These prices represent a drop of 50% in value from 2008.

The rental rates for typical apartment units in Apple Valley range from \$700 per month for a two bedroom, one bath unit to \$850 for a three bedroom, 2 bath unit.

### Construction Costs

Construction costs have been similarly affected by current economic conditions. Single family construction costs range from \$95 to over \$200 per square foot (excluding site improvements), varying based on the size of the home and the materials selected. Multi-family construction costs generally range from \$90 to \$150 per square foot.

### Financing Costs

The cost of financing can also impact the development community's ability to fund projects. The current mortgage crisis has made single family loans extremely difficult to secure. Although this condition is not expected to continue through the entire planning period, the duration of the current economic downturn could impact the ability of developers to fund and construct affordable housing in Town.

### **Physical Constraints**

#### Age of Housing Stock

The 2010 Census determined that 32.9% of the Town's housing stock was built before 1980, meaning that 8,709 units are 32 years old or older. The cost of maintaining older residential units can escalate, however, the mild climate and moderate conditions in Apple Valley help to preserve housing in better condition. The Town also maintains a Residential Rehabilitation Loan Program to assist very low and low income households in making repairs to their properties.

### **Environmental Constraints**

Apple Valley's primary environmental constraint is associated with storm water management. Although a Master Plan of Drainage was prepared for Apple Valley, its implementation has been limited, and sheet flow flooding during major storms remains an issue of concern. In addition, the Dry Lake area, located in the east-central area of Town, has limited development potential due to flooding. Sites identified for Multi-Family or Mixed Use on the Land Use Map are located outside flood channels, and will not be significantly impacted by flooding requirements, other than those imposed on all developments by the National Pollution Discharge Elimination System (NPDES) As with all of California, the Town's water suppliers face continued challenges in providing water in the long term. The Town, as required by law, will provide this Housing Element to all its water providers upon its adoption. As described below under Land Inventory, however, sufficient lands are available to meet the Town's RHNA allocation during the current planning period.

### **Energy Conservation**

In addition to the requirements of Title 24 of the Building Code, the Town requires the installation of water conserving landscaping for all new projects. Although the cost of installation of energy efficient, "green" or similar products in a home or apartment may increase the initial cost, the affordable housing providers and residents who participated in the Town's workshops, clearly indicated that the cost differential was becoming smaller as technologies improved; and that the long term benefit to the home owners or renters was worth the added initial expense. The Town will continue to work with the development community in implementing energy efficient and 'green' technologies in new projects in the future.

## **HOUSING NEEDS**

### Affordable Units at Risk

There are no units at risk of losing their affordability restrictions in Apple Valley in the next ten years.



**San Bernardino County Income Limits**

Income limits for affordability are established annually on a regional basis by the Department of Housing and Community Development. Table II-28 provides the current (2012) income limits applicable to the Town of Apple Valley. The median household income for a family of four in 2012 is \$63,300.

**Table II-28  
 Income Limits for San Bernardino County 2013**

<b># of Persons</b>	<b>Moderate</b>	<b>Low</b>	<b>Very Low</b>	<b>Extremely Low</b>
1	\$54,600	\$37,550	\$23,450	\$14,100
2	\$62,400	\$42,900	\$26,800	\$16,100
3	\$70,200	\$48,250	\$30,150	\$18,100
4	\$78,000	\$53,600	\$33,500	\$20,100
5	\$84,250	\$57,900	\$36,200	\$21,750
6	\$90,500	\$62,200	\$38,900	\$23,350
7	\$96,700	\$66,500	\$41,550	\$24,950
8	\$102,950	\$70,800	\$44,250	\$26,550

Households Overpaying for Housing

When a household pays more than 30% of its income toward its housing expenses, it is considered to be over-paying. The 2010 Census identified ~~2,539~~ 4,571 renter households paying 30% or more for housing, and 5,591 owner households overpaying for housing.

**Affordability of Housing**

In order to determine the level of affordability for market housing in Apple Valley, a comparison of for-sale and for-rent market housing was undertaken. Table II-29 illustrates that the low income household of 4 is able to find rental housing well within its ability to pay, but falls \$159 per month short in being able to afford to purchase a median priced home. The Table demonstrates that although rental units are still affordable to low income households, the low income household may not be able to purchase a home in Apple Valley.

**Table II-29  
 Affordability of Housing 2010-2000**

<b>Type of Housing Cost</b>	<b>Ownership</b>	<b>Rental</b>
Median Single Family Purchase Price	\$170,500	N/A
Median Mortgage Costs (PITI)	\$1,499	N/A
Rental Rate	N/A	\$1,012
30% of Low Income Household Income	\$1,340	\$1,340
Affordability Gap	-\$159	\$328

If the analysis in Table II-29 is completed for a moderate income 4-person household, that household can afford monthly housing costs of \$1,899. The current market rate housing in Apple Valley would be affordable to that household, with an overage of \$400 for an ownership unit, and \$887 for a rental unit. This analysis concludes, therefore, that moderate income households can generally be housed in market housing in Apple Valley, and do not require subsidy.

**Mobile Home Parks**

There are 12 mobile home parks in Apple Valley, located throughout the community, providing more than 1,500 mobile home spaces. These projects provide an affordable housing option, as mobile homes currently (2013) sell in the range from \$20,000 to \$120,000 per unit. In the 2009 General Plan update and the subsequent Development Code update, mobile home parks were given a separate land use and zoning designation identified as Mobile Home Park (MHP).

**Second Units**

The Town in 2004 adopted the State’s model ordinance for second unit development, in order to facilitate the development of such units on single family lots, and has updated the standards as State legislation required. The ordinance allows second units, consistent with state law, on single family lots, as long as the development standards in the zone are met. Second units can provide an affordable option for rental units within the community.

**Regional Housing Needs Allocation**

The State and Southern California Association of Governments develop housing allocations for each Housing Element planning period. For the 2014-2021 planning period, Apple Valley’s share of the Regional Housing Needs Allocation (RHNA) is:

**Table II-30**  
**RHNA by Income Category, 2014-2021 ~~2006-2014~~**

	<b>Units</b>
Extremely Low	382
Very Low Income	382
Low Income	541
Moderate Income	622
Above Moderate Income	1,407
<b>Total Units Needed</b>	<b>3,334</b>
Source: SCAG 2011	

### Quantified Objectives

**Table II-31**  
**Quantified Objectives Matrix, 2014-2021 ~~2006-2014~~**

<b>Income Category</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	<b>Total</b>
New Construction	382	382	541	622	1,407	3,334
Rehabilitation		30	25	0	0	55
Conservation		20	20	20	0	60

### LAND INVENTORY

The Town’s Regional Housing Needs Assessment for 2014-2021 estimates that a total of 3,334 housing units will be built in Apple Valley. Of these, 1,407 are expected to be constructed for those of above moderate income. These units are expected to be market-driven, and constructed as single family homes typical of those already occurring in Apple Valley. As shown in the analysis under ‘Affordability of Housing,’ above, the moderate income households in Apple Valley are also able to afford the currently marketed housing available in the community. Therefore, the Town will need to assure that sufficient land is available for all extremely low, very low and low income housing units needed during the planning period, or a total of 1,305 units.

The cost of land and housing makes it likely that these units will be of higher density, although they may be either for-sale or for-rent units. Table II-32 and II-33 list the available vacant lands in the Town by Assessor’s Parcel Number, provides the size of each parcel, and the potential number of units that could be developed on that parcel. For the Multi-Family District, a density of 15 units per acre has been assumed, to allow for infrastructure and open space. The estimate is based on constructed and approved projects in this designation. There are currently 430 multi-family units, including 44 mobile home spaces, currently entitled. In the previous planning cycle, 80 units were constructed.

The dissolution of Redevelopment altered the future plans for a fifty (50)-unit senior affordable housing project to be built at the northwest corner of Thunderbird and Dale Evans Parkway. The Redevelopment bond proceeds allocated for this project were taken by the State. The Town is

left with a five (5) acre parcel that will be used for a future affordable housing project built by private or non-profit funding. The Town has a total of 17.5 acres of land in three separate areas that will be marketed to the affordable housing community of developers for the best projects to partner with the Town.

As previously stated, land cost in Apple Valley ranges from \$20,000 to \$75,000 \$25,000 to \$175,000 per acre. At a density of 15 units per acre, this equates to \$1,666 to \$11,666 per unit. The affordable housing community in Apple Valley estimates that construction costs for affordable housing units are approximately \$125,000 to \$176,250. When added to land cost, this represents a total cost per unit of \$126,666 to \$187,916 per unit. Projects in this cost range can be funded, when including HOME funds, tax credit funds or other programs, and built in the range of 14 to 16 units per acre. Most importantly, the affordable housing community has indicated that projects above this range are not marketable, insofar as more dense projects cannot be built and include the amenities and common areas which make a project a liveable community for the families who are looking for rental units. Palm Desert Development Company, which attended the Town’s affordable housing workshops for the General Plan, clearly stated that they will not plan projects at densities over 16 units per acre, since the higher densities do not allow them to create communities which they can lease, because they cannot provide the services and amenities which create a healthy living environment. These same developers have stated that a density of 15 units per acre is financially feasible in the Apple Valley market. The Development Code allows up to 20 units per acre.

The Mixed Use District assumes a density of 22 units per acre on 25% of the parcel, to account for infrastructure and open space, and also for the commercial component of the Mixed Use project. This District is new to the General Plan, and has not been implemented. However, the development standards and policies in the Land Use Element require that residential development be included in all Mixed Use projects, and the maximum density allowed is 30 units per acre. As a result, the density calculated below, at 22 units per acre, is conservative.

<b>Table II-32 Vacant Land Inventory, Multi-Family District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential Units</b>
43406302	32.0	481
43406406	1.5	22
43406407	1.2	18
43406408	1.9	28
43406409	4.3	64
43406476	19.9	298
43939205	10.0	150
43939225	10.0	150
43939233	5.0	75
43939234	2.5	37
43939235	2.5	37

<b>Table II-32            Vacant Land Inventory,            Multi-Family District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential            Units</b>
44101106	10.1	152
44101107	4.5	68
44101108	0.5	8
44101109	1.0	15
44101110	1.6	24
44101111	2.0	30
44101124	4.8	71
44101125	4.7	71
44101126	4.8	72
44101130	8.1	122
44101132	8.1	121
44101139	1.3	20
44101141	0.9	14
44101142	1.1	17
44101143	1.1	17
44113301	4.6	69
44114154	5.5	82
47229226	5.9	88
47229227	3.5	53
47229228	3.5	53
47229229	3.5	53
47229230	5.1	76
47229238	5.9	88
47229239	5.7	85
47229240	5.4	81
47229241	81.9	1228
47229242	8.6	129
47229243	8.5	128
47229244	2.8	42
47229245	2.8	42
47229246	6.5	97
47229247	9.2	139
47229248	4.8	72
47229249	7.6	114
47229250	2.6	40
47229251	2.2	33
47229252	14.3	214
47229254	7.1	107
47229255	7.0	105
47229256	6.3	94

<b>Table II-32            Vacant Land Inventory,            Multi-Family District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential            Units</b>
47229257	1.0	15
47229258	2.5	37
47229266	2.5	37
47229267	2.1	31
47230204	2.3	34
47230205	2.6	39
47230206	5.2	78
47230207	5.2	78
47230208	5.2	78
47230209	5.2	78
47230210	5.2	78
47230212	2.6	39
47230213	2.6	39
47230214	2.2	33
47230215	2.5	38
47230216	2.5	38
47230217	2.5	38
47230218	2.5	38
47230219	2.5	38
47230220	2.5	38
47230221	9.5	142
47230222	2.5	38
47230223	2.2	32
47230224	2.2	32
47230225	2.5	38
47230228	5.2	78
47230229	5.2	78
47230230	5.2	78
47230236	5.2	78
47230237	5.2	77
47230238	5.2	77
47230239	5.1	77
47230240	13.2	198
47230241	13.3	199
47230242	9.6	144
47230243	10.2	154
47230244	10.2	152
47230245	9.8	148
47230246	10.2	153
47230247	3.3	50

<b>Table II-32 Vacant Land Inventory, Multi-Family District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential Units</b>
47230248	6.9	103
47230249	10.2	153
47230250	10.2	153
47230251	2.2	33
47230254	2.6	38
47230255	2.6	38
47230256	2.6	39
47230257	2.6	39
47230258	13.2	198
47231204	4.8	71
47231206	5.5	83
47231207	1.9	29
47231211	13.3	200
47231212	3.4	52
47231213	2.5	38
47231217	2.3	35
47231218	2.9	44
47231251	3.7	56
47231253	5.6	84
47234211	37.0	555
47234214	34.9	523
308737205	4.7	70
308740102	1.0	15
308740103	1.0	15
308740104	1.1	17
308740105	9.7	145
308748105	10.1	151
308748106	4.1	61
308748107	4.0	59
308748108	8.8	132
308748109	3.1	47
308748110	2.5	37
308748111	6.4	97
308748112	32.0	481
<b>Total Units</b>		<b>12,329</b>

<b>Table II-32            Vacant Land Inventory,            Mixed Use District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential            Units</b>
43403201	0.6	3
43403202	1.3	7
43403203	1.0	5
43403204	1.0	6
43403205	1.0	6
43403206	1.8	10
43403207	1.8	10
43403208	4.8	26
43403209	2.2	12
43403210	3.1	17
43403211	18.9	104
43403212	17.0	94
43404201	1.3	7
43404202	1.0	6
43404203	1.0	5
43404204	1.0	6
43404205	11.8	65
43404206	1.7	9
43404207	0.5	3
43404208	0.4	2
43404209	3.6	20
43404216	1.1	6
43404217	1.1	6
43404218	1.2	7
43404219	1.2	7
43404220	4.9	27
43404221	5.0	27
43404222	5.0	27
43404223	1.4	7
43404224	1.0	5
43404225	2.5	14
43404226	1.3	7
43404227	1.3	7
43404228	1.0	5
43404229	1.5	8
43404230	7.5	41
43404231	2.5	14
43405189	3.0	17
43405191	30.7	169
43406414	18.7	103



<b>Table II-32            Vacant Land Inventory,            Mixed Use District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential            Units</b>
43406415	18.7	103
43494111	0.5	3
43494112	0.4	2
43494113	0.4	2
43494114	0.4	2
43494115	0.6	4
43494116	0.6	3
43494117	0.4	2
43494118	0.4	2
43494119	0.4	2
43494120	0.5	3
43494121	0.5	3
43494122	0.4	2
43494123	0.4	2
43494124	0.4	2
43494125	0.6	3
43494126	0.6	3
43494127	0.4	2
43494128	0.4	2
43494129	0.4	2
43494130	0.5	3
43495101	0.5	3
43495102	0.5	3
43495103	0.5	3
43495104	0.4	2
43495105	0.4	2
43495106	0.4	2
43495107	0.6	3
43495108	0.6	3
43495109	0.5	3
43495110	0.5	2
43495111	0.5	2
43495112	0.5	3
43495113	0.6	3
43495114	0.5	3
43495115	0.5	3
43495116	0.5	3
43495117	0.4	2
43495118	0.5	3
43495119	0.6	3

<b>Table II-32 Vacant Land Inventory, Mixed Use District</b>		
<b>APN</b>	<b>Size (Acres)</b>	<b>Potential Units</b>
43495120	0.5	3
43495121	0.5	3
43495122	0.5	3
43495123	0.5	3
43495124	2.5	14
43902205	15.7	87
43902219	10.0	55
43902221	3.5	19
43902224	5.0	27
43902225	5.0	27
43907301	38.1	209
43907302	8.0	44
47227339	3.7	21
47227340	1.1	6
47227341	57.2	314
47227342	13.1	72
47227355	19.8	109
308720113	3.8	21
308720114	4.8	26
308720115	4.8	26
308720116	4.8	26
311218103	99.5	547
311246201	5.0	28
<b>Total Units</b>		<b>2,826</b>

As shown in the two Tables, the Town has vacant lands available to accommodate over 15,155 units in its Multi-Family and Mixed Use Districts. The lands available are generally served by trunk lines, and occur on Town streets which are paved. There is therefore more than enough land available to meet the Town’s RHNA for the planning period. A map of vacant lands is also provided below, as Exhibit II-13.

As described in the Land Use Element, there are 229.7 acres of vacant land designated Mixed Use within the Town boundary. These lands have the potential to generate 6,891 units of housing. Although not all these units are expected to develop as affordable housing units, there is more than enough land available to provide the 1,309 affordable housing units needed to meet the Town’s very low and low income housing need in the planning period. Development standards in the Mixed Use zone are consistent with the Multi-Family zone, and allow construction of structures of 4 stories in height. With the requirement for limited common area open space, and the ability to provide parking either in surface parking lots or in parking

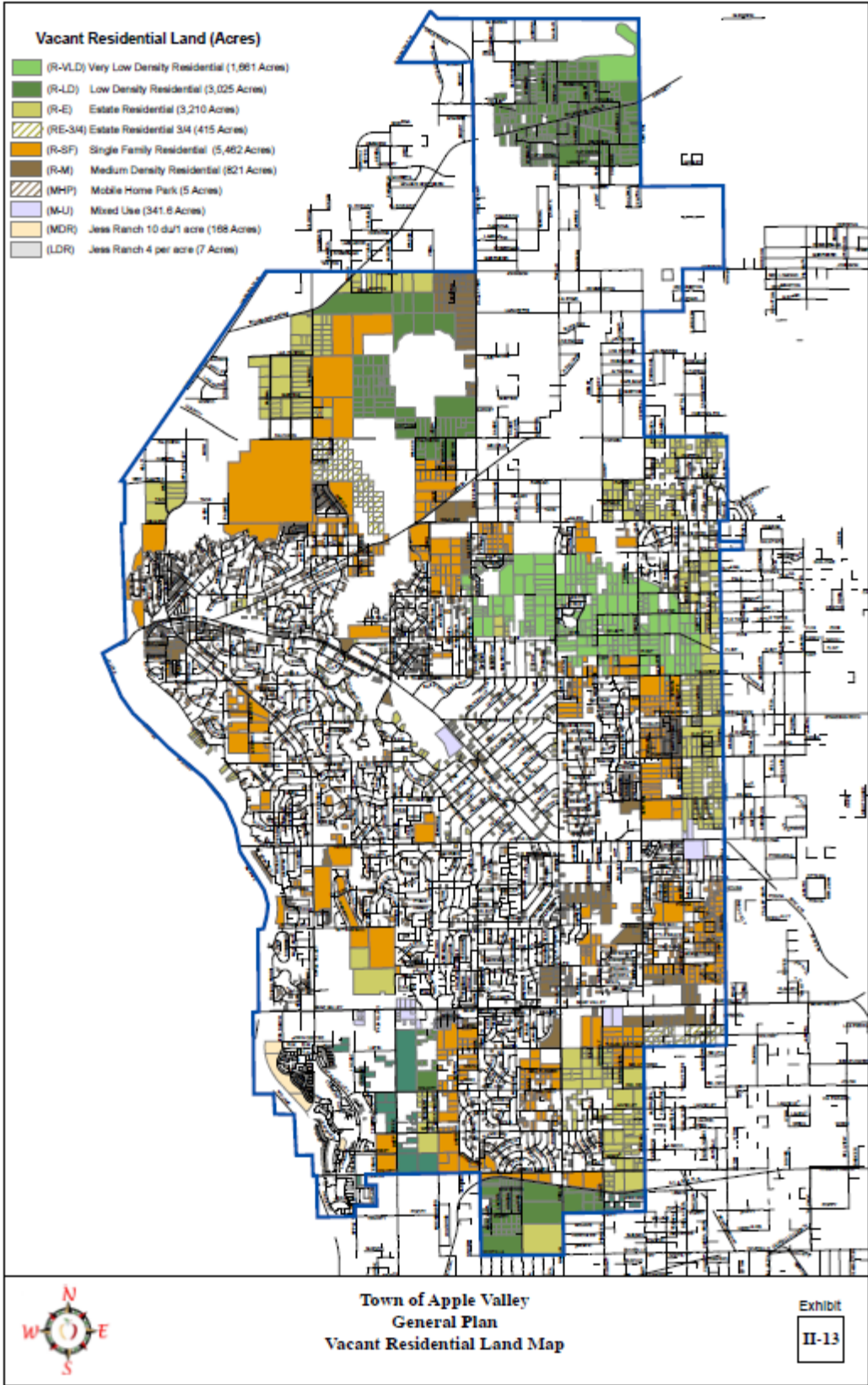
structures, the Development Code standards facilitate the construction of projects at a density of 30 units per acre.

### **DISOLUTION OF REDEVELOPMENT**

In 2011 the State of California eliminated Redevelopment Agencies and tax increment financing, including the 20% set aside funds dedicated to development of low income housing projects. The Town of Apple Valley also had \$4.5 million dollars in Redevelopment Bond proceeds that were earmarked for the construction of affordable housing. All of the Redevelopment funds were taken by the State. The bond proceeds were included within the Town's Recognized Obligation Payments (ROPs) for the construction of a 50-unit senior affordable housing project. The State has not accepted this project as an obligated contract enacted prior to the dissolution of Redevelopment. As such, it is still undetermined if the Town will be able to utilize these funds for future projects.

The funding in the past that would allow the Town the ability to administer programs and construct affordable housing projects is gone and not anticipated to return in any other format during this planning cycle. The Town currently operates the Down Payment Assistance program and the Residential Rehabilitation program through CDBG and HOME funds. The Town was successful in obtaining Neighborhood Stabilization Program grant funds that have also contributed to this program, purchased existing units for rehabilitation and land for future affordable housing projects. Since many of these programs do not provide adequate funding to administer the projects, and some with no administrative funding at all, the Town's general fund provides some relief to cover these costs. The Town's Five Year Consolidated Plan identifies that from the years 2013-2018 the Town will allocate \$1,633,000 towards the Residential Rehabilitation Program and \$1,074,000 towards the Down Payment Assistance Program and receive approximately \$2,496,000 in CDBG funds, \$926,000 in HOME funds and \$1,074,000 in Cal HOME funds. With these funding sources the Town anticipates that it will be able to assist 52 homeowners in the Residential Rehabilitation Loan program and 20 buyers in the Down Payment Assistance Program during the period of 2014 -2021. In addition the Town anticipates contributing over 17 acres of land to accommodate the new construction of a minimum of 200 affordable units and rehabilitate three (3) existing single-family residential units for resale to qualified buyers.

Exhibit II-13: Vacant land map



## **PUBLIC PARTICIPATION**

In May 2013, the Town held two public workshops that focused on housing issues. The workshops were advertised in the local newspaper, on the Town's website, and flyers and invitations were distributed to a number of individuals and organizations. These organizations targeted were primarily those involving affordable housing, homeless and other supportive groups of regional and local housing issues. The public was also invited to these meetings. The email distribution lists are appended to this Element as Appendix A. At these workshops, issues were discussed regarding providing adequate housing for seniors, low-income and the homeless. Specifically, adequate transportation to service areas and job centers was seen as an issue for the low-income and homeless in the community. The importance of dispersing low-income housing throughout the community and specifically close to transit was discussed. These issues have been discussed at previous workshops and are addressed in the Goals, Policies and Programs provided below. Finally, public hearings were held before the Planning Commission and City Council for the adoption of the Element, in August and October 2013.

### **SB 244**

Compliance with SB244 requires the Town to include an analysis of the presence of disadvantaged unincorporated communities of the Town's Sphere of Influence, in the Land Use Element of the General Plan. This is required before or at the same time of the adoption of the 5<sup>th</sup> planning cycle of the Housing Element update. The Analysis has been prepared and will be adopted with the Housing Element Update. The Planning Commission is scheduled to review both revisions to the Land Use and Housing Elements in August 2013 and the Town Council will review and adopt in September 2013.

## **GOALS, POLICIES AND PROGRAMS**

Due to the recent down-turn in the housing market, opportunity to implement the goals, policies and programs identified within the last housing element were not possible. Therefore, with the exception of modifying regulations to comply with the Government Code, the same goals, policies and programs from the last cycle have not changed. The Housing Element, General Plan, Development Code and town programs now comply with the Government Code and can be fully implemented in this cycle. With the dissolution of redevelopment by the State legislature, some of the programs funded with redevelopment tax increment monies have been eliminated. In addition the programs previously implemented by the Redevelopment Agency, have been taken over by the Community Development Department.

### **Goal 1**

Housing of all types to meet the needs of current and future residents in all income levels.

#### **Policy 1.A**

Ensure that new residential development conforms to the voter-approved Measure "N."

**Policy 1.B**

Maintain a wide range of residential land use designations, ranging from very low density (1.0 dwelling unit per 5 acres) to medium density (4 to 20 dwelling units per acre) and mixed use (4 to 30 units per acre), on the Land Use Map.

**Program 1.B.1**

Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Apple Valley.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.B.2**

Locate higher density residential development in close proximity to public transportation, community services, and recreational resources.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.B.3**

Periodically review the Development Code for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

**Responsible Agency:** Community Development Department

**Schedule:** 2014, Every 8 years thereafter

**Policy 1.C**

Encourage housing for special needs households, including the elderly, single parent households, large households, the disabled and the homeless.

**Program 1.C.1**

Offer incentives such as density bonus and reductions in parking requirements for senior housing.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.C.2**

Process requests for the establishment of State licensed residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low income persons.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.C.3**

Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of one handicapped-accessible unit, with two units required of developments over 100 units.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.C.5**

Pursuant to State law, require apartment complexes with 16 or more units to provide an on-site property manager.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.C.6**

Encourage the development of second units, consistent with the requirements of State law and the Development Code, as a means of providing affordable housing opportunities in the single family residential districts.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.C.7**

Expedite processing for elderly, low and moderate income housing applications; waive fees for shelters and transitional housing.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.C.8**

Maintain the Down Payment Assistance Program as a tool to increase affordable homeownership opportunities for low and moderate income persons.

**Responsible Agency:** Community Development Department

**Schedule:** Annually with CDBG and HOME fund allocation in budget

**Program 1.C.9**

Participate in regional, state and federal programs which assist very low, low and moderate income households in buying their own home, and provide information at Town Hall on these programs.

**Responsible Agency:** Community Development Department

**Schedule:** Regular participation in Consortium activities

**Policy 1.D**

Continue to encourage mobile homes as an affordable housing option for all segments of the community.

**Program 1.D.1**

Allow the placement of mobile and manufactured homes in all single family districts.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.D.2**

Ensure high quality development standards through the implementation of the new Mobile Home Park zone, consistent with the Development Code in mobile home developments.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Policy 1.E**

Affordable housing should be distributed throughout the community, and should blend with existing neighborhoods

**Program 1.E.1**

Support and encourage local developers to participate in County-sponsored mortgage revenue bond and scattered site housing programs by including the programs in literature provided by the Community Development Department on local and regional housing programs, with a particular focus encouraging the development of housing for extremely low and very low income households. The Town will utilize all available funding sources to meet its extremely low income housing allocation. The Town will consider reducing, waiving or subsidizing development and impact fees for developments targeted toward affordable housing; assisting developers in site identification; or using HOME funds to assist in development of housing for lower income housing, including extremely low income households.

**Responsible Agency:** Community Development Department, San Bernardino Housing Authority

**Schedule:** Annually, with CDBG and HOME funds allocation in budget

**Program 1.E.2**

Support the efforts of non-profit organizations, private developers, and the County of San Bernardino Housing Authority to obtain State and/or Federal funds for the construction of affordable housing for extremely low, very low and low income households by writing letters of support, and expediting permit processing for projects requiring pre-approval of development projects.

**Responsible Agency:** Community Development Department, San Bernardino Housing Authority

**Schedule:** Annually, with CDBG and HOME funds allocation in budget

**Program 1.E.3**

New multiple housing projects shall incorporate designs which are compatible with surrounding single family residential neighborhoods, and are consistent with the low-scale, rural character of Apple Valley.

**Responsible Agency:** Community Development Department

**Schedule:** ~~Ongoing~~ Staff review as development proposals are brought forward

**Policy 1.F**

Permit childcare facilities in single-family and multi-family residential zones, as well as in commercial and industrial areas where employment is concentrated.

**Policy 1.G**

New residential development must assure the provision of infrastructure and public services.

**Policy 1.H**

Encourage energy-conservation and passive design concepts that make use of the natural climate to increase energy efficiency and reduce housing costs.



**Program 1.H.1**

Utilize the development review process to encourage energy conservation in excess of the CBC's Title 24 requirements, which incorporate energy conservation techniques into the siting and design of proposed residences.

**Responsible Agencies:** Community Development Department, Building and Safety Department

**Schedule:** ~~Ongoing~~ Staff review as development proposals are brought forward

**Program 1.H.2**

Continue to allow energy conservation measures as improvements eligible for assistance under the Residential Rehabilitation Loan Program.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as development proposals are brought forward

**Program 1.H.3**

Provide brochures and contact information to local utilities for energy audits and energy efficient appliance programs, as they are available.

**Responsible Agency:** Building and Safety Department

**Schedule:** Regularly restock brochures at Town Hall public counters.

**Program 1.H.4**

The Community Development Department shall maintain a brochure which describes the improvements eligible for the Residential Rehabilitation Loan Program, including energy conservation measures, and shall distribute the brochure at Town Hall, the Community Center, the Senior Center, the Library, churches and other sites where they can be available to the community at large.

**Responsible Agency:** Community Development Department and Building and Safety Department

**Schedule:** Ongoing

**Policy 1.I**

Provide housing opportunities for the homeless in the community.

**Program 1.I.1**

The Town shall encourage the development of Homeless Shelters, Transitional Housing and Single Room Occupancy by complying with Government Code Section 65583, which requires these uses to be identified in the Development Code. Application fee waivers shall also be given to these projects proposed in the Town. In addition, those that apply for reasonable accommodations shall also be given fee waivers.

**Responsible Agency:** Community Development Department

**Schedule:** Staff review as proposals are brought forward

**Program 1.I.2**

The Town shall modify the Development Code so the regulations for transitional and supportive housing are considered the same as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

**Responsible Agency:** Community Development Department  
**Schedule:** 2014-2015

## **Goal 2**

Housing which is safe and properly maintained, to assure that the best quality of life is provided to all residents.

### **Policy 2.A**

Maintain the code enforcement program as the primary tool for bringing substandard units into compliance with Town Codes, and for improving overall housing conditions in Apple Valley.

#### **Program 2.A.1**

Enforce Town codes on property maintenance, building and zoning code compliance.

**Responsible Agencies:** Community Development Department, Code Enforcement Division.

**Schedule:** ~~Ongoing~~ Staff review as development proposals are brought forward

#### **Program 2.A.2**

Actively market rehabilitation programs available through CDBG or HOME programs, which provide financial and technical assistance to lower income property owners to make housing repairs, by including them in the brochure described in Program I.H.4, to be distributed throughout the community. Endeavor to assist 130 ~~40~~ very low and low income households through these programs.

**Responsible Agency:** Community Development Department

**Schedule:** ~~Ongoing~~ Quarterly announcements in town-wide publication, quarterly announcements on Town's website

#### **Program 2.A.3**

Continue to pursue HOME funds for rehabilitation of single-family and multi-family housing, and provide information on these programs in brochures distributed by the Town to the community.

**Responsible Agency:** Community Development Department

**Schedule:** Annually with HOME fund allocation in budget

#### **Program 2.A.4**

Distribute Neighborhood Stabilization Program (NSP) funds as established in the Five Year Consolidated Plan adopted in September 2012 for down payment assistance, single-family unit acquisition and rehabilitation for sale, and the acquisition, rehabilitation and/or construction of multiple family units.

**Responsible Agency:** Community Development Department

**Schedule:** Annually with NSP funding

**Policy 2.B**

Prohibit housing development in areas subject to significant geologic, flooding, noise and fire hazards, and in environmentally and archaeologically vulnerable areas.

**Policy 2.C**

Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.

**Program 2.C.1**

Encourage landlords and property managers to participate in the Crime Free Multi-Family Housing Program sponsored by the San Bernardino County Sheriff's office.

**Responsible Agency:** Community Development Department

**Schedule:** ~~Ongoing~~ Quarterly through Sheriff's Department outreach efforts

**Goal 3**

Unrestricted access to housing throughout the community.

**Policy 3.A**

Continue to promote the removal of architectural barriers in order to provide barrier-free housing for handicapped or disabled persons.

**Program 3.A.1**

Enforce the handicapped accessibility requirements of Federal fair housing law that apply to all new multi-family residential projects containing four (4) or more units.

**Responsible Agency:** Department of Building and Safety

**Schedule:** Staff review as development proposals are brought forward

**Policy 3.B**

Prohibit practices that arbitrarily direct buyers and renters to certain neighborhoods or types of housing.

**Program 3.B.1**

Provide fair housing information at Town Hall, the Library, the Senior Center and local churches to inform both landlords and tenants of their rights and responsibilities. The information shall direct landlords and tenants to the San Bernardino Housing Authority, which has an established dispute resolution program.

**Responsible Agency:** Community Development Department, San Bernardino County Housing Authority

**Schedule:** Regularly restock brochures at all locations.

## Appendix A

### Email List for Public Outreach

#### Housing Element Workshop 5-2-13

'	rarnett.vvfc@gmail.com
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