

HOUSING ELEMENT

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 2022 through 2029. The Town's land use map includes a broad range of residential densities, and sufficient lands to accommodate all types of housing, from ranches and farms to high density residential development.

The Housing Element is anchored by an analysis of the progress made since the drafting of the last Housing Element, and projections of needs for the current planning period. By looking back at the Town's actions over the last 8 years, it can better understand its needs for the upcoming planning period. The Element also 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. Statistical data has been drawn from a number of sources, which is particularly important since the results of the 2020 Census were not available at the time the Element was prepared and adopted. The sources of data are cited throughout the document.

California Law

AB 2853, passed in 1980, established Government Code Article 10.6, Section 65580 et. seq. to define the need for, and content of Housing Elements. At its core, the law requires that the "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing" to meet the State's housing goals.

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.

The basic components of a Housing Element were established in Section 65583, and required that each Element include:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of local needs.
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
- A program that sets forth a schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element to provide housing for all economic segments of the community guided by the following state housing objectives.
- Provision of decent housing for all persons regardless of age, race, sex, marital status, source of income, or other factors.
- Provision of adequate housing by location, type, price and tenure.
- Development of a balanced residential environment including access to jobs, community facilities, and services.

Since that time, Housing Element law has been regularly updated, expanded and modified. The most recent update to Housing Element law occurred in 2017, when a series of bills were passed into law to address the State's determination that California was experiencing a State-wide housing crisis. The laws passed in 2017 addressed a wide range of housing-related issues, including Housing Elements, which are summarized below.

- *SB 2* established a recordation fee for real estate documentation which would fund planning grants for affordable housing and affordable housing projects.
- *SB 3* placed a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing, farmworker housing, transit-oriented development, infill infrastructure and home ownership.
- *SB 35* mandated a streamlined approval process for infill affordable housing projects in communities that have not, according to the Department of Housing and Community Development (HCD) met their affordable housing allocation (RHNA).
- *AB 72* allowed HCD to find a housing element out of compliance with State law, and to refer the non-compliant element to the State Attorney General for action at any time during a Housing Element planning period.
- *AB 73* provided State-funded financial incentives for local jurisdictions which choose to create a streamlined zoning overlay for certain affordable housing projects.
- *SB 166* required that development proposals on local jurisdictions' sites inventory cannot be reduced in density without findings, and/or the identification of additional sites to result in 'no net loss' of affordable housing units in the sites inventory.
- *SB 540* provided State funding for the planning and implementation of workforce housing opportunity zones for very low, low and moderate income households.
- *AB 571* modified the farmworker tax credit program to allow HCD to advance funds to migrant housing center operators at the beginning of each planting season, and allowed migrant housing to remain open for up to 275 days annually.
- *AB 678* amended the Housing Accountability Act to limit a local jurisdiction's ability to deny low and moderate income housing projects by increasing the required documentation and raising the standard of proof required of a local jurisdiction.
- *AB 686* (approved in 2018) required a public agency to administer its programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing.
- *AB 879* amended the annual reporting requirements of local jurisdictions to HCD regarding proposed projects, including processing times, number of project applications and approvals, and required approval processes.
- *AB 1397* amended the requirements of adequate sites analysis to assure that sites are not only suitable, but also available, by requiring additional information in site inventories.
- *AB 1505* allowed local jurisdictions to adopt local ordinances that require affordable housing units on- or off-site when approving residential projects.
- *AB 1515* established a 'reasonable person' standard to consistency of affordable housing projects and emergency shelters with local policies and standards.
- *AB 1521* placed restrictions on the owners of affordable housing projects when terminating or selling their projects.

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 current (2022-2029) update of the Housing Element did not require that the Town amend its Land Use Element or land use map, as sufficient land has been

identified to accommodate all housing types. 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 included a number of policies and "action" items to address housing needs for the 2014-2021 planning period. The effectiveness of these policies and their associated action items is reviewed below.

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."

Evaluation: Land use densities in the Development Code are consistent with those established by Measure N. Measure N applied only to single family residential land use densities and had no impact on multi-family land uses. Measure N expired on December 31, 2020 and was not included on the ballot for renewal. This policy is no longer relevant and will not continue into the 2022-2029 planning cycle.

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.

Evaluation: The Development Code includes residential districts ranging from Very Low Residential (R-VLD) (1 dwelling unit per 5 acres) to Mixed-Use (M-U) (up to 30 dwelling units per acre). This policy has been effective in allowing a range of housing densities and types and will be carried forward.

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

Evaluation: Affordable housing is not concentrated in any single area of Town. The Zoning map establishes Multi-Family Residential (R-M) lands in proximity to commercial, transportation, and school facilities. In addition, during the 2014-2021 planning period, sixteen (16) building permits were issued for Accessory Dwelling Units (ADUs) in various locations, but no other affordable housing was built. Currently, one (1) affordable housing project is proposed on Navajo Road. Staff will continue to evaluate development proposals to assure that housing for low and moderate income households is not concentrated in a single area. This program will be continued in the 2022-2029 planning period.

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

Evaluation: The Zoning map places Multi-Family Residential (up to 20 units per acre) and Mixed Use (up to 30 units per acre) lands in close proximity to transportation, community facilities, and recreational facilities. This program has been effective and will be ongoing in the 2022-2029 planning period.

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

Evaluation: The Development Code is updated periodically to facilitate housing as issues arise in development projects. In March 2021, the Town adopted amendments to the Multifamily Residential development standards to encourage the development of multi-family units by making development standards more flexible. Please see the Constraints and Land Inventory sections below for further details on these changes. This program will be continued during the 2022-2029 planning period.

Policy 1.C

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

Evaluation: The Development Code permits a variety of housing products in multiple zoning districts, including senior housing, multi-family housing, accessory dwelling units (ADUs), group homes, supportive and transitional housing, and emergency shelters. The Town is currently (2020) working with the Coachella Valley Housing Coalition to provide 100 affordable housing units, and has received an SB2 grant in partnership with the City of Victorville for the development of a Wellness and Recuperative Center which will focus on homelessness and transitional housing. The grant allows the Town to fund the project for a 5-year period, in the amount of \$287,561 annually.

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

Evaluation: Section 9.28.090.H of the Development Code offers density bonuses for the development of qualifying senior housing developments. For projects with at least 20 units, density bonuses of 20% over the maximum allowable residential density may be granted for market rate senior housing; 20-35% density bonuses for housing with at least 25% of total units restricted for low income seniors; and 20-35% density bonuses for housing with at least 10% of total units restricted for very low income seniors.

Section 9.72.040.C allows the Planning Commission to reduce the number of parking spaces required for senior citizen developments by 25% based on findings that parking demand is reduced due to proximity to a shopping center or public transportation. The number of covered parking spaces may be reduced by up to 50% for housing developments meeting the needs of lower to moderate income seniors.

During the 2014-2021 planning period, no senior housing was built and neither of these incentives was implemented. The incentives are part of the Development Code and will be implemented in the future as appropriate.

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

Evaluation: Section 9.29.110 of the Development Code addresses the development of residential care facilities. Small residential care facilities caring for six (6) or fewer people and licensed by the State are considered a residential use of property and are permitted outright in all residential districts, consistent with the Health and Safety Code. During the 2014-2021 period, no such facilities were proposed or developed. All future proposals will be processed in accordance with the Development Code.

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

Evaluation: No apartment complexes with 20 or more units have been developed during the 2014-2021 planning period. The Town would apply this program to project(s) brought forward in the future, and this program will therefore be extended to the 2022-2029 planning period.

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

Evaluation: No apartment complexes with 16 or more units were built during the 2014-2021 planning period. However, the Town will continue to comply with State law.

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

Evaluation: Ordinance Nos. 502 (adopted 2018), 504 (adopted 2019), and 530 (adopted 2020) modified the Development Code as it pertains to Accessory Dwelling Units (ADUs) and other residential habitable accessory structures. Section 9.29.120 of the Municipal Code addresses development and design of ADUs and junior ADUs. ADUs are permitted outright in all residential districts, including Mixed Use (M-U). The Planning Division no longer requires a separate approval for ADUs; instead, it reviews construction plans in conjunction with the Building and Safety Department. The Town does not collect Development Impact Fees (DIF) from ADUs less than 750 square feet. If DIF is collected, the Town allows the fees to be collected prior to Final, as opposed to at building permit issuance. New ADUs are not subject to the landscaping requirements or design point system pertaining to front façade architectural requirements that are required of new single-family residences.

During the 2014-2021 planning period, sixteen (16) building permits for ADUs were issued. Town staff will continue to evaluate and process ADU proposals consistent with State law and the Development Code in the 2022-2029 planning cycle.

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

Evaluation: During the 2014-2021 planning period, no proposals for elderly, low or moderate income, or transitional housing projects or shelters were received or processed by Town staff and therefore, no expedited processing was implemented and no fees were waived. This program will be applied to future such project proposals in the 2022-2029 planning period.

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

Evaluation: As a result of strong real estate market conditions during the 2014-2021 planning cycle, the need for down payment assistance decreased compared to the 2008-2014 cycle. The Town included the Down Payment Assistance Program in its 5-Year Consolidated Plan, but the program has been inactive since 2014 and no loans were approved during the 2014-2021 planning cycle. The lack of funding resulting from the elimination of Redevelopment set-aside funds has also contributed to this program's inactivity. Since no source of funding is foreseen to be available for the program, it will not be carried forward to the 2022-2029 planning period.

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

Evaluation: During the 2014-2021 planning cycle, the Town operated the Residential Rehabilitation Loan Program (RRLP) to assist qualifying very low and low income single-family (up to 4 units) homeowners with no interest deferred loans to pay for the costs of health, safety, code, deferred maintenance, and ADA improvements. A total of 71 loans were approved under the program, and 98 households are on the waiting list. The program helps lower income households maintain safe and operable homes.

In addition, the Town refers residents to County, state, and federal down payment assistance programs and provides flyers and website information and links. The Code Enforcement Department also distributes flyers to Town residents. This program is ongoing and will continue into the 2022-2029 planning cycle.

Policy 1.D

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

Evaluation: In 2020, the Department of Finance reported there were 1,440 mobile homes in Apple Valley. The Development Code includes a Mobile Home Park (MHP) residential district. Mobile home parks are permitted outright in the MHP district and with a Conditional Use Permit (CUP) in the Planned Residential District (PRD). Mobile and manufactured homes are also permitted outright in all residential districts except Mixed Use (M-U). The Town has limited jurisdiction over mobile home parks but establishes development standards in Code Section 9.30 and enforces code compliance as it pertains to health and safety issues.

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

Evaluation: Per the Development Code, mobile and manufactured homes are permitted in all single-family residential districts. Town staff will continue to process development proposals for mobile and manufactured homes in accordance with the Code.

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

Evaluation: Section 9.30 of the Development Code establishes mobile home park or subdivision standards to ensure developments are compatible and complementary to existing and future

residential development in the immediate vicinity and consistent with State law. Standards have been established for subdivision design, skirting and pad requirements, parking, utilities, open spaces, common recreational facilities, walkways, laundry facilities, and other topics. Town staff will continue to evaluate development proposals and enforce standards according to the Development Code.

Policy 1.E

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

Evaluation: Affordable housing is not concentrated in any single area of Town. To the greatest extent practical, the Multi-Family Residential (R-M) District is in proximity to public transportation, community facilities, and shopping and employment centers. Other types of dwelling units that may be affordable to lower and moderate-income households, such as ADUs, are permitted in residential districts that are distributed throughout the community.

Section 9.29.070 establishes Multi-Family Housing development standards, including setbacks and buffer areas, lighting and height limitations, and trash enclosure standards, that assure that development blends with and is compatible with existing neighborhoods. Town staff will continue to evaluate development proposals according to these and other provisions of the Development Code.

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

Evaluation: The Community Development Department publishes and makes available printed and online information about County and other housing and financing programs. The Town uses HOME, CDBG, and other funding sources to help meet its extremely low-income housing allocation. The following table summarizes HOME and CDBG funds authorized annually between 2014 and 2020.

Table 1
CDBG and HOME Allocations, 2014-2020

Year	Authorized Amount	
	CDBG	HOME
2014	\$531,056	\$504,484
2015	\$564,460	\$501,578
2016	\$559,270	\$538,365
2017	\$541,977	\$535,113
2018	\$624,925	\$772,659
2019	\$625,395	\$721,434
2020	\$596,645	\$783,168

Each year, the Town advertises a Notice of Funding Availability (NOFA) during November and December for the next year’s HOME and CDBG funding allocations. All non-profit agencies and Community Housing Development Organization (CHDO) approved agencies are welcome to attend the Town’s technical workshop to learn how to apply for funding. These efforts are ongoing, and the Town will continue them in the 2022-2029 planning period.

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

Evaluation: The Town is currently (2020) working with the Coachella Valley Housing Coalition to develop 100 affordable housing units on a 10-acre parcel on Navajo Road. The Town assisted the organization with site identification, and HOME and NSP3 funds were allocated for the project. Additionally, in 2020, the Town applied for a State PLHA grant that will be used in partnership with the City of Victorville to develop a Wellness and Recuperative Center for homeless and transitional housing assistance. This effort is ongoing and will be continued in the 2022-2029 planning cycle.

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: Staff review as development proposals are brought forward

Evaluation: Section 9.29.070 of the Development Code establishes development standards for housing in the Multi-Family (M-F) Residential district. Standards pertaining to setbacks, buffer areas, height restrictions, shielding of lighting, trash enclosures, and other features help assure that designs are compatible with surrounding single-family neighborhoods. A range of housing products and densities are permitted in the M-F district that are consistent with the rural character

of Apple Valley, including duplexes, triplexes, apartments, condominiums, and townhouses. The Town will continue to evaluate and process Multi-Family housing projects according to the standards of the Development Code.

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.

Evaluation: Per the Development Code, small family day care facilities with 8 or fewer children and large family day care homes with 9 to 14 children are permitted in all residential districts. Childcare centers with 15 or more children are permitted with a CUP in five single-family districts. Day care centers are permitted with a Special Use Permit (SUP) in all commercial districts and the Planned Industrial (I-P) district. The Town will continue to evaluate childcare facility development proposals according to the Development Code in the 2022-2029 planning cycle.

Policy 1.G

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

Evaluation: All new residential projects are evaluated for their proximity and connection to existing services. While the Town is generally well-served by public service and infrastructure, some parcels in the central part of Town are not connected to the regional sewer system. The Town will evaluate the feasibility of a potential extension of the sewer system to serve all residential parcels, including financing sources and timelines, to assure that new residential development throughout the community are adequately serviced. The Town will continue to encourage well-planned development that results in an efficient and logical connection to utilities and avoids “leap frogging.”

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.

Evaluation: The Town adopted an update to its Climate Action Plan (CAP) in 2016. The CAP evaluates existing energy usage and presents future energy conservation and greenhouse gas reduction measures; a CAP update based on 2019 energy usage levels has recently been completed. In addition, the Town has adopted and implements the 2019 California Green Building Code, and new development must comply with these regulations. The Town provides information about energy efficiency home improvements and strategies online and at the public counters of Town Hall. The Town’s Residential Rehabilitation Loan Program (RRLP) can be used by qualifying low and moderate-income residents to fund energy efficiency home improvements.

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: Staff review as development proposals are brought forward

Evaluation: Town staff evaluates development proposals based on the requirements of the Development Code, Building Code(s), and other applicable requirements and standards. Town staff also promotes the incorporation of CAP implementation strategies into all types of development projects as they are presented for processing. This program has been effective and will be extended to the 2022-2029 planning period.

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

Evaluation: The RRLP provides loans of up to \$25,000 for repair work to single-family owner-occupied homes. The program is available to lower income residents and can be used toward the costs of energy conservation measures. During the 2014-2021 planning period, 71 loans were approved, and 98 families are currently (2020) on the waiting list. The program will be continued into the 2022-2029 planning period.

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.

Evaluation: The Town provides brochures, flyers, and online resources pertaining to energy audits, energy efficient appliance programs, and home weatherization programs. Programs include those offered by local utility providers and regional agencies, such as the Community Action Partnership of San Bernardino County. This program will continue to be implemented during the 2022-2029 planning period.

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

Evaluation: Brochures describing the RRLP are provided in the Town Hall lobby and the Development Services Building (DSB). Information is also provided on the Town's website. Additionally, the Housing Division describes the program at local veteran fairs, senior communities, and other public events, and the Code Enforcement Department distributes flyers to residents that may need assistance. This is an ongoing effort that will continue during the 2022-2029 planning period.

Policy 1.I

Provide housing opportunities for the homeless in the community.

Evaluation: The Town participates in the San Bernardino County Continuum of Care (CoC), San Bernardino County Homeless Partnership, Apple Valley/Victorville Consortium, and other organizations to provide emergency services and transitional and supportive housing for the homeless. In 2020, the Town applied for a Permanent Local Housing Allocation (PLHA) grant through the State of California. The Town would receive \$287,561 annually for 5 years to partner with the City of Victorville to develop a Wellness and Recuperative Center in Victorville focusing on homelessness and transitional housing.

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

Evaluation: The Development Code allows emergency housing for the homeless in the Planned Industrial (I-P) district, and in the Service Commercial (C-S) and Village Commercial (C-V) districts with a Special Use Permit (SUP). Transitional housing is permitted in all residential districts, including M-U, subject to approval of a Conditional Use Permit (CUP), consistent with the requirements for similar uses, such as large group homes and community care facilities; it is also permitted in the I-P district, and in the C-S and C-V districts with approval of a SUP. Single-room occupancy (SRO) facilities are permitted with a CUP in all residential districts, including M-U, consistent with the requirements for similar uses, such as group homes; they are also permitted in the I-P district.

No such facilities were proposed during the 2014-2021 planning period and, therefore, no application fee waivers were granted.

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

Evaluation: Transitional and supportive housing are permitted in all residential districts subject to the approval of a Conditional Use Permit (CUP) consistent with the requirements for similar uses, such as large group homes and community care facilities. This program was completed and will not be carried forward into the 2022-2029 planning period.

Goal 2

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

Evaluation: Town staff considers safety in its review of all housing development proposals. The Code Enforcement Department provides ongoing enforcement of all applicable health and safety codes and requirements.

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.

Evaluation: The Code Enforcement Department regularly evaluates housing conditions, issues citations for substandard housing, monitors follow-up repairs actions, and offers resources for assistance, as necessary and appropriate. This is an ongoing effort and will continue throughout the 2022-2029 planning cycle.

Program 2.A.1

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

Responsible Agencies: Community Development Department, Code Enforcement Division.

Schedule: Staff review as development proposals are brought forward

Evaluation: The Community Development, Building and Safety, and Code Enforcement Departments continue to enforce Town codes pertaining to zoning and building compliance and property maintenance.

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: Quarterly announcements in town-wide publication, quarterly announcements on Town's website

Evaluation: The Community Development Department markets the Residential Rehabilitation Loan Program (RRLP) that uses HOME and CDBG funds to assist lower income property owners making home repairs. Information is provided via flyers at Town Hall and the DSB, the Town's website, handouts distributed by Code Enforcement staff, the Town's quarterly newsletter, and bus shelters throughout the community.

During the 2014-2021 planning cycle, 71 loans were approved, and an additional 98 residents are on the waiting list. Due to high demand for assistance, this program will continue into the 2022-2029 planning cycle. The current goal is to assist 20 households per year.

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

Evaluation: The Community Development Department pursues HOME funds annually, as available, and marketing programs are provided on a continuous basis (refer to the Evaluation for Program 2.A.2, above).

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

Evaluation: As of 2020, the Neighborhood Stabilization 1 Program (NSP 1) is to be wrapped up and closed. All remaining balances are to be moved to the CBDG program. The Town will continue to maintain and monitor the existing loan portfolio for all existing loans funded through NSP. NSP 3 funds were used for land acquisition and the Town is currently working with the Coachella Valley Housing Coalition to develop 100 affordable multi-family housing units on Navajo Road.

Policy 2.B

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

Evaluation: The General Plan Land Use Map and Zoning Map avoid placing residential land uses in locations subject to environmental hazards, to the greatest extent practical. The Town's development review process also evaluates potential environmental hazards and, where necessary, requires implementation of mitigation measures to reduce potential impacts.

Policy 2.C

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

Evaluation: The Police Department operates the Neighborhood Watch program which has been effective in reducing crime in residential areas. These efforts are ongoing and will continue into the 2022-2029 housing cycle.

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: Quarterly through Sheriff's Department outreach efforts

Evaluation: The Police Department continues to operate the Crime Free Multi-Housing Program, a coalition of police, property managers, and residents of rental properties that aims to reduce crime in rental communities. This program is ongoing and will continue into the 2022-2029 planning period.

Goal 3

Unrestricted access to housing throughout the community.

Evaluation: The Town evaluates development proposals for, and promotes and enforces regulations pertaining to, fair housing practices and accessibility issues. During the 2014-2021 planning period, the Town's Housing Division conducted community surveys about housing discrimination, developed assessments of fair housing and other reports, hosted fair housing workshops, and worked with government agencies and non-profits to address housing accessibility in the community. The Town funds the Inland Fair Housing and Mediation Board through CDBG entitlement dollars to provide landlord/tenant mediation to Town residents. These efforts are ongoing and will continue into the 2022-2029 planning cycle.

Policy 3.A

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

Evaluation: Section 9.29.190 of the Development Code provides individuals with disabilities with a process for requesting reasonable accommodation from various Town regulations, policies, practices, and procedures when warranted and based upon sufficient evidence. Notice of the availability of reasonable accommodation is displayed in the Development Services Building, and Town staff informs potentially eligible residents of the program. This policy is ongoing and will be carried forward to the 2022-2029 planning period.

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

Evaluation: The Town enforces all federal fair housing laws, including that described above which requires all "covered multi-family dwelling" (i.e. all dwelling units in buildings containing 4 or more units with one or more elevators, and all ground floor units in buildings containing 4 or more units) designed and constructed for first occupancy after March 13, 1991 to be accessible to and usable by people with disabilities. The Building and Safety Department verify compliance with the law as new developments are proposed.

Policy 3.B

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

Evaluation: The Town enforces all federal fair housing laws, and the Development Code facilitates various types of housing products in multiple zoning districts that are geographically distributed

throughout the community. These actions help prohibit the practice of directing 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.

Evaluation: Brochures with fair housing information are provided and routinely restocked at Town Hall and the DSB by the Town’s Housing Division. Information and links are also provided on the Town website. Information about the Inland Fair Housing and Mediation Board, which the Town funds with CDBG funds, is included, and the Town hosts annual landlord/tenant workshops in the Town Conference Center. These programs are ongoing and will continue into the 2022-2029 housing cycle.

DEMOGRAPHIC BACKGROUND

Population Trends

The Town of Apple Valley is in the Victor Valley region of San Bernardino County. Neighboring jurisdictions include the cities of Victorville, Hesperia, and Adelanto. Between 2000 and 2010, the Apple Valley population increased 27.5%, from 54,239 to 69,135. Between 2010 and 2018, it increased 4.7% to 72,359. The percentage increase during this period was comparable to those of neighboring cities and the County as a whole, which ranged between 3.8% and 5.2%.

**Table 2
 Population Trends – Apple Valley**

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
2000	54,239	--	--	--
2010	69,135	14,896	27.5%	2.8%
2018	72,359	3,224	4.7%	0.6%

Source: 2000 and 2010 U.S. Census; American Community Survey 2014-2018 5-Year Estimates.

**Table 3
 Population Trends – Neighboring Jurisdictions**

Jurisdiction	2010	2018	Change (2010-2018)	
			Number	Percent
Victor Valley Region:				
Apple Valley	69,135	72,359	3,224	4.7%
Victorville	115,903	121,861	5,958	5.1%
Hesperia	90,173	93,609	3,436	3.8%
Adelanto	31,765	33,416	1,651	5.2%
San Bernardino County	2,035,210	2,135,413	100,203	4.9%

Source: 2010 U.S. Census; American Community Survey 2014-2018 5-Year Estimates.

The Southern California Association of Governments (SCAG) prepares population forecasts for jurisdictions within its coverage area as part of future growth policies and programs. SCAG’s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) projects the Apple Valley population will reach 101,400 in 2045. As the Town grows, the demand for a variety of housing products will increase; however, the need for additional housing must be evaluated in light of the slowing annual growth rate that has occurred since 2010.

Race and Ethnicity

The racial/ethnic make-up of Apple Valley residents in 2010 and 2018 is described in the following table. The largest racial group is residents identifying themselves as “white”; this group increased from approximately 69% in 2010 to 79% in 2018. The second most populous racial group changed from “some other race” (12%) in 2010 to “Black or African American” (9%) in 2018. The percentage of American Indians and Alaska Natives, Asians, and Native Hawaiians and Other Pacific Islanders remained largely unchanged, representing a combined total of about 4% in both years. The percentage of residents identifying as “Some Other Race” decreased the most, from 12.1% in 2010 to 3.6% in 2018. The percentage of Hispanic or Latino residents (of any race) increased from approximately 32% to 36%.

**Table 4
 Population by Race and Ethnicity**

Race	2010		2018	
	Persons	% of Total	Persons	% of Total
One Race				
White	47,762	69.09%	57,199	79.05%
Black or African American	6,321	9.14%	6,477	8.95%
American Indian and Alaska Native	779	1.13%	525	0.73%
Asian	2,020	2.92%	2,115	2.92%
Native Hawaiian and Other Pacific Islander	294	0.43%	26	0.03%
Some Other Race	8,345	12.07%	2,611	3.61%
Two or More Races	3,614	5.22%	3,406	4.71%
Total	69,135	100.00%	72,359	100.00%
Hispanic or Latino (of any race)	21,940	31.74%	26,246	36.27%

Source: 2010 U.S. Census, Tables P3 and P7; American Community Survey 2014-2018 5-Year Estimates, Table DP05

Age

Table 5 compares Apple Valley’s population by age in 2010 and 2018. The largest age groups in 2018 were young and middle age adults ages 25 to 34 years (12.1% of total population), 45 to 54 years (11.4%), and 35 to 44 years (10.9%). From 2010 to 2018, the age groups with the greatest increase were 25 to 34 years (1.5% increase) and 65 to 74 years (1.2% increase). The age groups with the greatest decrease were 45-55 years (2.3% decrease), 10 to 14 years (1.2% decrease), and 15 to 19 years (1.2% decrease). The median age increased slightly, from 37.0 to 37.3 years.

The data suggest that housing demand is currently highest for young adults and families with children. However, the population is slowly aging. If the aging trend continues, there may be a growing demand for senior housing and programs that promote “aging in place.” The demand for such products will be evaluated over time.

**Table 5
 Population by Age**

Age Group	2010		2018	
	Persons	% of Total	Persons	% of Total
Under 5 years	4,795	6.9%	5,374	7.4%
5 to 9 years	4,894	7.0%	5,376	7.4%
10 to 14 years	5,641	8.2%	5,077	7.0%
15 to 19 years	6,205	9.0%	5,615	7.8%
20 to 24 years	4,265	6.1%	4,279	5.9%
25 to 34 years	7,383	10.6%	8,760	12.1%
35 to 44 years	7,685	11.1%	7,912	10.9%
45 to 54 years	9,498	13.7%	8,221	11.4%
55 to 59 years	4,284	6.2%	4,609	6.4%
60 to 64 years	3,820	5.5%	4,669	6.5%
65 to 74 years	5,868	8.9%	7,342	10.1%
75 to 84 years	3,527	5.1%	3,573	4.9%
85 years and over	1,270	1.8%	1,552	2.1%
Total	69,135	100.0% ¹	72,359	100.0% ¹
Median age (years)	37.0		37.3	

¹ differences due to rounding

Source: 2010 U.S. Census Tables P12 and P13; American Community Survey 2014-2018 5-Year Estimates, Table DP05

Employment

The following table describes employment by industry in Apple Valley in 2018. The data show that 26,030 residents over 16 years were employed in the civilian labor force. The largest percentage was employed in “educational services, health care, social assistance” (24.6%), followed by “retail trade” (15.9%) and “transportation, warehousing, utilities” (10.3%).

**Table 6
Employment by Industry**

Industry Type	2018	
	Persons	% of Total
Civilian employed population 16 years and over:		
Agriculture, forestry, fishing, hunting, mining	154	0.6%
Construction	2,011	7.7%
Manufacturing	1,456	5.6%
Wholesale Trade	294	1.1%
Retail Trade	4,121	15.9%
Transportation, warehousing, utilities	2,675	10.3%
Information	370	1.4%
Finance, insurance, real estate, rental, leasing	1,144	4.4%
Professional, scientific, management, admin., waste management	2,439	9.4%
Educational services, health care, social assistance	6,408	24.6%
Arts, entertainment, recreation, accommodation, food services	2,135	8.2%
Other services, except public administration	1,104	4.2%
Public administration	1,719	6.6%
Total	26,030	100.0%

Source: American Community Survey 2014-2018 5-Year Estimates, Table S2405

As shown in **Table 7**, approximately 31% of the Apple Valley civilian employed labor force is employed in “management, business, science, and arts” occupations, followed by “sales and office” occupations (23%) and “service” occupations (19%).

**Table 7
Employment by Occupation**

Occupation	2018	
	Persons	% of Total
Civilian employed population 16 years and over:		
Management, business, science, and arts occupations	8,070	31.0%
Service occupations	5,025	19.3%
Sales and office occupations	6,007	23.1%
Natural resources, construction, and maintenance occupations	2,792	10.7%
Production, transportation, and material moving occupations	4,136	15.9%
Total	26,030	100.0%

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP03

The Apple Valley Unified School District, St. Mary Regional Medical Center, and Wal-Mart Distribution Center are the largest employers in Apple Valley. Combined, they employ a total of 4,276 full-time employees, nearly 74% of total employment within the Town limits. Other principal employers include big box retailers, grocery stores, and a skilled nursing facility. Typical jobs at these facilities include teachers, school administrators and support staff, medical providers and support personnel, and retail clerks and managers.

Table 8
Principal Employers in Apple Valley

Employer	2019	
	Number of Employees ¹	Percent of Total Employment ²
Apple Valley Unified School District	1,574	27.18%
St. Mary Regional Medical Center	1,501	25.92%
Wal-Mart Distribution Center	1,201	20.74%
Target Stores	349	6.03%
Wal-Mart Stores	250	4.32%
Stater Brothers Market	212	3.66%
Winco Foods	171	2.95%
Apple Valley Post Acute Care Center	170	2.94%
Lowes	140	2.42%
The Home Depot	133	2.30%

¹ does not include part-time employment

² total employment of all employers located within Town limits

Source: Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2019, Town of Apple Valley.

Economic Trends

The Great Recession began in late 2007 and saw high unemployment and job losses throughout much of the country, including southern California, San Bernardino County, and the Victor Valley. Housing constructions levels were far below that needed to meet demand. The Inland Empire (San Bernardino and Riverside Counties combined) lost 140,200 jobs.¹ Unemployment rates in Apple Valley reached 14.4%, 13.7%, and 12.1% in 2010, 2011, and 2012, respectively.²

The economy has rebounded since the recession and San Bernardino County, in particular, has experienced strong economic growth, much of which is associated with residents and businesses being priced out of coastal Southern California and moving inland for more affordable housing and commercial property.³ Between 2010 and 2018, the Inland Empire experienced a 30.2% increase in the number of local jobs, with 2018 total employment being higher than 2007 pre-recession levels.⁴ Regional job growth was especially strong in three industry sectors: logistics,

¹ “Inland Empire Quarterly Economic Report,” Year 31, October 2019, John E. Husing, Ph.D., Economic & Politics, Inc.

² California Economic Development Department annual unemployment rates (labor force), not seasonally adjusted, not preliminary.

³ The Firmest of Housing Market Recoveries,” John Mulville, Regional Director, Metrostudy, from The Bradco Companies High Desert Report, Spring 2018, Volume 57.

⁴ “Inland Empire Quarterly Economic Report,” Year 31, October 2019, John E. Husing, Ph.D., Economic & Politics, Inc.

construction, and health care, which were responsible for 47.4% of all new jobs created in the Inland Empire in 2018.⁵ As of 2019, the unemployment rate in the Inland Empire was averaging a record low of 4.2%, and Apple Valley’s unemployment rate was 4.5%.⁶

Between 2018 and 2019, assessed property valuation increased by 5.8% in San Bernardino County and 4.2% in Apple Valley.⁷ Although the housing market has made a strong recovery and regional home sales have increased, a lack of supply in the housing market remains a major economic issue throughout the Inland Empire.⁸

Recent employment gains were realized in Apple Valley with the opening of the Big Lots distribution center in January 2020 that provided 400 new jobs. Future employment opportunities for Apple Valley residents are expected to include thousands of construction, transportation, maintenance, retail, and restaurant jobs associated with the proposed Brightline High Speed Train transit station and maintenance facility at I-15 and Dale Evans Parkway. The project is expected to be operational by 2023 and serve as an economic catalyst that positively impacts long-term local and regional economic development, employment, and housing. Current estimates project that it could create more than 23,000 construction jobs (through 2023) and 6,600 operational jobs (through 2029) in the Victor Valley region.⁹

Additional employment can be expected in conjunction with the continued build out of the 6,600-acre North Apple Valley Industrial Specific Plan (NAVISP) area with industrial, manufacturing, and logistics industries. Commercial retail, restaurant, service, and hospitality jobs are anticipated as vacant commercial sites develop throughout the Town, particularly in north Apple Valley near I-15 and in the Village Specific Plan area along Highway 18. The region’s health care industry can be expected to continue to grow, bringing a variety of new health-related professional, technical, and support jobs.

Table 9 describes the employment locations of Apple Valley’s employed residents. As shown, 16.6% of the Town’s population works in Apple Valley. The remaining 83% work elsewhere, which could suggest a jobs-housing imbalance within the Town limits.

⁵ Ibid.

⁶ California Economic Development Department annual unemployment rates (labor force), not seasonally adjusted, not preliminary.

⁷ “Inland Empire Quarterly Economic Report,” Year 31, October 2019, John E. Husing, Ph.D., Economic & Politics, Inc.

⁸ “Ibid.

⁹ “Economic Development Plan, Virgin Trains USA, presentation to CDLAC (California Debt Limit Allocation Committee)” Varshney & Associates, 2020, p. 17, 18.

Table 9
Commuting Patterns

Where Apple Valley Residents Work	No. of Apple Valley Commuters	% of Total Commuters
Apple Valley	3,592	16.6%
Victorville	2,831	13.1%
Hesperia	1,305	6.0%
San Bernardino	1,220	5.6%
Los Angeles	1,164	5.4%
Ontario	464	2.1%
Adelanto	443	2.0%
Riverside	442	2.0%
Rancho Cucamonga	381	1.8%
Fontana	309	1.4%
All Other Destinations	9,533	44.0%

Source: “Profile of the Town of Apple Valley,” Southern California Association of Governments, May 2019, p. 21. Based on 2016 data.

Income

Incomes vary significantly by region, industry, and type of job. **Table 10** describes median earnings by occupation in Apple Valley. As shown, the highest-paying occupations are computer/engineering/science, healthcare practitioners, and management/business/financial occupations, with median earnings ranging from about \$62,000 to \$79,000. The lowest-paying occupations are personal care/service and food preparation/serving occupations, with median earnings ranging between \$13,000 and \$15,000.

**Table 10
Median Earnings by Occupation**

Occupation	Median Earnings in the Past 12 Months*
Management, Business, Science, and Arts Occupations:	
Management, business, financial	\$62,718
Computer, engineering, science	\$78,952
Education, legal, community service, arts, media	\$37,258
Healthcare practitioners, technical	\$74,958
Service Occupations:	
Healthcare support	\$13,759
Protective services (firefighting, law enforcement)	\$62,277
Food preparation and serving related	\$15,311
Building/grounds cleaning and maintenance	\$20,907
Personal care and service	\$13,721
Sales and Office Occupations:	
Sales and related	\$23,017
Office and administrative support	\$30,833
Natural Resources, Construction, Maintenance Occupations:	
Farming, fishing, forestry	\$30,787
Construction, extraction	\$39,438
Installation, maintenance, repair	\$55,261
Production, Transportation, Material Moving Occupations:	
Production operations	\$43,049
Transportation operations	\$43,427
Material moving operations	\$20,378

* civilian employed population 16 years and over

Source: American Community Survey 2013-2018 5-Year Estimates Detailed Tables, Table B24011

The following table compares median household income in Apple Valley and San Bernardino County in 2010 and 2018. Apple Valley’s 2010 median household income was 89.7% of the County’s, and its 2018 median household income was 88.1% of the County’s. During this period, Apple Valley’s median household income increased 5.9% compared to the County’s increase of 7.7%. The data suggest that income growth in Apple Valley is lagging behind that of the County.

**Table 11
Median Household Income**

Jurisdiction	Median Household Income			% of County Median Household Income	
	2010	2018	Percent Increase 2010-2018	2010	2018
Apple Valley	\$50,066	\$53,023	5.9%	89.7%	88.1%
San Bernardino County	\$55,845	\$60,164	7.7%	100%	100%

Source: American Community Survey 2006-2010 and 2014-2018 5-Year Estimates, Table DP03

Households

As shown in the following table, the number of Apple Valley households increased 2.4% between 2010 and 2018, from 23,598 to 24,161. In 2018, the majority of households (53.4%) consisted of married couple families, followed by non-family households (24.0%), female-headed households with no husband present (16.2%), and male-headed households with no wife present (6.4%).

**Table 12
 Household Growth Trends**

Year	Number of Households	Numerical Change	Percent Change
2010	23,598	---	---
2018	24,161	563	2.4%

Sources: 2010 U.S. Census, Table P28; American Community Survey 2014-2018 5-Year Estimates, Table DP02

**Table 13
 Household Types**

Household Type	No. of Households	% of Total
Family households:		
Married couple family	12,900	53.4%
Male householder, no wife present	1,541	6.4%
Female householder, no husband present	3,908	16.2%
Subtotal	18,349	---
Non-family households	5,812	24.0%
Total Households	24,161	100.0%

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP02

EXISTING HOUSING STOCK

Housing Units

Apple Valley’s housing stock includes 27,077 dwelling units, the majority of which (76.8%) are single-family detached units. Other housing types include single-family attached units (3.2%), mobile homes (5.3%), multi-family complexes with 2-4 units (9.3%) and 5 or more units (5.4%).

The total number of units increased by 960 (3.7%) between 2010 and 2020. The vast majority (95.8%) of new units consisted of single-family detached units; 0.5% were single-family attached units; 0.8% were multi-family units 2-4 units; 2.7% were multi-family with 5+ units; and 0.1% were mobile homes.

**Table 14
Housing Unit Trends – 2010 and 2020**

Unit Type	2010		2020	
	Number of Units	% Total Units	Number of Units	% Total Units
Single-Family Detached	19,891	76.2%	20,811	76.8%
Single-Family Attached	851	3.2%	856	3.2%
Multi-Family, 2–4 Units	2,501	9.6%	2,509	9.3%
Multi-Family, 5 or More Units	1,435	5.5%	1,461	5.4%
Mobile homes	1,439	5.5%	1,440	5.3%
Total	26,117	100.0%	27,077	100.0%

Source: Department of Finance Table E-5, 2010 and 2020.

Residential Building Permits, 2014-2020

The following table summarizes residential building permits issued from 2014 to 2020. A total of 831 permits were issued. The majority (96.6%) were single-family units and had an average value of \$146,745 per unit. Accessory Dwelling Units (ADUs) accounted for 2.0% of all permits and had an average value of \$51,538 per unit; all ADUs permits were issued in 2017 or later. Multi-family 5+-units accounted for 1.0% of all permits and had an average value of \$92,719 per unit. Multi-family 2-4-units accounted for 0.5% of all permits and had an average value of \$98,049 per unit.

**Table 15
Residential Building Permits, 2014-2020**

Year	Single-Family		Multi-Family 2-4 Units		Multi-Family 5+ Units		Accessory Dwelling Units (ADU) ¹	
	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit
2014	94	\$135,571	4	\$98,049	0	---	0	---
2015	111	\$139,365	0	---	0	---	0	---
2016	126	\$137,032	0	---	0	---	0	---
2017	172	\$142,016	0	---	8	\$92,719	1	\$54,630
2018	132	\$140,148	0	---	0	---	2	\$43,383
2019	87	\$167,660	0	---	0	---	4	\$45,322
2020	81	\$165,423	0	---	0	---	9	\$62,818
Total:	803	\$146,745	4	\$98,049	8	\$92,719	16	\$51,538

¹ includes new and converted ADUs

Housing Conditions

The age of Apple Valley’s housing stock can be a key indicator of potential rehabilitation, repair, or demolition needs. An estimated 16,509 housing units (63.2% of all housing units in Apple Valley) were built before 1990 and are, therefore, more than 30 years old. Depending on construction quality and maintenance history, older homes can have problems with inadequate or unsafe mechanical systems and appliances, foundation or roof problems, inefficient windows, the presence of asbestos or lead, or other issues that affect livability and safety.

**Table 16
 Age of Housing Units**

Year Built	No. of Units	% of Total
Built 2014 or later	220	0.8%
Built 2010 to 2013	385	1.5%
Built 2000 to 2009	4,899	18.8%
Built 1990 to 1999	4,106	15.7%
Built 1980 to 1989	9,550	36.6%
Built 1970 to 1979	4,552	17.4%
Built 1960 to 1969	1,038	4.0%
Built 1950 to 1959	975	3.7%
Built 1940 to 1949	208	0.8%
Built 1939 or earlier	186	0.7%
Total units	26,119	100.0%
Total Built before 1990	16,509	63.2%

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP04

Another measure of potentially substandard housing is the number of housing units lacking adequate kitchen and plumbing facilities. In Apple Valley in 2018, there were 115 units (0.5% of all units) lacking complete kitchens and 54 units (0.2% of all units) lacking plumbing facilities. All units with deficiencies were renter-occupied. These homes could potentially benefit from rehabilitation programs.

**Table 17
 Housing Units Lacking Facilities**

Type of Deficiency	Owner-Occupied Units			Renter-Occupied Units			Total	
	No.	Total Units in Town	Percent of Total Units	No.	Total Units in Town	Percent of Total Units	No.	Percent of Total Units
Lacking complete kitchen facilities	0	15,576	0.0%	115	8,585	1.3%	115	0.5%
Lacking plumbing facilities	0	15,576	0.0%	54	8,585	0.6%	54	0.2%

Source: 2014-2018 American Community Survey 5-Year Estimates, Tables B25053 and B25049

In October 2020, the Apple Valley Code Enforcement Department conducted a records search of dwelling units with code violations. As shown in the following table, there were approximately 148 open cases citing structural deficiencies. Most violations were associated with faulty or hazardous electrical systems (34), faulty plumbing systems (26), dampness of habitable rooms (21), and general dilapidation or deterioration of the structure (20). Also noteworthy were 7 dilapidated/dangerous structures due to decay, faulty construction, fire, flood, earthquake, old age, or neglect; 8 structures detrimental to the public health; and 2 substandard structures.

The records search found 329 open cases citing aesthetic and nuisance violations. Most were associated with trash and debris (160), overgrown/dead/decayed vegetation (92), inoperative or abandoned vehicles (40), and fallen or broken fencing (12).

Table 18
Code Enforcement Violations – Open Cases

Type of Violation	No. of Cases
Structural Deficiencies	
Faulty plumbing (illegally installed, unpermitted, faulty or hazardous)	26
Visible mold	5
Faulty or hazardous electrical	34
Dilapidated, damaged, or dangerous structure resulting from decay, damage, faulty construction, fire, wind, earthquake, flood, old age, or neglect (to be repaired or demolished)	7
Structure detrimental to the public health (maintenance in such condition as to be detrimental to the public health, safety, or general welfare)	8
Dampness of habitable rooms	21
General dilapidation or deteriorated structure, or improper maintenance (needs repair, replacement, removal, or proper maintenance)	20
Abandoned/unsecured buildings	6
Lack of utilities (gas, electric, water)	2
Improper occupancy (discontinue using portions of the structure for living, sleeping, cooking, or dining purposes that weren't designed or intended to be used for those occupancies)	1
Substandard building (building shall be maintained in a safe condition)	2
Broken windows	7
Rotted exterior (repair or replace all broken, rotted, split, or buckled exterior wall coverings or roof coverings)	1
Deteriorated roof structure	1
Faulty mechanical equipment	1
Inadequate heating	2
Failed septic	2
Faulty weather protection (paint house facia, trim, and garage area)	2
Aesthetic and Nuisance Violations	
Overgrown, dead, decayed, dry, or hazardous vegetation	92
Trash and debris (including appliances, furniture, containers)	160
Excessive vehicles in public view	8
Inoperative or abandoned vehicle(s)	40
Improper fence maintenance (fallen or broken)	12

Table 18
Code Enforcement Violations – Open Cases

Type of Violation	No. of Cases
Metal cargo container prohibited on property	11
Performance standards, maintenance of open areas (all open areas shall be landscaped, surfaced, or treated, and maintained in a dust free and weed free condition, including rockscape)	2
Abandoned and/or broken equipment	3
Improper outdoor storage, no storage on vacant lots (vehicles, garbage, building materials)	1

Source: Open Case Housing Report, Apple Valley Code Enforcement Department, October 2020.

The Code Enforcement Department annually inspects the exteriors of rental housing to help evaluate conditions and identify deficiencies. The Town’s Residential Rehabilitation Loan Program provides no interest deferred HOME loans to improve unsafe living conditions to eligible applicants to assist homeowners and apartment complex owners with home maintenance and repair costs.

Vacancy Rates

The housing vacancy rate is the percentage of units that are vacant or unoccupied at a given time. It is directly related to housing supply and demand; a low vacancy rate means there are more occupied units and can indicate higher housing demand and housing values/costs, while a high vacancy rate can indicate excess housing supply and decreased property values. Units may be considered vacant for several reasons, including if they listed for rent or function as vacation or seasonal homes.

As shown in the following table, 24,161 (92.5%) of all housing units in Apple Valley are occupied. The remaining 1,958 (7.5%) units are vacant. The largest category of vacant units are those “for rent,” followed by “other vacant” and “for seasonal, recreational, or occasional use.” The homeowner vacancy rate is 1.9%, and the rental vacancy rate is 5.7%.

**Table 19
 Vacancy Status**

Vacancy Status	Units	% of Total
Occupied Units:		
Owner-occupied	15,576	59.6%
Renter-occupied	8,585	32.9%
Subtotal	24,161	---
Vacant Units:		
For rent	518	2.0%
Rented, not occupied	41	0.2%
For sale only	300	1.1%
Sold, not occupied	209	0.8%
For seasonal, recreational, or occasional use	424	1.6%
For migrant workers	0	0.0%
Other vacant	466	1.8%
Subtotal	1,958	---
Total Units	26,119	100%
Vacancy Rate:		
Homeowner vacancy rate	1.9%	
Rental vacancy rate	5.7%	

Source: American Community Survey 2014-2018 5-Year Estimates, Tables DP04 and B25004

Housing Costs and Affordability

Home Values

The following table compares median housing values in the Victor Valley region and San Bernardino County in 2013 and 2018. Apple Valley’s median housing value was \$171,600 in 2013, the highest of all Victor Valley jurisdictions. It increased to \$237,100 in 2018, more than 38% over the 5-year period. This was the lowest percentage increase of all Victor Valley jurisdictions, but the median value remained the highest. In both 2013 and 2018, median housing values in all Victor Valley jurisdictions were substantially lower than those of San Bernardino County as a whole.

Table 20
Regional Median Housing Value Trends, 2013 - 2018

Jurisdiction	Median Value, owner-occupied units		% Change 2013-2018
	2013	2018	
Victor Valley Region:			
Apple Valley	\$171,600	\$237,100	38.2%
Victorville	\$137,700	\$205,300	49.1%
Hesperia	\$146,200	\$219,600	50.2%
Adelanto	\$95,900	\$181,600	89.4%
San Bernardino County	\$222,300	\$305,400	37.4%

Source: American Community Survey 2009-2013 and 2014-2018 5-Year Estimates, Table B25077

A more recent regional study found that, in Apple Valley in 2019 (3rd quarter), the median price was \$269,928 for existing homes and \$297,500 for new homes.¹⁰

Rental Costs

The rental housing market in Apple Valley includes apartments, townhomes, mobile homes, and single-family homes. **Table 21** shows median gross rent by number of bedrooms, according to the American Community Survey. Median gross rent is \$1,026.

Table 21
Median Gross Rent by Bedrooms

No. of Bedrooms	Median Gross Rent*
No bedroom	\$636
1 bedroom	\$662
2 bedrooms	\$925
3 bedrooms	\$1,236
4 bedrooms	\$1,389
5+ bedrooms	\$1,926
Median Gross Rent:	\$1,026

* estimated, renter-occupied housing units paying cash rent
 Source: American Community Survey 2014-2018 5-Year Estimates, Table B25031

Online listings show that current market rental rates are approximately \$1,000 for a studio apartment; \$900 to \$1,400 for a 1-bedroom unit; \$900 to \$1,600 for a 2-bedroom unit; \$1,500 to \$1,700 for a 3-bedroom unit; and \$1,700 to \$2,000 for a 4+-bedroom unit.¹¹

Affordability

Housing costs can represent a major obstacle to housing availability. Federal and State governments offer housing assistance programs and establish maximum income limits for eligibility for those programs, as well as maximum housing costs that can be charged to eligible households.

¹⁰ “Inland Empire Quarterly Economic Report,” Year 31, Economics & Politics, Inc. October 2019.

¹¹ Rent.com, accessed September 10, 2020.

Income limits for housing assistance programs are established annually on a regional basis by the Department of Housing and Community Development. **Table 22** provides the current (2020) income limits for the Town of Apple Valley. The San Bernardino County Area Median Income (AMI) for a 4-person household is \$75,300.

Table 22
Income Limits for San Bernardino County, 2020

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$15,850	\$18,100	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low Income	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
Low Income	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,500
Median Income	\$52,700	\$60,250	\$67,750	\$75,300	\$81,300	\$87,350	\$93,350	\$99,400
Moderate Income	\$63,250	\$72,300	\$81,300	\$90,350	\$97,600	\$104,800	\$112,050	\$119,250

Table 23 describes income limits for various household income categories and “affordable” monthly payments for each category, according to definitions set forth in California Health and Safety Code Sections 50052.5 and 50053. Income limits are based on the area median income (AMI) for San Bernardino County for a family of four, which is \$75,300 for Fiscal Year 2020. An affordable housing payment is considered no more than 30% of gross household income.

Table 23
Income Categories and Affordable Housing Costs

Income Category ¹	Annual Income Limit ²	Maximum Affordable Monthly Payment ³	Maximum Affordable Home Purchase Price ⁴
Extremely Low Income (0-30% of AMI)	\$26,200	\$655	\$85,100
Very Low Income (30%-50% of AMI)	\$37,650	\$941	\$122,200
Low Income (50%-80% of AMI)	\$60,250	\$1,506	\$195,600
Moderate Income (80%-120% of AMI)	\$90,350	\$2,259	\$293,400
Above Moderate Income (120%+ of AMI)	\$90,350+	\$2,259+	\$293,400+

¹ AMI = area median income. San Bernardino County median income = \$75,300.

² Based on 4-person household.

³ “Affordable housing cost” for lower-income households is defined as not more than 30% of gross household income with variations. “Housing cost” includes rent or mortgage payments, utilities, property taxes, and insurance on owner-occupied housing.

⁴ Converts the maximum affordable monthly payment to a home value, assuming 10% down, 15-year fixed loan, 4.0% interest rate, 1.25% taxes and homeowners insurance monthly.

Source: HCD 2020 State Income Limits

Based on the affordable housing guidelines shown in the table above, an affordable monthly housing payment for a low-income family of four (\$1,506) exceeds the median gross rent for a 3-bedroom unit in Apple Valley (\$1,236). Therefore, rental housing affordability is not considered a barrier for lower income households. As regards homeownership, an affordable home purchase price for a low-income family of four (\$195,600) is less than the median housing value in Apple Valley (\$269,928). Low-income households could face challenges achieving homeownership, and affordability of ownership units should be an important consideration in Apple Valley. For moderate income households, both the median gross rent for a 3 bedroom apartment (\$1,506) and the median home sales price (\$269,928) are affordable for a four-person household. Therefore, moderate income households in Apple Valley will be able to find housing in the broader market, without subsidy.

The Town refers residents needing housing affordability assistance to the Housing Authority of the County of San Bernardino (HACSB), which provides HUD Section 8 rental assistance to lower income renters and operates low-income housing projects in Apple Valley. Homeownership assistance loans are also available at the County and State levels (see Existing Affordable Housing Programs, below). The Town Development Code offers density bonuses and other development-related incentives and concessions to encourage the development of affordable housing (see Density Bonuses, below). Additionally, the Town is currently working with the Coachella Valley Housing Coalition on plans for a future 100-unit affordable housing project for low and moderate income households on Navajo Road.

Overpayment

Overpayment is defined as a household paying more than 30% of its gross income toward housing costs. Severe overpayment occurs when a household pays more than 50% of its gross income on housing. The cost burden of overpayment can fall disproportionately on lower-income households and renters.

The Comprehensive Housing Affordability Strategy (CHAS) database, provided by HUD and based on U.S. Census American Community Survey data, describes the number of households, by income level, that are experiencing housing cost burdens. The latest CHAS data for the 2013-2017 period for Apple Valley are shown in the following table. Of all owner households, 30.8% are overpaying for housing and 13.1% are severely overpaying. Of lower-income owner households, 61.0% are overpaying and 32.5% are severely overpaying.

More renter households than owner households are overpaying and severely overpaying. Of all renter households, 51.5% are overpaying and 27.0% are severely overpaying. Of lower-income renter households, 76.7% are overpaying and 43.0% are severely overpaying.

**Table 24
Overpayment by Income Level**

Income Category ¹	Owners		Renters	
	Households	Percent	Households	Percent
Household Income less than or = 30% HAMFI:				
Households overpaying	910		1,840	
Households severely overpaying	760	83.5%	1,575	85.6%
	645	70.9%	1,380	75.0%
Household Income >30% to less than or = 50% HAMFI:				
Households overpaying	1,480		1,680	
Households severely overpaying	950	64.2%	1,535	91.4%
	520	35.1%	695	41.4%
Household Income >50% to less than or = 80% HAMFI:				
Households overpaying	2,945		1,730	
Households severely overpaying	1,540	52.3%	915	52.9%
	570	19.4%	185	10.7%
Subtotal: All lower-income households	5,335		5,250	
Subtotal: All lower-income HH overpaying	3,250	61.0%	4,025	76.7%
Subtotal: All lower-income HH severely overpaying	1,735	32.5%	2,260	43.0%
Household Income >80% to less than or = 100% HAMFI:				
Households overpaying	1,765		610	
Households severely overpaying	705	39.9%	110	18.0%
	255	14.4%	0	0.0%
Household Income >100% HAMFI:				
Households overpaying	8,390		2,550	
Households severely overpaying	815	9.7%	200	7.8%
	45	0.5%	10	0.4%
Total Households	15,490		8,410	
Total Households Overpaying	4,770	30.8%	4,335	51.5%
Total Households Severely Overpaying	2,035	13.1%	2,270	27.0%

¹ HAMFI = HUD Area Median Family Income

“Overpaying” is defined as spending >30% of gross household income on housing costs.

“Severely overpaying” is defined as spending >50% of gross household income on housing costs.

Source: U.S. Dept. of Housing and Urban Development, CHAS data for Apple Valley, based on 2013-2017 ACS.

The Town’s Residential Rehabilitation Loan Program and the County Housing Authority’s (HACSB) Tenant-Based Voucher Program and public housing supply can help reduce the burdens of overpayment for lower income households (see Existing Affordable Housing Programs, below).

Extremely Low-Income Households

Extremely low-income (ELI) households are a subset of the very low-income household category and are defined by HCD as those with incomes less than 30% of the area median income (AMI). The AMI for a 4-person household in San Bernardino County is \$75,300. ELI household incomes

are defined by HCD and HUD as those earning less than \$26,200.¹² Many ELI households receive public assistance, such as Social Security insurance, and have a variety of housing needs.

Existing Needs

According to the latest CHAS data, 2,750 households (11.5% of total households) in Apple Valley are considered extremely low-income. Most (67%) ELI households are renters. More than 85% experience housing problems, including incomplete kitchen and plumbing facilities, overcrowding, and/or cost burden greater than 30% of income (overpayment). Nearly 85% are in overpayment situations, and 73.6% are in severe overpayment situations in which housing costs are greater than 50% of household income.

**Table 25
 Housing Problems for Extremely Low-Income Households**

	Owners	Renters	Total
Total Number of ELI Households	910	1,840	2,750
Percent with any housing problems*	85.7%	85.6%	85.6%
Percent with Cost Burden >30% of income	83.5%	85.6%	84.9%
Percent with Cost Burden >50% of income	70.9%	75.0%	73.6%
Total Number of Households	15,490	8,410	23,900

* housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room (overcrowding), and cost burden greater than 30% of income.

Source: U.S. Department of Housing and Urban Development, CHAS data for Apple Valley, based on the 2013-2017 ACS.

Projected Needs

To calculate projected housing needs, the Town assumed 50% of its very low income regional housing need assessment (RHNA) are extremely low income households. From its very low income need of 1,086 units, the Town has a projected need of 543 units for extremely low income households.

Housing types that are suitable for ELI households include rent-restricted affordable units, housing with supportive services, single-room occupancy units, accessory dwelling units, group quarters, and housing with rent subsidies (vouchers). The Housing Authority of the County of San Bernardino (HACSB) manages public housing units and operates the Tenant-Based Voucher Rental Assistance Program in Apple Valley. Additionally, the Town’s Development Code supports the development of accessory dwelling units, single-room occupancy units, supportive and transitional housing, and group homes (see Zoning for a Variety of Housing Types, below).

Overcrowding

Residential overcrowding has been associated with a higher prevalence of infectious disease, stress, sleep disorders, and other mental health problems, as well as lower educational achievement and vulnerability to homelessness. Overcrowding can indicate an imbalance between housing affordability and income and typically affects renters more than homeowners.

¹² Per HUD, the Extremely Low Income (ELI) income limit is the greater of either: 1) 60% of Very Low Income limit (\$37,650), which equals \$22,590, or 2) poverty guideline established by Dept. of Health and Human Services (HHS), which equals \$26,200.

Overcrowding is defined by the U.S. Census as a housing unit with more than one person per room (excluding kitchens, bathrooms, hallways, etc.). According to this definition, Apple Valley has 942 overcrowded housing units, which represents 3.9% of the total 24,161 occupied units in the Town. Of overcrowded units, 72.1% are renter-occupied units and 27.9% are owner-occupied units.

Severely overcrowded units have more than 1.5 persons per room and are a subset of overcrowded units. Approximately 19.3% of all overcrowded units in Apple Valley are severely overcrowded. About 66.5% of them are rental-occupied units, and 33.5% are owner-occupied units.

**Table 26
 Overcrowding**

Persons Per Room	Owner-Occupied Units	Renter-Occupied Units	Total	% of Total
1.01 to 1.50	202	558	760	80.7%
1.51 to 2.00	32	96	128	13.6%
2.01 or more	29	25	54	5.7%
Total Overcrowded	263	679	942	100.0%
% Overcrowded by Tenure	27.9%	72.1%	---	---
Total Severely Overcrowded	61	121	182	19.3%
% Severely Overcrowded by Tenure	33.5%	66.5%	---	---

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25014

Apple Valley’s Development Code allows the development of accessory dwelling units (ADUs) and junior ADUs that provide additional living facilities for one or more persons on lots with a primary residence. ADUs can help alleviate overcrowding in owner-occupied units.

Publicly Supported Housing

Apple Valley does not have any publicly supported housing units at this time.

SPECIAL POPULATIONS

Seniors

Senior residents ages 65 and older are considered a special population because they typically live on fixed or limited incomes, have an increased incidence of physical and memory impairments that can adversely affect independent living, and have higher health care costs. Potential housing problems can include lack of accessibility or independent living support services, lack of affordability, lack of transportation options, and inconvenient distance to appropriate health care facilities.

As shown in the following table, 7,433 households (30.8% of all households) in Apple Valley are 65 years or older. Senior households make up 39.3% of all owner-occupied households, and 15.3% of all renter-occupied households.

Table 27
Senior Households by Tenure

Householder Age	Owner-Occupied		Renter-Occupied	
	Households	%	Households	% ¹
Non-Senior Households				
Under 65 years	9,455	60.7%	7,273	84.7%
Senior Households				
65 to 74 years	3,720	23.9%	793	9.2%
75 to 84 years	1,761	11.3%	362	4.2%
85 years and over	640	4.1%	157	1.8%
Subtotal, Senior Households	6,121	39.3%	1,312	15.3%
Total Households	15,576	100.0%	8,585	100.0%

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25007

¹ differences due to rounding

According to the American Community Survey, an estimated 974 seniors have incomes below the poverty level, which represents 7.8% of all seniors in Apple Valley. The 2020 federal poverty guideline for one person is \$12,760. The major source of income for most seniors is Social Security, and the average Social Security monthly benefit is \$1,503.¹³ Therefore, a single senior paying 30% of their monthly Social Security income on housing costs would pay \$451 toward housing costs. However, median rent for a one-bedroom unit in Apple Valley is \$662. A two-person senior household would have \$902 available for housing costs, but median rent for a 2-bedroom unit is \$925. Therefore, Social Security alone cannot adequately cover affordable housing costs.

Table 28
Senior Incomes Below the Poverty Level

Age Group	Income in Past 12 Months Below Poverty Level
	No. of Residents
65 to 74 years	550
75 years and over	424
Total	974

Source: 2014-2018 ACS 5-Year Estimates, Table B17001

Numerous senior support services are provided by various organizations, including those listed in the following table. Privately operated assisted living facilities and home care service providers also operated in Apple Valley and the broader Victor Valley.

¹³ Social Security Administration Fact Sheet, December 2019 Beneficiary Data.

Table 29
Senior Resources

Organization	Services Provided
Assisted living and home care providers (various private providers)	Housing, personal care, health care, housekeeping, meals
Apple Valley Senior Citizen’s Club	Physical fitness programs, social events, games, classes, meals, thrift shop
Inland Counties Legal Services	Non-profit legal assistance for seniors, low-income residents, veterans, residents with disabilities
San Bernardino County Department of Aging and Adult Services	In-home supportive services, nutrition and meal services, employment programs, long-term care ombudsmen, advocacy
Food Banks	Several in Apple Valley and throughout Victor Valley
St. Mary Medical Center	Senior Select Program, health education classes, social events, support groups, driving classes
Salvation Army	Food distribution, thrift stores, community support
Victor Valley Community Services Council	No-cost non-emergency transportation for low-moderate income seniors, veterinary care for the pets of seniors, home repairs and ADA modifications
Victor Valley Transit Authority	TRIP mileage reimbursement service, travel training, ADA paratransit service

Housing types considered appropriate for seniors include apartments, townhomes, duplexes, second units (granny flats), congregate housing with group dining facilities and support services, and assisted living facilities. The Apple Valley Development Code allows residential development at a range of densities, as well as accessory dwelling units (ADUs), group homes, residential care facilities, single-room occupancy units, and manufactured housing, all of which can serve the needs of seniors. The Development Code encourages development of senior housing by offering flexibility in off-street parking requirements where the need is demonstrated. The Town’s Residential Rehabilitation Loan Program can help lower income seniors improve their living conditions and install ADA improvements, if needed. The Town is currently working with the Coachella Valley Housing Coalition on plans for the development of a 100-unit affordable housing project on Navajo Road.

People with Disabilities

A “disability” is a physical or mental impairment that substantially limits one of more major life activities. A “developmental disability” is defined as a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue indefinitely; and constitutes a substantial disability for that individual.¹⁴ Developmental disabilities include intellectual disabilities, cerebral palsy, epilepsy, autism, and related conditions.

People with disabilities can face unique housing challenges, including lack of affordable units due to fixed or limited incomes, lack of accessible design features such as barrier-free access, lack of in-home supportive medical services, and lack of transportation options and proximity to medical facilities.

¹⁴ California Welfare and Institutions Code Section 4512(a).

According to the American Community Survey, there are 11,804 civilian non-institutionalized residents with a disability in Apple Valley (16.3% of the population). Individuals may be affected by one or more types of disability. **Table 30** describes the number and types of disabilities affecting the population, by age group. As shown, there are 23,650 disabilities affecting the population. The most affected age groups are 18 to 64 years (49.1%) and 65 years and over (46.5%). The most prevalent disability types are ambulatory difficulties (27.5%) and independent living difficulties (19.5%).

Table 30
Disabilities by Age and Type

Disability by Age and Type	Number of Disabilities	% of Total Disabilities
Under Age 18 years		
With a hearing difficulty	41	0.2%
With a vision difficulty	162	0.7%
With a cognitive difficulty	537	2.3%
With an ambulatory difficulty	22	0.1%
With a self-care difficulty	262	1.1%
With an independent living difficulty	*	*
Subtotal	1,024	4.4%
Age 18 to 64 years		
With a hearing difficulty	1,387	5.8%
With a vision difficulty	966	4.1%
With a cognitive difficulty	2,217	9.4%
With an ambulatory difficulty	3,247	13.7%
With a self-care difficulty	1,226	5.2%
With an independent living difficulty	2,571	10.9%
Subtotal	11,614	49.1%
Age 65 years and over		
With a hearing difficulty	2,287	9.7%
With a vision difficulty	792	3.3%
With a cognitive difficulty	1,328	5.6%
With an ambulatory difficulty	3,247	13.7%
With a self-care difficulty	1,316	5.6%
With an independent living difficulty	2,042	8.6%
Subtotal	11,012	46.5%
Total Number of Disabilities	23,650	100.0%
Total Civilian Non-Institutionalized Population with a Disability	11,804	

Source: American Community Survey 2014-2018 5-Year Estimates, Table S1810
* data not provided

A variety of support services are available to Apple Valley residents with disabilities:

- The Inland Regional Center (IRC) provides support to people with intellectual disabilities, autism, cerebral palsy, and epilepsy, including day programs, independent and supported living services, family support, educational advocacy, and employment assistance. It serves clients in San Bernardino and Riverside Counties. IRC currently (2021) serves 892 clients who are Apple Valley residents.
- The San Bernardino County Department of Aging and Adult Services provides case management, social engagement, outreach services, meal programs, and in-home support services for adults with disabilities. Services include aging-in-place strategies to help residents live safely and independently in their own homes.
- B.E.S.T. Opportunities promotes independence of adults with developmental disabilities from locations in Apple Valley, Hesperia, and Barstow. Its Adult Development Center helps developmentally disabled adults develop social, daily living, vocational, physical education, and academic skills, and organizes community outings, such as visits to local libraries, museums, and grocery stores. It also operates a supported group employment program.
- The Lincoln Training Center provides employment opportunities and job skills training for adults with disabilities and service-disabled veterans. Its local office is on Town Center Drive in Apple Valley.
- The Victor Valley Transit Authority offers complementary paratransit services for all fixed routes and a travel training program. Its TRIP program reimburses volunteer drivers who assist eligible disabled or senior individuals who are unable to drive or access public transportation.
- The Victor Valley Community Services Council offers no-cost non-emergency transportation for low-moderate income seniors or disabled persons.

Housing types that can accommodate people with disabilities include wheelchair accessible units, such as ground floor or single-story units with lowered countertops, roll-in showers, and widened doorways. For those with independent living difficulties, group homes or units with onsite residential assistance may be required for support with housekeeping, medication management, shopping, or transportation. Those with severe disabilities may require intensive 24-hour medical care. Housing affordability is a major concern as many disabled individuals have limited abilities to work and live on fixed or limited incomes.

Fair Housing Accessibility Standards and California Administrative Code Title 24 set forth access and adaptability requirements for individuals with disabilities. In addition, the Town's Residential Rehabilitation Program, which provides no interest deferred loans up to \$25,000 per qualifying household, can be used for ADA improvements. The Apple Valley Development Code provides for the development of single-room occupancy facilities, group homes, residential care facilities, and supportive and transitional housing that can serve the housing needs of individuals with disabilities. Handicapped residential care facilities are permitted in all residential districts, including M-U. Section 9.29.190 of the Development Code addresses Reasonable Accommodations and the process for disabled individuals to request modifications for adaptive features in housing.

Large Households

Large households are defined as those with 5 or more people. Large households can have difficulty finding affordable housing with sufficient bedrooms, which can lead to overcrowding and severe overcrowding.

As shown in the following table, there are 3,391 large households in Apple Valley, or 14% of all households. Of all large households 1,992 (58.7%) are owners, and 1,399 (41.3%) are renters.

**Table 31
 Household Size by Tenure**

Household Size	Owner-Occupied Units		Renter-Occupied Units	
	Number	Percent	Number	Percent
1 person	2,888	18.5%	1,847	21.5%
2 persons	6,324	40.6%	2,182	25.4%
3 persons	2,431	15.6%	1,563	18.2%
4 persons	1,941	12.5%	1,594	18.6%
5 persons	959	6.2%	751	8.7%
6 persons	638	4.1%	418	4.9%
7 persons or more	395	2.5%	230	2.7%
Total Households	15,576	100.0%	8,585	100.0%
Total Households with 5+ Persons	1,992	12.8%	1,399	16.3%

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25009

To avoid overcrowding, suitable housing products for large families include those with 4 or more bedrooms. As shown in the Table below, there are 5,512 large (4+ bedrooms) owner-occupied units and 1,992 large (5+ persons) owner households in Apple Valley. Supply exceeds demand and, therefore, the number of large units for ownership is considered sufficient to meet the need. However, as regards rental units, there are 1,048 large (4+ bedrooms) rental units and 1,399 large (5+ persons) renter households. The demand for large rental units exceeds the supply, and the lack of larger rental units could contribute to overcrowding.

The Development Code allows Accessory Dwelling Units (ADUs) and junior ADUs which can provide additional living facilities for larger families. Additional programs that assist large families with homeownership could be beneficial. Reduced parking standards for units with 5 or more bedrooms may also incentivize development of new large rental units. Proximity to childcare facilities, schools, recreational areas, and public transit should be considered when developing for large families.

Table 32
Number of Bedrooms by Tenure

No. of Bedrooms	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	Percent*	Number	Percent*	Number	Percent
0 bedrooms	65	0.4%	183	2.1%	248	1.0%
1 bedroom	126	0.8%	334	3.9%	460	1.9%
2 bedrooms	2,121	13.6%	4,247	49.5%	6,368	26.4%
3 bedrooms	7,752	49.8%	2,773	32.3%	10,525	43.6%
4 bedrooms	4,549	29.2%	910	10.6%	5,459	22.6%
5+ bedrooms	963	6.2%	138	1.6%	1,101	4.5%
Total	15,576	100.0%	8,585	100.0%	24,161	100.0%
Total Units with 4+ bedrooms	5,512	---	1,048	---	6,560	---

* differences due to rounding

Source: 2014-2018 American Community Survey 5-Year Estimates, Table B25042

Female-Headed Households

Female-headed households generally have lower incomes, higher rates of poverty, and lower home ownership rates. Income constraints can result in overpayment and severe overpayment, in which housing costs exceed 30% or 50%, respectively, of household income.

As shown in **Table 33**, there are 5,449 single-parent-headed family households in Apple Valley, or 22.6% of all households. Male-headed family households comprise 6.4% of all households, and female-headed family households comprise 16.2%. As shown in the following table, there are 3,908 female-headed family households in Apple Valley. Approximately 45% of the female-headed households have children under age 18, and 50% of all families with incomes below the poverty level are female-headed households.

Table 33
Female-Headed Household Characteristics

	Number	Percent
Total Households	24,161	100.0%
Female-Headed Households	3,908	16.2%
Female-Headed Households with own children under 18	1,769	---
Female-Headed Households without children under 18	2,139	---
Total Families, Income in the Past 12 Months Below Poverty Level	2,432	100.0%
Female Householders, Income in the Past 12 Months Below Poverty Level	1,217	50.0%

Source: 2014-2018 American Community Survey 5-Year Estimates, Table DP02; 2018 ACS Supplemental Estimates Detailed Tables, Table K201703

Primary housing needs for this special population include affordability and units of appropriate size for the age and gender mix of children. Other considerations include proximity to schools, childcare facilities, recreation areas, and other family services and amenities. Flexible educational programs and job training services can help householders obtain higher paying jobs.

Section 8 housing programs are available to qualifying residents, including female heads of households. The Town’s Residential Rehabilitation Loan Program (RRLP) is also available for qualified homeowners for the purpose of addressing health and safety code violations, deferred maintenance, and other improvements. During the 2014-2021 planning period, approximately 29 RRLP applicants were female heads of household.

Homeless Persons

People experiencing homelessness need short-term or long-term shelter. Homelessness can have a variety of causes, including a lack of affordable housing in the community, unemployment or reduction in work hours, illness, disability, mental illness, and substance abuse, among others.

The Homeless Point-In-Time (PIT) Count is a federally mandated annual count of homeless individuals used to evaluate the extent of homelessness. The data provide a snapshot of homelessness on a particular date and time. As shown in the following table, according to annual San Bernardino County PIT Counts conducted between 2015 and 2020, the number of homeless individuals counted in Apple Valley ranged from 17 to 45. Fluctuations could be due, in part, to changing survey methods, such as increased coverage by more survey volunteers. However, the data are believed to reflect actual conditions to the extent possible.

Table 34
Apple Valley
Homelessness Trends

Year	No. of Homeless Individuals
2015	22
2016	45
2017	28
2018	17
2019	23
2020	31

Source: San Bernardino County
PIT Counts 2015-2020.

The 2020 PIT Count determined there were 31 homeless individuals in Apple Valley on January 23, 2020.¹⁵ Of these, twenty-four (24) were “unsheltered” without a regular or adequate nighttime residence, and seven (7) were “sheltered” in emergency shelters, transitional housing programs, safe haven programs, or hotels/motels as a result of a voucher program from a social service agency. This represents 1% of all 3,125 homeless individuals counted in San Bernardino County. The number of homeless persons in neighboring jurisdictions totaled 451 in Victorville, 32 in Hesperia, and 24 in Adelanto.

Twenty unsheltered people in Apple Valley were interviewed as part of the 2020 PIT Count. The results found that most were white (60%), non-Hispanic (90%), male (70%), and adults between 25 and 39 years old (45%).

¹⁵ 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report, San Bernardino Homeless Partnership, page 7.

**Table 35
 Characteristics of Unsheltered
 Homeless Persons in Apple Valley**

	Number	Percent of Total
Race		
American Indian	2	10.0%
Asian	0	0.0%
Black or African American	4	20.0%
Native Hawaiian of Pacific Islander	0	0.0%
White	12	60.0%
Multiple Races or Other	2	10.0%
Unknown Race	0	0.0%
Ethnicity		
Hispanic	2	10.0%
Non-Hispanic	18	90.0%
Gender		
Male	14	70.0%
Female	6	30.0%
Transgender	0	0.0%
Gender Non-Conforming	0	0.0%
Don't Know or No Recorded Answer	0	0.0%
Age		
18 to 24	4	20.0%
25 to 39	9	45.0%
40 to 49	4	20.0%
50 to 54	0	0.0%
55 to 61	2	10.0%
62+	1	5.0%
TOTAL INDIVIDUALS SURVEYED = 20		

Notes: Data represents unsheltered individuals. Only adults and unaccompanied teenage children who were counted were surveyed; accompanied children in families were not.

Source: 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report, San Bernardino Homeless Partnership, page 46.

Particularly sensitive homeless subpopulations include veterans, the chronically homeless, those with mental health conditions and physical disabilities, victims of domestic violence, and others. Of the 20 unsheltered individuals interviewed in Apple Valley, the most prevalent characteristics were: 1) release from correctional institutions during the past year (70%); 2) no monthly income (60%); 3) chronically homeless (40%); 4) homelessness for the first time during the past 12 months (40%); and 5) physical disability that seriously limits the ability to live independently (30%).

Table 36
Unsheltered Homeless Subpopulations

Subpopulation	Number¹	Percent of Total
Homeless for the First Time During Past 12 Months	8	40.0%
Chronically Homeless	8	40.0%
Veteran	1	5.0%
Chronic Health Condition That is Life-Threatening, such as Heart, Lung, Liver, Kidney, or Cancerous Disease	5	25.0%
HIV/AIDS	0	0.0%
Physical Disability that Seriously Limits Ability to Live Independently	6	30.0%
Developmental Disability	1	5.0%
Mental Health Disability or Disorder that Seriously Limits Ability to Live Independently	3	15.0%
Substance Use Problem Disability or Disorder that Seriously Limits Ability to Live Independently	5	25.0%
Victim of Domestic Violence (experiencing homelessness because of fleeing domestic violence, dating violence, sexual assault, or stalking)	1	5.0%
Released from Correctional Institutions During Past Year	14	70.0%
Monthly Income:		
No Monthly Income	12	60.0%
\$1 - \$250	5	25.0%
\$251 - \$500	0	0.0%
\$501 - \$1,000	2	10.0%
More Than \$1,000	1	5.0%
No Recorded Answer	0	0.0%

¹ Results of interviews with 20 homeless individuals. Actual numbers may be higher as 4 individuals were not interviewed.

Source: 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report, San Bernardino Homeless Partnership, page 46-47.

Emergency, transitional, and supportive housing facilities and services can serve some of the short- and long-term needs of homeless individuals. Emergency shelters provide temporary shelter, often with minimal supportive services. Supportive housing is linked to support services intended to improve the individual's ability to independently live and work in the community. Transitional housing is provided with financial assistance and support services to help homeless people achieve independent living within 24 months. Supportive and transitional housing are often in apartment-style units.

Numerous organizations in the Victor Valley provide facilities and services for homeless people and those at risk for homelessness. Services include emergency and transitional housing, food pantries and meal services, clothing and toiletry products, educational and job training programs, and financial assistance for rent and utilities, among others. Some organizations focus on serving special populations, such as veterans, at-risk youth and young adults, and victims of domestic violence.

Table 37
Victor Valley Homelessness Resources

Organization	Services Provided
A Better Way Domestic Violence Shelter & Outreach	Shelter, education, advocacy for victims of domestic violence and their children
Catholic Charities (Victorville)	Temporary shelter, food pantries, food and housing vouchers, rent and utility assistance
Desert Communities United Way	Supportive food and educational services for children and families
Family Assistance Program (Victorville): Hope House	24-bed facility serving victims of domestic violence
Family Assistance Program (Victorville): Next Step	Transitional housing for females on probation
Family Assistance Program (Victorville): Our House	Emergency shelter for youth ages 11-17
Feed My Sheep of the Desert (Apple Valley, Hesperia, Victorville)	Food bank
High Desert Homeless Services (Victorville)	Emergency shelter, transitional housing, rapid re-housing Meals, clothing, education and employment assistance, thrift store
High Desert Second Chance (Hesperia)	Food, clothing, job assistance, medical benefit assistance
San Bernardino County Housing Authority	Rental assistance for low-income families
Life Community Development (Adelanto)	Per diem transitional housing for veterans, supportive services, job skills, education assistance
Molding Hearts (Apple Valley)	Meals for underserved children, housing, job assistance
Moses House Ministries (Victorville)	Family supportive services, parenting classes, baby supplies, employment development
Rose of Sharon Pregnancy Resource Center (Victorville)	Pregnancy support, parenting education, baby supplies
Salvation Army (Victorville)	Emergency shelter, food, housing and utility assistance
Samaritan's Helping Hand (Victorville)	Transitional housing, motel vouchers for veterans or families with a minor under age 18
San Bernardino County Sheriff's Department	Homeless Outreach and Proactive Enforcement (HOPE) program to help homeless people transition from homelessness and reduce homeless related crime. Connects homeless people with resources, service providers, and points of contact at each sheriff's station.
Victor Valley Family Resource Center (Hesperia)	Emergency shelter, Transitional housing, Rapid Re-housing, case management for those experiencing a life-altering event such as addition or incarceration, meals, job training, substance abuse services, education assistance
Victor Valley Rescue Mission	Emergency shelter, food pantry, meals, clothing assistance, recovery program, vocational training

To help prevent homelessness and protect people at risk of homelessness, Apple Valley participates in the San Bernardino County Continuum of Care (CoC) System and the San Bernardino County Homeless Partnership. The CoC provides emergency shelter, supportive services, transitional housing, permanent housing, and a network of resources and services to assist the homeless. The Apple Valley/Victorville Consortium works closely with the Homeless Provider Network (HPN) to advocate for the homeless and those at risk of becoming homeless, and the Homeless Outreach and Proactive Enforcement (H.O.P.E.) program operated by the San Bernardino County Sheriff's Department that connects the homeless population with resources and services to reduce homeless related crimes. Through the CDBG program, the Town contributes funding to local non-profit organizations, including High Desert Homeless Services, Family Assistance Program, Victor Valley Community Services Council, and Cedar House.

The Town's Development Code allows supportive and transitional housing in all residential districts, including M-U, subject to approval of a Conditional Use Permit (CUP); they are also permitted in the I-P district. Emergency housing for the homeless is permitted outright in the I-P district, and with a Special Use Permit in the C-S and C-V districts.

In 2020, the Town applied for the Permanent Local Housing Allocation (PLHA) grant through the State of California. The Town will receive \$287,561 every year for 5 years and will partner with the City of Victorville to develop a Wellness and Recuperative Center in Victorville focusing on homelessness and transitional housing.

Farmworkers

Although some agricultural production occurs in the Victor Valley, most agricultural land and farmworker housing is located outside of Apple Valley. The Town's General Plan and zoning maps do not designate land for agricultural uses, and there are no zoning policies or restrictions specific to farms or farmworker housing.

According to the American Community Survey, 154 Apple Valley residents were employed in the "agriculture, forestry, fishing, hunting, mining" industry in 2018, which represents 0.6% of the Town's civilian employed work force.¹⁶ Farm worker households generally fall into low and very low income categories. As with all special needs, Apple Valley provides the opportunity for farm worker households to obtain rental subsidies and provides incentives for developers to maintain affordable units that are available to all segments of the population.

EXISTING AFFORDABLE HOUSING PROGRAMS

This section of the Housing Element addresses programs currently available in Apple Valley and the region relating to affordable housing. The Community Development Department operates programs and strategies for affordable housing in Apple Valley.

¹⁶ American Community Survey 2014-2018 5-Year Estimates, Table S2405.

Town Programs

The Town receives federal block grant funding through two programs:

- 1) HOME Investment Partnership funds can be used for housing activities that serve lower income residents, and
- 2) Community Development Block Grant (CDBG) funds can be used for certain activities that serve lower income residents.

The Town administers the HOME program for itself and the City of Victorville through the Apple Valley/Victorville HOME Consortium. The Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER) identify overall housing and community development needs and provide a strategy to address those needs.

Residential Rehabilitation Loan Program

Under the Residential Rehabilitation Loan Program (RRLP), the Town provides no interest deferred loans to improve unsafe living conditions or correct code violations in owner-occupied single-family (up to 4 units) homes of very low and low income households. Loans can also be used for ADA improvements, energy conservation upgrades, and repairs necessary for deferred maintenance. The maximum amount available per household is \$25,000 although the program director can approve larger loans if health and safety improvements exceed the limit. Currently, eligible properties cannot be valued higher than \$319,000. Monies for this program are funded through CDBG and HOME sources. The Town's Code Enforcement Department actively markets and distributes flyers to residents needing assistance.

During the 2014-2021 planning period, the Town approved 71 RRLP loans. There are currently (2020) 98 households on the waiting list.

Down Payment Assistance Program

Through the Down Payment Assistant Program, the Town can provide very low and low-income households with deferred loans toward the purchase of a home within Town limits. Monies for this program are funded through CDBG, HOME, CalHOME and NSP3 funding sources. The program is included in the Town's 5-Year Consolidated Plan but has been inactive since 2014, and no loans were approved during the 2014-2021 planning cycle. With possible program income, the Town would re-activate the program for limited use.

Tenant Based Rental Assistance

The Tenant Based Rental Assistance program is approved in the Town's annual Action Plan; however, it is currently inactive. The Consortium may allocate HOME funds toward rental assistance programs for very low and low income renters within the Town.

Emergency Rental Assistance Program

In 2020, the Town operated an Emergency Rental Assistance Program to assist eligible residents whose incomes were adversely affected by the Covid-19 pandemic by job loss, furlough, or reduction of hours. The program provides 2 months security deposit or 3 months of rent and utility bills.

County, State, and Federal Programs

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

Section 8 Housing Assistance

The Housing Authority of the County of San Bernardino (HACSB) provides HUD Section 8 rental assistance to eligible lower income renters within the Town. The Tenant-Based Voucher Rental Assistance Program (also known as the Housing Choice Voucher Program) allows households to lease a home of their choice from a landlord that partners with HACSB in the regular rental market, and the Project-Based Voucher Program provides assistance to households living in specific housing sites. In Apple Valley in 2019, there were 315 participants in the Tenant-Based Voucher Program, 1 public housing unit owned and managed by HACSB, 7 Housing Authority-owned units, and 59 units developed in partnership with and under the property portfolio of Housing Partners I, Inc., a nonprofit organization.¹⁷

County Homeownership Assistance Program

The Housing Authority of San Bernardino County (HACSB) operates a mortgage assistance program for low and moderate income households that have participated in an eligible Housing Authority affordable housing and rental assistance program for at least one year. The program allows the County to provide low interest mortgages to eligible households.

County Multifamily Rental Housing Revenue Bond Program

The San Bernardino County Community Development and Housing Department operates a Multifamily Residential Rental Housing Revenue Bond (HRB) program for new construction, acquisition, and/or rehabilitation of multifamily housing developments. After initial financing is provided, some units must remain affordable to eligible low income households for a specified time frame.

CalHFA First Mortgage Loan Programs

The California Housing Finance Agency (CalHFA) offers a variety of loan programs for low and moderate income first time homebuyers who secure a CalHFA 30-year fixed mortgage.

CalFHA Downpayment Assistance Program

Moderate income households may receive a deferred loan of up to the lesser of 3.5% of the purchase price or appraised value of a home, to be applied to the down payment and/or the closing costs for the residence, with a cap of \$10,000.

HomeChoice Program

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

California Low-Income Housing Tax Credit Program

This competitive State program provides tax credits to 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 55 years.

¹⁷ Housing Authority of the County of San Bernardino Annual Report 2019, pages 12-13.

FAIR HOUSING

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

The Town prepared an Assessment of Fair Housing (AFH) in 2016/2017 as part of its participation in the Apple Valley/Victorville HOME Consortium, a partnership between the Town of Apple Valley and City of Victorville established for the purpose of obtaining federal HOME fund entitlement status. The AFH analyzed local (Apple Valley, Victorville) and regional (Riverside/San Bernardino/Ontario) fair housing trends from 1990 to 2016. The analysis resulted in the following findings:

- Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)
There are currently no R/ECAP areas in Apple Valley, and there have been none since 1990.
- Segregation Patterns
Segregation of Racial/Ethnic/Protected Groups: Apple Valley is a well-integrated community, and racial/ethnic divides are not apparent in any tract. It has relatively low indicators of segregation which, for all race/ethnic groups, are lower than those in the Riverside/San Bernardino/Ontario region. Segregation is measured as a Dissimilarity Index in which no segregation is 0.00 and high segregation is 55.0+. The highest rate of segregation in Apple Valley is among Black/White populations (Dissimilarity Index = 34.02), which is lower than the regional Black/White Dissimilarity index (47.66).

However, between 1990 and 2010, segregation in Apple Valley increased in all racial/ethnic categories, except for a decrease among Asian or Pacific Islander/White populations in the 2000 Census. The AFH determined that, compared to Victorville, Apple Valley has accommodated less population growth and smaller shares of minority groups and protected classes, including Black, Hispanic, foreign-born, limited English proficiency (LEP) persons, and households with children. This was attributed to Apple Valley's zoning code that historically focused on rural single-family residential and estate sized lots that offered less affordable rents and home ownership opportunities. However, the report determined that the Town's currently approved Housing Element provides a variety of land uses to accommodate housing units across all levels of density and affordability.

Segregation of Renters/Owners: In Apple Valley, renters are predominantly found in Census Tracts 97.10 and 97.16 due to the higher density of multifamily units in those areas. Elsewhere, homeowner and renter households are spread relatively evenly. Census Tracts 97.10 and 97.16 are also low income areas and have the greatest supply of Housing Choice Vouchers.

Segregation of Persons with Disabilities: Persons with disabilities are geographically dispersed and not concentrated in any specific area.

- Disparities in Access to Opportunity

In the combined Apple Valley/Victorville area, compared to other racial/ethnic groups, Hispanics appear to be experiencing overarching patterns of disparity regarding access to opportunity. This group was indexed the lowest on average in all seven categories evaluated: lack of poverty, school proficiency, labor market, transit, low transportation cost, jobs proximity, and environmental health. Contributing factors include a lack of public investments in specific neighborhoods, location and type of affordable housing, and evidence of illegal discrimination or violations of civil rights laws, regulations, or guidance.

- Disproportionate Housing Needs

In Apple Valley, the Black Non-Hispanic population comprises 6% of the total population but experiences 76% of housing issues, including incomplete kitchen or plumbing facilities, overcrowding, or housing cost burdens that exceed 30% of the monthly income. This is followed by Hispanics with 50% of housing issues. In cases where housing cost burden exceeds 50% of the monthly income, the highest rates are also among Black and Hispanic populations, which experience 42% and 35% of housing problems, respectively. Areas with the greatest housing burdens overlap with low income areas.

The Housing Choice Voucher program, operated by the County Housing Authority, is currently the only available source of publicly supported housing assistance in Apple Valley. The racial/ethnic group receiving the highest percentage (50%) of vouchers is Black Non-Hispanic residents. Seniors receive nearly 20% of all vouchers, and residents with a disability receive 22% of all vouchers.

In the combined Apple Valley/Victorville area, data from the Inland Fair Housing and Mediation Board show that fair housing complaints by individuals with a disability seem to be disproportionately higher than other protected groups. The number of complaints in Apple Valley increased from 7 in 2011, to 15 in 2015. There are no publicly supported ADA accessible units in Apple Valley, and older units can be expensive to retrofit.

Other concerns voiced by community members during the AFH outreach process included:

- Reliable transportation services and access are limited to some lower income households, seniors, and persons with disabilities.
- Safe, affordable housing for seniors, the disabled, and youth is needed, particularly in proximity to transit, grocery stores, and recreation services.
- Lack of maintenance of foreclosed properties.

In response to these issues, Apple Valley elected to continue contract services (funded through CDBG allocation) with the Inland Fair Housing and Mediation Board (IFHMB) to assist residents, landlords, and other housing professionals with housing discrimination, mediation, and finance issues. The Town expanded outreach and education services to inform the public about fair housing rights and services; it offered written materials and workshops for property managers, housing professionals, and elected officials. It continued efforts to petition for additional Housing Choice Voucher assistance from the U.S. Department of Housing and Urban Development (HUD), as the Housing Authority of the County of San Bernardino (HACSB) has closed its ability to provide

additional vouchers to new households. To address the lack of accessible housing for people with disabilities, the Town amended its Zoning Code to establish a Reasonable Accommodation procedure. To expand access to lending programs for homeownership amongst minority populations, particularly black households, The Town agreed to work with government agencies and nonprofit groups to provide credit counseling and foreclosure workshops, published lending data, and coordinated with minority Chambers of Commerce to promote programs and services. The Consortium has made efforts to expand public transportation services to those with limited access by providing transit maps at public locations and expanding programs for seniors and the disabled about navigating the transit system. It has continued to provide proactive code enforcement to address issues associated with lack of maintenance of foreclosed properties.

The Town is committed to continued implementation of fair housing practices. The inventory of land suitable and available for future housing development includes parcels that are distributed throughout the community to help foster integrated living patterns (see Land Inventory, below). A schedule of policies and programs for continuing these efforts through the 2022-2029 planning period is provided in the Goals, Policies and Programs section below. Programs 1.B.1 through 1.B.6 specifically address fair housing issues, while others address housing opportunities for special populations, assistance with home maintenance and repairs, and other actions that are relevant to the issues described above.

CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

Governmental and non-governmental factors can be constraints to the provision of adequate and affordable housing. Such factors can result in housing that is not affordable to lower and/or moderate-income households or residential construction that is not economically feasible. The following section evaluates governmental constraints in Apple Valley, including fees, land use controls, and permit processing procedures and timelines, as well as non-governmental constraints, such as land costs, environmental conditions, and energy conservation concerns.

Governmental Constraints

Application Fees

The Town of Apple Valley has a “fee for service” application fee schedule. Actual costs may include direct Town costs, as well as consultant services, where necessary, and contract administration. 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. Each year, fees are automatically adjusted by a percentage amount that is equal to or less than, as determined by Town Council, the change to the Consumer Price Index for the region for Urban Wage Earners and Clerical Earners for the previous twelve months. In compliance with State law, fee increases are only implemented consistent with a fee justification study.

Table 38, below, describes typical Planning Division permit fees. Fees are not unusually high when compared to other communities in San Bernardino County.

Table 38
Planning Division Fees

Permit Type	Initial Deposit
General Plan Amendment	\$13,898
Change of Zone	\$12,027 + \$13/acre
Special Use Permit	\$1,595
Conditional Use Permit, residential	\$2,970 + \$20/unit
Development Permit	\$3,437
Planned Residential Development Permit	\$3,025
Pre-Application ¹	\$1,435
Environmental Assessment (Initial Study)	\$689
Tentative Tract Map	\$8,685 + \$59/lot
Tentative Parcel Map	\$4,675 + \$40/lot

¹ pre-application fee for Conditional Use Permit, Development Permit, Tentative Tract Map/Parcel Map, Zone Change, General Plan Amendment
 Source: Town of Apple Valley, Resolution 2019-17

General Plan and Zoning Ordinance Constraints

General Plan Residential Designations

The General Plan Land Use Element includes a number of residential land use densities. 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 (4 to 20 units per acre), Mobile Home Park (5-15 units per acre), and Mixed Use (4 to 30 units per acre). The Mixed Use designation 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 is applied primarily along major transportation and employment corridors, including Bear Valley Road, Highway 18, and Dale Evans Parkway.

Development Code Residential Standards

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 a constraint on the development of affordable housing.

Table 39 illustrates the development standards in the Low Density, Estate, Single Family, Multi-Family, Mobile Home Park, and Mixed Use districts.

Table 39
Development Standards for Residential Zones

	R-VLD	R-A	R-LD	R-E	R-E ^{3/4}	R-EQ	R-SF	R-M	MHP	M-U
Density (du/ac)	1du/ 5ac	1 du/ 2.5 ac	1 du/ 2.5-5	1 du/ 1-2.5	1 du/ 0.75	1 du/ 0.4-0.9	1 du/ 0.4-0.9	2-20 du/ac	5-15 du/ac	4-30 du/ac
Min. Lot Area	5 ac	2.5 ac	2.5 ac	1 ac	32,670 sf	18,000 sf	18,000 sf	18,000 sf	---	1 ac
Min. Corner Lot Area	5 ac	2.5 ac	2.5 ac	1 ac	32,670 sf	20,000 sf	20,000 sf	20,000 sf	---	1 ac
Min. Lot Width (ft)	200	150	150	125	125	100	100	100	---	100
Min. Corner Lot Width (ft)	200	150	150	125	100	115	115	115	---	115
Min. Lot Depth (ft)	300	300	300	250	275	150	150	150	---	100
Min. Corner Lot Depth (ft)	300	300	300	250	275	150	150	150	---	150
Min. site frontage (ft)	90	90	90	60	60	60	60	60	---	60
Min. front setback(ft)	50 n/a	50 n/a	50 n/a	45 50	30 35	30 35	30 35	25 25	15 15	35/10 n/a
Average front setback(ft)										
Min. rear setback (ft)	40	35	35	30	25	25	25	10	---	0
Min. side setback (ft)	25	25	25	20	15/10	15/10	15/10	10	---	0
Min. street side setback (ft)	45	45	45	40	25	25	25	15	---	10
Animal keeping compat. buffer (ft)	25	25	25	25	25	25	n/a	n/a	n/a	n/a
Max. Lot Coverage	25%	25%	25%	25%	30%	30%	40%	70%	---	50%
Min. dwelling unit size (sq ft)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	500- 1,100	---	500- 1,100
Min. Landscape Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	---	10%
Min. distance between primary structure & detached accessory structure (ft)	6	6	6	6	6	6	6	10	---	0
Height Limitations (ft)	35	35	35	35	35	35	35	35-50	18	50
Parking Required	2/unit	2/unit	2/unit	2/unit	2/unit	2/unit	2/unit	Varies	2/unit	

For notes, refer to Development Code Tables 9.28.040-A and 9.72.020-A.
Source: Apple Valley Development Code Sections 9.28.040 and 9.72.020.

Multifamily Housing

Multifamily housing, including but not limited to duplexes, triplexes, apartments, condominiums, and townhouses, is permitted in the R-M district with an approved Development Permit. In 2020-2021, the Town undertook a comprehensive review of its development standards in the Multi-Family Residential zone. Amendments were adopted by Town Council in March 2021. These modifications were undertaken at the Town Council's direction, to explore how the Town could encourage the development of more multi-family projects, particularly larger multi-family projects. In the last 15 years, the Town has seen primarily small (2 to 8 units per project) multi-

family projects, and only two large (16 or more units per project) projects proposed. Although this has been due in part to the nature of Apple Valley as a suburban, relatively rural community, the need for multi-family development projects appears to be increasing at all income levels, and the Town Council wanted to assure that the Town was competitive with other surrounding jurisdictions in its appeal to multi-family developers.

Through the establishment of an ad-hoc committee, Planning Commission and Town Council hearings, the Town modified its Multi-Family development standards to encourage a breadth of projects. The modifications include reductions in minimum unit sizes, number of amenities and amount of common area open space required; reductions in setbacks, parking, building separation and buffer distances between multi-family projects and other uses. Finally, the standards now allow building heights of 35 feet for small and medium sized projects (2 to 15 units per project) and 50 feet for large projects (16+ units per project). As a result, three story structures will be allowed for smaller projects, and 4 story structures for large projects, resulting in greater flexibility for the development of more dense projects in the zone.

In addition to the reductions in parking requirements made to the Multi-Family Residential zone, Development Code Section 9.72.040 allows flexibility in off-street parking requirements where reduced need is demonstrated. The Planning Commission may reduce parking requirements for senior citizen housing by up to 25% where the development is within close proximity of a shopping center or adequately serviced by a public transportation system. The number of required covered parking spaces may be reduced by up to 50% for developments meeting the needs of lower and moderate-income senior households.

Density Bonuses

Section 9.28.090 of the Development Code (Density Bonuses) provides incentives for the development of affordable housing based upon Government Code Section 65915. A density bonus of 20% over the maximum allowable residential density is granted when at least 10% of the total dwelling units are lower income units or at least 5% of the units are very low income units, and the applicant agrees to ensure continued affordability of such units according to the provisions of the Health and Safety Code. A density bonus of 5% over the maximum allowable residential density is granted when at least 10% of total dwelling units are moderate income units and the applicant agrees to maintain affordability. Additional density bonus increases, to a maximum of 35%, may be granted with an increase in the number of affordable units.

Density bonuses can also be granted for residential tentative tract maps, parcel maps, or other residential development when the applicant donates land that meets certain criteria conducive to the development of affordable housing on the site. Other incentives and concessions, such as reductions in setbacks, square footage requirements, or parking space requirements, may also be granted. For example, developers may request reduced parking ratios and/or flexible parking options, such as tandem or uncovered parking. To encourage the provision of housing for senior citizens, additional concessions are available for qualifying senior housing developments, including density bonuses of 20% over the maximum allowable density. Such incentives can translate to significant cost savings for developers of affordable housing.

Effective January 1, 2021, AB 2345 amends the state's Density Bonus Law to increase the maximum density bonus from 35% to 50% for projects that provide at least: 1) 15% of total units for very low income households, 2) 24% of total units for low income households, or 3) 44% of

total for-sale units for moderate income households. AB 2345 also decreases the threshold of set-aside low income units required to qualify for concessions or incentives from zoning or development regulations, and decreases the number of parking spaces required for 2 and 3-bedroom units. Density bonus projects within ½ mile of a major transit stop that provide unobstructed access to the transit stop may also qualify for reduced parking requirements. Program 1.E.4 directs the Town to amend the Development Code to comply with the provisions of AB 2345.

Zoning for a Variety of Housing Types

The Development Code facilitates development of a variety of housing products that can serve the needs of lower income residents and special populations. Most are permitted outright or with approval of a CUP in multiple residential districts, demonstrating that municipal land use controls do not constrain the development of such housing types.

- *Accessory Dwelling Units:* ADUs are attached or detached dwelling units that provide complete independent living facilities for one or more persons and are located on a lot with a proposed or existing primary residence. Junior ADUs (JADUs) are residential units that are no more than 500 square feet in size, contained entirely within an existing or proposed single-family structure, include their own sanitation facilities or share them with the single-family structure, and include an efficiency kitchen. ADUs can satisfy the affordable housing needs of lower and moderate-income individuals while providing a source of income for homeowners. They are permitted in all residential districts, including M-U. Design and development standards for ADUs and Junior ADUs are provided in Development Code Section 9.29.120. Generally, on single-family lots, the primary dwelling or ADU must be occupied by the property owner. ADUs and JADUs may be rented separately from the primary residence (for not less than 30 days) but may not be sold or otherwise conveyed separately.

To date, there has not been a significant demand for ADU/JADU development in Apple Valley. However, Program 1.C.6 directs the Town to encourage the development of ADUs and JADUs as a means of providing affordable housing options in single-family districts.

- *Manufactured Housing:* Manufactured housing and mobile homes can serve the needs of lower-income households. Manufactured homes are permitted in all residential districts except M-U. The Mobile Home Park (MHP) district allows densities from 4 to 30 units per acre. Design and development standards are provided in Development Code Section 9.29.060.
- *Single Room Occupancy Facilities:* SRO facilities provide multiple sleeping or living facilities that accommodate one person per unit. Each unit may have sanitary and/or cooking facilities, or these facilities may be shared with the facility. SROs can serve the housing needs of lower income individuals or specific populations such as the elderly, homeless, disabled, or veterans. SROs are permitted with a Conditional Use Permit (CUP) in all residential districts, including M-U, as well as the Planned Industrial (I-P) district.
- *Group Homes and Residential Care Facilities:* Group homes are residential structures or units, whether operated by an individual for profit or a nonprofit agency, which are not licensed by the State. Residential care facilities can be small (housing 6 or fewer individuals) or large (housing 7 or more individuals) and serve a targeted population, such as the elderly or mentally

or physically handicapped, or lower-income individuals. Small residential care facilities licensed by the State are permitted in all residential districts (including M-U), and large ones are permitted in all residential districts, subject to approval of a CUP. Group homes not licensed by the State with 2 or more residents are permitted in all residential districts except M-U, subject to approval of a CUP. Handicapped residential care facilities are permitted in all residential districts.

- *Supportive and Transitional Housing:* Supportive housing is occupied by individuals with low incomes and one or more disabilities or chronic health conditions. There are no limits on length of stay; services are provided to help residents improve health status or living/employment skills. Transitional housing is shelter provided to the homeless for an extended period that integrates social services and assists in the transition to self-sufficiency. Supportive and transitional housing is permitted in all residential districts, including M-U, subject to approval of a CUP; they are also permitted in the I-P district. Transitional housing alone is also permitted with a Special Use Permit (SUP) in the C-S and C-V districts.
- *Emergency Housing:* Emergency housing provides immediate and short-term housing and minimal supplemental services, such as food or counseling, for the homeless. Occupancy is limited to six months or less. Emergency shelters are permitted outright in the I-P district, and with a SUP in the C-S and C-V districts.
- *Low Barrier Navigation Centers:* AB 101 requires that Low Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed use and nonresidential zoning districts permitting multifamily uses. LBNCs provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals to income, public benefits, permanent housing, or other shelter. Program 1.I.2 directs the Town to review and revise the Development Code, as necessary, to ensure compliance with AB 101, and to modify the definition of “homeless shelter” to include this use.

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. For new subdivisions, 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. Per Zoning Code Section 9.17.080, the findings required to approve a project are consistent with those of 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, and does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings;
- C. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures, and that quality in architectural design is maintained in order to enhance the visual environmental of the Town;
- D. 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;
- E. That excessive and unsightly grading of hillsides does not occur, and the character of natural landforms such as knolls and the Mojave River and existing vegetation and Joshua Trees are adequately protected and preserved where feasible as required by this Code.

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 projects with 1 to 15 units, administrative review is completed through the plan check process and no additional entitlements are required. Projects with 16 to 50 units 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.

Zoning Code Section 9.29.190 addresses Reasonable Accommodation, which allows those with disabilities to request modifications to Development Code and other requirements. It describes applicability, application requirements, findings requirements, decisions, and the appeals processes. No fee is required for a request for reasonable accommodation. Therefore, the Town's regulatory requirements do not constitute a constraint to development of accessible housing.

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. Per Zoning Code Section 9.16.090, 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 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, adjacent uses, residents, buildings, structures or natural resources;
- C. 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;
- D. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets and that the traffic improvements and/or mitigation measures are provided in a manner consistent with the Circulation Element of the General Plan;
- E. That there will not be significant harmful effects upon environmental quality and natural resources;
- F. That Use Permits requiring new construction also meet the Required Findings set forth with Chapter 9.17 “Development Permits.”

Infrastructure Requirements

As with most communities, adjacent roadways must be improved to their ultimate half width when a residential tract project is developed. 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 services are provided by Liberty Utilities and other independent water companies. Sanitary sewer services are managed by the Apple Valley Public Works Department. The Town is a member of the Victor Valley Wastewater Reclamation Authority, a joint powers agency, which operates a regional sewer interceptor and wastewater reclamation plants.

Lands designated for Multi-Family or Mixed Use development in Town are located on major roadways, which are serviced by water infrastructure, and water purveyors have current capacity or expansion plans sufficient to accommodate future growth, including the Town’s regional housing need allocation. However, the municipal sewer system is relatively new and does not connect to some residential parcels in the central part of Town. The Town will continue to evaluate plans to expand sewer infrastructure in the future and ensure adequate capacity to serve new development. According to the 2019 Apple Valley Sewer System Management Plan, each new project not previously included in a sewer assessment district is required to have a sewer feasibility study review. Per Sewer Ordinance No. 478, main-line sewers and pumping plants in Town must comply with the Town’s Sewer Master Plan and development standards, which are based on San Bernardino County standards. New and rehabilitated sewer mains and laterals are inspected by the Public Works and Engineering Departments. The Town is also aggressively pursuing the expansion of sewer service through State funding sources, in particular to open Multi-Family lands in the North Apple Valley area to development, in anticipation of the development of the Brightline station and associated mixed use development. This expansion will also benefit Multi-Family lands along Dale Evans parkway, which would provide additional housing sites in the future.

The Town will, as required, provide water purveyors and the Reclamation Authority with copies of the adopted Housing Element. Per SB 1087, these purveyors are required by law to provide priority service to affordable housing projects. The law also prohibits denial or conditioning of the approval of service without adequate findings and requires future water management plans to identify projected water use for lower income residential development.

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 40**. Fees that are applicable to housing development projects are provided on the Town website, consistent with Government Code §65940.1(a)(1)(A).

Table 40
Development Impact Fees

Fee Type	Fee (per unit)		
	Single-Family Residence	Multi-Family Residence	Mobile Home Unit
Parks	\$3,323.00	\$2,708.00	\$2,162.00
Animal Control Facilities	\$54.84	\$54.84	\$54.84
Aquatics Facilities	\$84.37	\$68.55	\$54.84
Fire Suppression ¹	\$740.00	\$924.00	\$1,581.87
General Government Facilities	\$407.07	\$407.07	\$407.07
Law Enforcement Facilities	\$147.64	\$182.44	\$50.62
Public Meeting Facilities	\$261.54	\$213.03	\$169.79
Storm Drainage Facilities	\$1,581.87	\$373.32	\$274.19
Transportation	\$6,745.00	\$3,912.00	TBD
Sanitary Sewer Facilities	\$2,127.09	\$1,515.43	\$864.76
Recycle Deposit (refundable)	\$500.00	\$500.00	\$500.00

¹ Fire fees are collected by the Town then passed through to the Apple Valley Fire Protection District (AVFPD).

As provided in Development Code Section 3.32.090, the Town waives all Fire Suppression Impact Fees established by any resolution for affordable housing.

In addition to Development Impact Fees, residential developers are responsible for the payment of State-mandated school fees. The current (2020) residential development school fee in the Apple Valley Unified School District is \$3.79 per livable square foot. Developers are also responsible for the payment of connection and/or metering fees for public utilities.

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, the Town is enforcing the provisions of the 2019 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 recently completed a 2019 Climate Action Plan update (CAP) 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.

Economic Constraints

Land and Housing Costs

The cost of land has the potential to impact the overall cost of housing. Vacant land for single-family homes in Apple Valley is available in the \$5,000 to \$65,000 per acre range, with an average of approximately \$18,710.¹⁸ According to the latest American Community Survey, the median sales price for a single-family home in Apple Valley in 2018 was \$237,100, a five-year increase of 38.2% over 2013, when the median listing price stood at \$171,600. The current housing market makes single-family homes affordable to the moderate income household in Apple Valley.

Apartment projects in Apple Valley may be characterized as duplexes or projects of 10 units or less that are privately owned. Such projects for sale in 2020 range in price from \$43,000 to \$153,000 per unit. Vacant land for multi-family projects averages about \$117,216 per acre.¹⁹

The rental rates for typical apartment units in Apple Valley range from \$900 per month for a two-bedroom, one bath unit to \$1,700 for a three-bedroom, 2 bath unit. The latest American Community Survey (2018) indicates that the median gross rent for a 3-bedroom rental in Apple Valley is \$1,236. Rental units are affordable to low income residents.

Construction Costs

Construction costs can vary widely depending on location, unit size, building type and materials, number of bedrooms, finishes, amenities, and wage and hiring requirements, among other factors. Apple Valley and the Coachella Valley share similar suburban desert environments, and construction costs are considered comparable. In the Coachella Valley, single-family construction costs generally range from \$125 to \$145 per square foot (excluding site improvements), and vertical multi-family construction costs generally range from \$125 to \$145 per square foot, based on a typical 50-70 unit project with a 2 to 3-story garden style, Type V wood building.²⁰

Financing Costs

The cost of financing can also impact the development community's ability to fund projects. Mortgage interest rates are near historic lows, making single-family home loans relatively easy to secure. This condition could increase opportunities for developers to fund and construct affordable housing in Town and increase homeownership opportunities for more residents.

¹⁸ Landwatch.com, accessed January 13, 2021.

¹⁹ Ibid.

²⁰ Gretchen Gutierrez, CEO, Desert Valleys Building Association, March 2021; Chris Killian, Senior Vice President of Construction, National Core, March 2021.

Physical Constraints

Age of Housing Stock

The 2018 American Community Survey determined that 63.2% of the Town's housing stock was built before 1990, meaning that 16,509 units are 30 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 maintains a Residential Rehabilitation Loan Program to assist very low and low income homeowner households in making repairs to their properties, including those needed to address health and safety code violations, energy conservation improvements, accessibility improvements for the disabled, and repairs for deferred maintenance.

Environmental Constraints

Stormwater

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).

Water

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.

Sewer

As discussed elsewhere in this Element, sanitary sewer services are not available throughout Town. All of the lands included in the City's inventory are located adjacent to water and sewer services, but additional Multi-Family lands in North Apple Valley currently do not have sanitary sewer service available. The Town is aggressively pursuing expansion of the sewer system in this area in anticipation of the development of the Brightline station, which will include mixed-use development, and will provide sewer access to the Multi-Family lands on Dale Evans Parkway.

Biological Resources Protection

Another environmental constraint is associated with the protection of endangered, threatened, and sensitive biological species and habitats. The Town is within the Western Mojave Desert and adjacent to open desert landscapes and linkages occupied by sensitive species. Compliance with the state and federal Endangered Species Acts (CESA and ESA) and obtaining development permits from the wildlife agencies can be time consuming and expensive, often requiring special studies, mitigation measures, and project redesign that many times are cost prohibitive and result in the abandonment of projects by developers.

Since 2007, the Town has been coordinating with the U.S. and State Departments of Fish and Wildlife and San Bernardino County to develop a Multi-Species Habitat Conservation Plan and Natural Communities Conservation Plan (MSHCP/NCCP) that would streamline the development permitting process and facilitate buildout of the General Plan (including housing units required by RHNA), while also providing for species and habitat protection over the life of the Plan (30 years). The MSHCP/NCCP is nearing completion, and implementation of the Plan is anticipated by spring of 2022. Adoption of the MSHCP/NCCP will guide the Town's conservation efforts, improve the planning process to accelerate future housing production and other development, and provide long-term mitigation and permitting assurances to developers. The MSHCP/NCCP will play a critical role in achieving the Town's RHNA requirements during the 2022-2029 planning cycle and beyond.

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 costs, cost differentials become smaller as technologies improve, and there are typically long-term cost benefits from decreased energy consumption and lower utility bills. The Town's Housing Department and website provide information about home improvement energy efficiency programs, including those offering home weatherization upgrades and replacement of old appliances, windows and doors, shower heads with newer energy-efficient models. 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.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element planning period. The State and Southern California Association of Governments (SCAG) develop RHNA housing allocations for each Housing Element planning period. Apple Valley's share for the 2022-2029 planning period is shown in the following table.

Table 41
RHNA by Income Category, 2022-2029

Income Category	No. of Units Needed
Extremely Low Income ¹	543
Very Low Income (0-50% of AMI)	543
Low Income (51-80% of AMI)	600
Moderate Income (81-120% of AMI)	747
Above Moderate Income (more than 120% of AMI)	1,857
Total Units Needed	4,290

¹ Extremely Low Income (ELI) category is a subset of the Very Low Income category. ELI households are defined by HCD as those with incomes less than 30% of AMI. The number of units needed is assumed to be 50% of all Very Low-Income units.
 Source: SCAG 2021

Quantified Objectives

The following table estimates the number of units likely to be constructed, rehabilitated, or conserved/preserved, by income level, in Apple Valley during the 2022-2029 planning period.

Table 42
Quantified Objectives, 2022-2029

	New Construction	Rehabilitation	Conservation
Extremely Low Income	543		
Very Low Income	543	60	
Low Income	600	100	
Moderate Income	747		
High	1,857		
Total:	4,290	160	

Land Inventory

The Town’s Regional Housing Needs Assessment for 2022-2029 estimates that a total of 4,290 housing units will be built in Apple Valley. Of these, 1,857 are expected to be constructed for those of above moderate income. These units are expected to be market-driven and constructed as single-family units typical of those already in Apple Valley. As shown in the “Housing Costs and Affordability” analysis above, moderate income households in Apple Valley are able to afford currently marketed housing in the community.

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 (a total of 1,686 units). Land and housing costs make it likely that these units will be of higher density, although they may be either ownership or rental units. As previously stated, land costs for multi-family housing projects in Apple Valley range from \$57,000 to \$226,000 per acre. At a density of 15 units per acre, this equates to \$3,800 to \$15,067 per unit.

No affordable housing development occurred in Apple Valley during the 2014-2021 planning period. Therefore, data from affordable housing developers in the Coachella Valley was used to estimate construction costs of affordable units. The Coachella Valley and Apple Valley share similar suburban desert environments, and construction cost estimates are believed to be comparable. A survey of five (5) current affordable projects in the Coachella Valley found that the average construction cost of affordable housing is approximately \$317,074 per unit. When added to the land costs cited above, this represents a total cost of \$320,874 to \$332,141 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. It is important to note that the project currently under way with the Coachella Valley Housing Coalition will be built at a density of 10 units per acre (100 units on 10 acres). This project is being planned for low and moderate income households.

Table 43 and **Table 44** list vacant parcels in the Multi-Family Residential (R-M) district. They include the Assessor’s Parcel Number (APN), acreage, and potential number of units that could be developed on each parcel. Although the Development Code allows for densities up to 20 units per acre in the R-M district, a density of 17 units per acre is assumed in **Table 43** to allow for infrastructure and open space. The estimate is based on constructed and approved projects in this district. All of the sites listed in **Table 43** are within 100 feet of a sanitary sewer line, and adjacent to all other utilities. No un-serviced lands are considered in the inventory. Additional Multi-Family lands located within ¼ mile of a sewer line would result in availability of land for an additional 2,143 units, as shown in **Table 44**. However, the extension of sanitary sewer could be a constraint to the development of affordable housing, so these lands have not been included in the Vacant Land Inventory. A program has been added for the Town to work with the Victor Valley Wastewater Reclamation Authority to expand sanitary sewer service in Town (please also see Constraints section regarding the availability of sanitary sewer). No other known parcel-specific infrastructure, environmental or other constraints have been identified that would impede development during the planning period.

Table 43
Vacant Land Inventory
Multi-Family District

APN	GP	Zoning	Size (RM Acres)	Permitted Density	Realistic Density	Potential Units
44101106	RVLD, RM	RVLD, RM	3.93 of 10.1	20	17	67
44101107	RVLD, RM	RVLD, RM	1.69 of 4.5	20	17	29
44101111	RVLD, RM	RVLD, RM	.89 of 2	20	17	15
44101124	RM	RM	4.8	20	17	82
44101125	RVLD, RM	RVLD, RM	4.54 of 4.7	20	17	77
44101126	RVLD, RM	RVLD, RM	4.6 of 4.8	20	17	78
44101130	RM	RM	8.1	20	17	162

**Table 43
 Vacant Land Inventory
 Multi-Family District**

APN	GP	Zoning	Size (RM Acres)	Permitted Density	Realistic Density	Potential Units
44101132	RM	RM	8.1	20	17	162
44101139	RVLD, RM	RVLD, RM	1.11 of 1.3	20	17	19
44101141	RM	RM	0.9	20	17	18
44101142	RM	RM	1.1	20	17	22
44101143	RM	RM	1.1	20	17	22
44113301	RM	RM	4.6	20	17	92
44114154	RM	RM	5.5	20	17	110
308005105	RM	RM	1.5	20	17	30
308005106	RM	RM	1.2	20	17	24
308005107	RM	RM	1.9	20	17	38
308005108	RM	RM	4.3	20	17	86
308737205	RM	RM	4.7	20	17	94
308740118	RM	RM	12.73	20	17	255
308748106	RM	RM	4.1	20	17	82
308748108	RM	RM	8.8	20	17	176
Totals:						1,739

**Table 44
 Vacant Land within One Quarter Mile of Sanitary Sewer Service
 Multi-Family District**

APN	GP	Zoning	Size (RM Acres)	Permitted Density	Realistic Density	Potential Units
43939225	RM	RM	10	20	17	170
43939233	RM	RM	5	20	17	85
43939234	RM	RM	2.5	20	17	43
44101106	RVLD, RM	RVLD, RM	3.93 of 10.1	20	17	67
44101107	RVLD, RM	RVLD, RM	1.69 of 4.5	20	17	29
44101108	RVLD	RVLD	0.5	20	17	9
44101111	RVLD, RM	RVLD, RM	.89 of 2	20	17	15
44101124	RM	RM	4.8	20	17	82

Table 44
Vacant Land within One Quarter Mile of Sanitary Sewer Service
Multi-Family District

APN	GP	Zoning	Size (RM Acres)	Permitted Density	Realistic Density	Potential Units
44101125	RVLD, RM	RVLD, RM	4.54 of 4.7	20	17	77
44101126	RVLD, RM	RVLD, RM	4.6 of 4.8	20	17	78
44101130	RM	RM	8.1	20	17	138
44101132	RM	RM	8.1	20	17	138
44101139	RVLD, RM	RVLD, RM	1.11 of 1.3	20	17	19
44101141	RM	RM	0.9	20	17	15
44101142	RM	RM	1.1	20	17	19
44101143	RM	RM	1.1	20	17	19
44113301	RM	RM	4.6	20	17	78
44114154	RM	RM	5.5	20	17	94
47234211	RM	RM	37	20	17	629
47234214	RM	RM	34.9	20	17	593
308005107	RM	RM	1.9	20	17	32
308005113	RM	RM	19.76	20	17	336
308737205	RM	RM	4.7	20	17	80
308740118	RM	RM	12.73	20	17	216
308748105	RM	RM	10.1	20	17	172
308748106	RM	RM	4.1	20	17	70
308748108	RM	RM	8.8	20	17	150
308748109	RM	RM	3.1	20	17	53
308748110	RM	RM	2.5	20	17	43
308748111	RM	RM	6.4	20	17	109
308748112	RM	RM	6.4	20	17	109
308005105	RM	RM	1.5	20	17	26
308005106	RM	RM	1.2	20	17	20
308005108	RM	RM	4.3	20	17	73
Totals:						3,882

A map of vacant lands is provided in Exhibit 1. As shown on the map, inventory lands are geographically distributed throughout the Town and are not concentrated in any areas. As such, they further fair housing efforts. The Fair Housing analysis concluded that the Town has a low segregation level, equal access to opportunity, and no racially or ethnically concentrated areas of

poverty or disproportionate housing needs. The sites identified in the Land Inventory will not exacerbate any such conditions. Available parcels are served by trunk lines and are along on paved streets. Therefore, there is more than enough land available to meet the Town's RHNA for the 2022-2029 planning period.

As described in the Land Use Element, there are 459.4 acres of vacant land designated M-U within the Town boundaries. The Residential Land Use Designation Build Out Summary table assumed half (229.7 acres) of vacant M-U acres would develop as residential uses and would have the potential to accommodate 2,068 housing units. There has been no development of Mixed Use projects in Apple Valley, due to lack of demand and difficulties in financing mixed-use projects. As a result, Mixed Use land has not been included in the inventory of available lands. Development standards in the M-U district are consistent with the R-M district and allow structures of 4 stories in height. With the requirement for limited common area open space and the option to provide parking either in surface parking lots or parking structures, the Development Code standards facilitate construction of projects at a density of 30 units per acre. Should market conditions change, it may be possible for mixed use development to occur in Town during the planning period. However, since there is sufficient Multi-Family Residential land available to meet the Town's RHNA, and since there has been no development activity in mixed use projects, these lands have not been included in the land inventory.

PUBLIC PARTICIPATION

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. The Town's public outreach efforts focused on community and stakeholder workshops, information provided on the Town website, electronic mail notifications, and public hearings.

The Town held two community workshops for the Housing Element. The first, held on January 28th, 2021, was attended by 35 individuals. The workshop was advertised on the Town's website, and email invitations were sent to 67 people, and forwarded by the Board of Realtors to over 500 of its members. The attendees were a mix of affordable housing developers, residents, and representatives from housing advocacy groups. The attendees' concerns included:

- Need for expanded infrastructure.
- Difficulties in finding affordable rentals for limited-income seniors.
- Concerns that development standards and fees can make development difficult.
- Concerns regarding the recent increases in the costs of construction materials in the past year.

A second workshop was held on February 24, 2021 and attended by 13 individuals. Email notifications were sent to 52 people, and the workshop was advertised on the Town's website and Facebook page. Attendees' concerns included:

- Concern about reduced resale value of foundation homes when adjacent to apartment complexes.
- Concerns regarding the extension of services, particularly water and sewer.
- Support of higher densities in the area surrounding the Brightline station.
- Post-COVID economic conditions, and the likely expansion of logistics in the North Apple Valley area, and associated employment opportunities to broaden the Town's job base.

Finally, the Town met with representatives of the Building Industry Association regarding the Housing Element update. That discussion centered on the lapsing of Measure N, and the potential for smaller lot subdivisions in the future, and the improved development standards in the Multi-Family zone, which will allow more flexibility in higher density projects.

The list of invitees, materials presented at the workshops, and related materials are included in Appendix A.

GOALS, POLICIES, AND PROGRAMS

Goal 1

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

Policy 1.A

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.A.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.A.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.A.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: Annually with Development Code updates

Policy 1.B

The Town shall promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other applicable state and federal fair housing and planning law.

Program 1.B.1

Continue to allocate CDBG funds annually to the Inland Fair Housing and Mediation Board to assist residents, landlords, and other housing professionals with housing discrimination, mediation, and finance issues.

Responsible Agency: Town Manager's Office

Schedule: Annually with budget adoption

Program 1.B.2

Prepare and provide bilingual (English/Spanish) educational resources, including but not limited to publications, internet resources, and workshops, to inform residents, landlords, housing professionals, public officials, and other relevant parties about fair housing rights, services, and responsibilities.

Responsible Agency: Housing and Community Development

Schedule: Preparation of materials in 2022, annual updates thereafter

Program 1.B.3

So long as there is a shortage of Housing Choice Voucher assistance for new households, petition for additional assistance from the Housing Authority of the County of San Bernardino (HACSB) and U.S. Department of Housing and Urban Development (HUD).

Responsible Agency: Housing and Community Development

Schedule: Annually

Program 1.B.4

Collaborate with the Victor Valley Transit Authority to expand services that provide reliable public transportation options to low income, disabled, senior, and other residents with limited access.

Responsible Agency: Town Manager's Office

Schedule: Throughout the planning period through participation in Transit Authority governance

Program 1.B.5

Continue to implement a proactive code enforcement program to help maintain property values in all neighborhoods, particularly those with foreclosed and/or abandoned properties.

Responsible Agency: Code Compliance

Schedule: Ongoing when inspections are conducted or requested

Program 1.B.6

Conduct a Town-side Fair Housing Assessment (FHA) to include an assessment of fair housing issues, enforcement, outreach, and future goals and opportunities. The FHA shall be prepared consistent with HUD's Affirmatively Furthering Fair Housing (AFFH) Final Rule Guidebook (December 2015) and/or other guidance recommended by HCD.

Responsible Agency: Housing and Community Development

Schedule: 2023, every five years afterwards

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 ADUs and JADUs, 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

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 provide setbacks and stepbacks to assure compatibility.

Responsible Agency: Community Development Department

Schedule: Staff review as development proposals are brought forward

Program 1.E.4

Amend the Development Code to ensure compliance with the density bonus provisions of AB 2345.

Responsible Agency: Community Development Department

Schedule: 2021-2022

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.

Program 1.G.1

Actively pursue grants and loans to expand sanitary sewer in Town, particularly in the center of Town where sewer has not been extended, and in North Apple Valley along Dale Evans Parkway.

Responsible Agency: Community Development Department, Public Works

Schedule: Annually, as grant and loan opportunities are released

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

Encourage development that minimizes greenhouse gas emissions consistent with the latest adopted update of the Apple Valley Climate Action Plan.

Responsible Agencies: Community Development Department, Building and Safety Department

Schedule: 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, web links 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

Review and amend, as necessary, the Development Code to ensure compliance with AB 101 as it pertains to Low Barrier Navigation Centers. Modify the definition of “homeless shelter” to include this use.

Responsible Agency: Community Development Department

Schedule: 2021-2022

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: 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 160 very low and low income households through these programs.

Responsible Agency: Community Development Department

Schedule: 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

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: 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

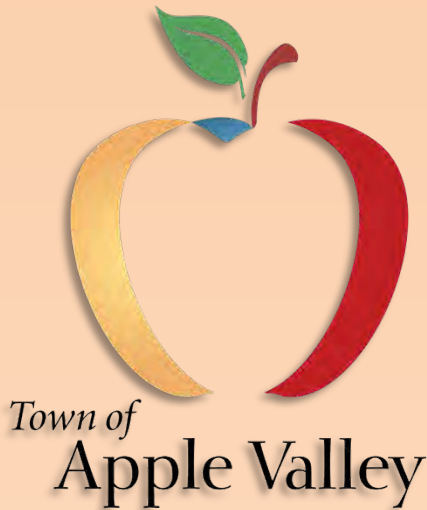
Provide fair housing information at Town Hall, the Library, the Senior Center and local churches to inform both landlords and tenants of their rights and responsibilities. The information shall direct landlords and tenants to the San Bernardino Housing Authority, which has an established dispute resolution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

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

Schedule: Regularly restock brochures at all locations.

Appendix A

**Public Outreach Materials
Housing Element Workshops
January 28, 2021
And
February 24, 2021**



·VIRTUAL· COMMUNITY WORKSHOP NOTICE

TOWN OF APPLE VALLEY HOUSING ELEMENT COMMUNITY WORKSHOP

Thursday, January 28, 2021 - 3:00 p.m.

A community workshop for the Town's Housing Element Update (2021-2029 planning period) will be held Thursday, January 28, 2021, at 3:00 p.m. via Zoom. At this workshop, the Town will discuss background information regarding its upcoming Housing Element Update including new State Housing Element law, the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the Town and take public comments on the Update from those attending. All members of the public are encouraged to attend.

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

To participate in the workshop via Zoom, please RSVP by email to kcuza@terrانovaplanning.com, by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed). Specific questions regarding the workshop or Housing Element may be directed to Daniel Alcayaga, Planning Manager, at (760) 240-7000 x 7205 or dalcayaga@applevalley.org.

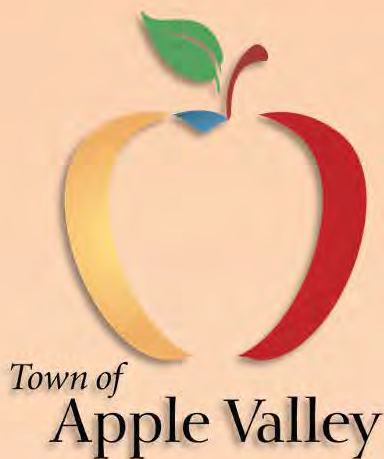
The Town of Apple Valley promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation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

ZOOM PARTICIPANTS 1.28.21

Name (Original Name)	Organization	User Email	Join Time	Leave Time	Duration (Minutes)	Guest
*Terra Nova Planning & Research# Inc.	Nicole S. Criste - TN	tnconfroom@gmail.com	1/28/21 14:54	1/28/21 16:17	83	No
#VM Kline Bess R 27			1/28/21 14:54	1/28/21 16:17	83	Yes
Alma Perez	CVHC		1/28/21 15:32	1/28/21 16:05	33	Yes
Bob Tinsley			1/28/21 14:57	1/28/21 16:17	80	Yes
Brad			1/28/21 15:00	1/28/21 16:17	77	Yes
Brigette Martinez	Family Assistance	brigette@familyassist.org	1/28/21 14:59	1/28/21 16:17	78	Yes
d.alcayaga	Town of Apple Valley	dalcavaga@applevalley.org	1/28/21 15:00	1/28/21 16:17	77	Yes
David Yrigoyen (David)	CVHC	David.Yrigoyen@cvhc.org	1/28/21 15:01	1/28/21 16:17	77	Yes
Diane Carlton		dianecgavar@gmail.com	1/28/21 14:57	1/28/21 16:17	81	Yes
Don Brown	Lee Associates	dbrown@lee-associates.com	1/28/21 15:02	1/28/21 16:17	75	Yes
Gisele	DUPLICATE devices		1/28/21 15:04	1/28/21 16:17	73	Yes
gisele.white		gcwglw04@gmail.com	1/28/21 15:05	1/28/21 16:01	57	Yes
Ian Bryant	Rim Properties	irim@aol.com	1/28/21 15:03	1/28/21 16:17	74	Yes
Israel Riley	Good Will So Cal	iriley@goodwillsoocal.org	1/28/21 15:05	1/28/21 15:30	26	Yes
Jennifer Neri	Global IPS	jennifer.neri@globalips.org	1/28/21 15:00	1/28/21 16:17	77	Yes
Jessica Leal	CVHC	jessica.leal@cvhc.org	1/28/21 14:59	1/28/21 16:03	65	Yes
JoAnn Wilkes	Rolling Start	jwilkes@rollingstart.com	1/28/21 15:04	1/28/21 16:13	69	Yes
Joel Harrison		jmharrison1962@gmail.com	1/28/21 14:55	1/28/21 16:17	83	Yes
John's iPad	CHOC Housing	joy@joysilverforcalifornia.com	1/28/21 14:55	1/28/21 15:58	63	Yes
Joy Silver (Joy Silver)			1/28/21 14:57	1/28/21 15:40	43	Yes
Judy Wagner			1/28/21 14:59	1/28/21 15:55	57	Yes
Kari Leon	Town Council Member	kleon@applevalley.org	1/28/21 14:56	1/28/21 16:18	82	Yes
Keisha			1/28/21 14:59	1/28/21 16:17	78	Yes
Kevin Mahany	St. Marys Med Center	kevin.mahany@stjoe.org	1/28/21 15:02	1/28/21 16:17	75	Yes
Lori LAMSON	Town of Apple Valley	lamsontori@yahoo.com	1/28/21 14:58	1/28/21 16:17	80	Yes
Mary Ann Ybarra	CVHC	Maryann.ybarra@cvhc.org	1/28/21 15:03	1/28/21 15:59	57	Yes
Melissa Hughes	Cedar House	mhughes@cedarhouse.org	1/28/21 14:54	1/28/21 15:37	44	Yes
Nichole			1/28/21 15:01	1/28/21 16:16	76	Yes
pcupp	Town of Apple Valley	PCupp@applevalley.org	1/28/21 15:00	1/28/21 16:17	77	Yes
perm	Realtor - Fwd from Kevin Mahany of St. Mary's	permmul1@msn.com	1/28/21 15:11	1/28/21 15:57	47	Yes
Rebecca M. (Rebecca Merrell)			1/28/21 14:54	1/28/21 16:17	83	Yes
Regina Weatherspoon-Bel	Realtor - Fwd from Kevin Mahany of St. Mary's	regina@dvlproject.com	1/28/21 14:54	1/28/21 16:17	83	Yes
Sharon Green	Countrywide Homeless Provider Network Chair and Board member of SBC Interagency Council on Homelessness	sgreen@wvfc.com	1/28/21 15:02	1/28/21 16:17	76	Yes
Silvia Urenda	Town of Apple Valley	surenda@applevalley.org	1/28/21 15:05	1/28/21 16:17	72	Yes
Stephanie Pazarin	Global IPS	stephanie.pazarin@globalips.org	1/28/21 14:59	1/28/21 16:14	76	Yes
TC Army			1/28/21 15:05	1/28/21 15:51	47	Yes
tom.s	Steenno Design	tom@steenodesign.com	1/28/21 14:58	1/28/21 16:17	79	Yes

Subject: Apple Valley Housing Element Update - Virtual Community Workshop Notice - Join us!
Date: Monday, January 18, 2021 at 10:04:03 AM Pacific Standard Time
From: Kimberly Cuza
BCC: mrisdon@acof.org, affordablehomestead@gmail.com, Riaz@marrscorp.com, apreedge@cityventures.com, julie.bornstein@cvhc.org, mdiacos@cypressequity.com, lvandeweghe@decro.org, paul@integrityhousing.org, rubina@olivecs.org, cesarc@kennedycommission.org, esantana@ush.us, ggardner@usapropfund.com, tmize@workforcehomebuilders.com, billdobrenen@aol.com, Maryann Ybarra, bob.basen@cbc inland.com, rtravis@kurschgroup.com, jlanglely@rigelcap.com, jbrady@thebradcocompanies.com, hdaor@hdaor.com, bminvestmentco@yahoo.com, attysdad@verizon.net, irim@aol.com, mpaia@aol.com, tom@steenodesign.com, melissa@omegadesigngroup.com, ryan@civicdesigndevelopment.com, kevin.Mahany@stjoe.org, Darryl@familyassist.org, highdeserthomeless@yahoo.com, vvcsc@vvcsc.com, jlamb@cedarhouse.org, igarcia@ifhmb.com, Israelriley24@yahoo.com, jwilkes@rollingstart.com, christofsolidrocklec@hotmail.com, grants@assistanceleaguevv.org, jalban@sbcscd.org, pastorjosh@vfassembly.org, irobertson4abw@vvdvinc.com, matt@moseshouse.org, cesar@casaofsb.org, mirving@uhcllc.net, vnicholas@chochousing.org, JSilver@chochousing.org, CLiuzzo@chochousing.org, YLyashenko@chochousing.org, MHachiya@chochousing.org, DarrenB@tpchousing.com, christofsolidrocklec@hotmail.com, operationschoolbell@assistanceleaguevv.org, Sophie@steenodesign.com, Nicole Criste, Lori Lamson, Daniel Alcayaga, Andrea Randall

Attachments: image001.png



***·VIRTUAL· COMMUNITY
WORKSHOP NOTICE***

***TOWN OF APPLE VALLEY HOUSING ELEMENT
COMMUNITY WORKSHOP***

Thursday, January 28, 2021 - 3:00 p.m.

A community workshop for the Town's Housing Element Update (2021-2022 planning period) will be held Thursday, January 28, 2021, at 3:00 p.m. via Zoom. At this workshop, the Town will discuss background information regarding its upcoming Housing Element Update including new State Housing Element law and the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the Town and take public comments on the Update from those attending. All members

of the public are encouraged to attend.

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

To participate in the workshop via Zoom, please RSVP by email to kcuza@terranovaplanning.com, by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed). Specific questions regarding the workshop or Housing Element may be directed to Dani Alcayaga, Planning Manager, at (760) 240-7000 x 7205 or dalcayaga@applevalley.org.

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Town of Apple Valley

HOUSING ELEMENT UPDATE
COMMUNITY WORKSHOP
JANUARY 28, 2021

Background and Requirements

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

About Apple Valley

- 2018 Population: 72,359
- Median Age: 37.3 years
- Households: 24,161
- Median Household Income: \$53,023 (below the County median of \$60,164)
- 26,030 residents work (36% of the population)
 - Management (31%)
 - Sales and office (23%)
 - Service (19%)
- 16.6% of residents work in Town

About Apple Valley

- Median housing value is \$237,100
- Median rent is \$1,026
- 959 housing units are overcrowded
 - 218 overcrowded units are owner-occupied.
 - 741 overcrowded units are renter-occupied.
- 9,105 households are overpaying for housing (more than 30% of income)
 - 3,250 lower income owners are overpaying
 - 4,025 lower income renters are overpaying

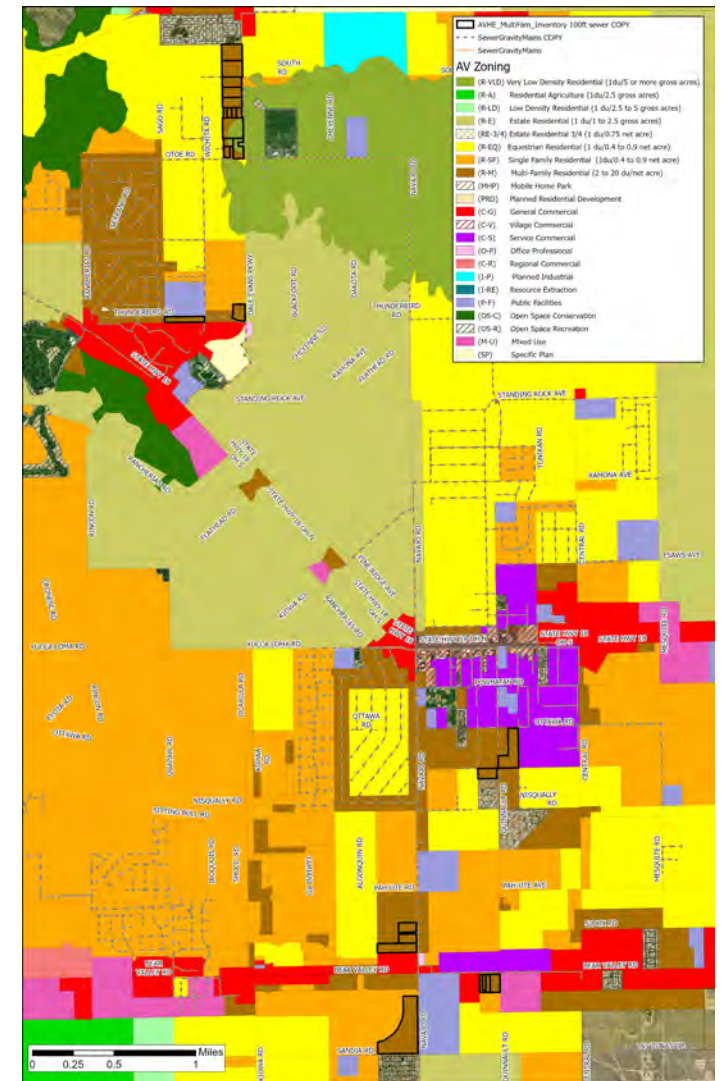
Regional
Housing Need
Allocation
(RHNA)

RHNA by Income Category, 2022-2029

Extremely Low Income	541
Very Low Income	542
Low Income	599
Moderate Income	745
Above Moderate Income	1,853
Total Units	4,280

Available Sites

- The Town needs to identify sites for 2,427 units for very low, low and moderate income households.
- The Town has identified sites for 6,027 units for these income levels.
- Sites are located throughout Town, and have water and sewer available within 1,000 feet.



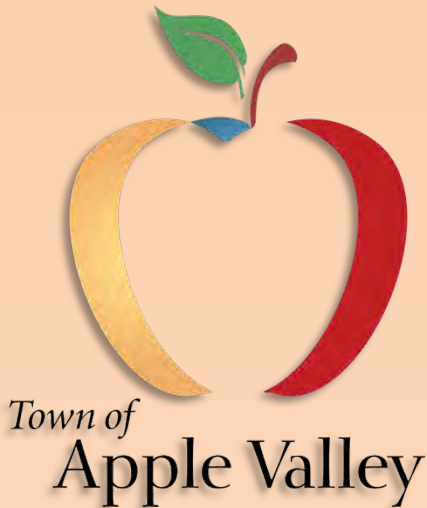
Next Steps

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

Discussion

We want your input!

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



VIRTUAL COMMUNITY WORKSHOP

TOWN OF APPLE VALLEY HOUSING ELEMENT 2nd COMMUNITY WORKSHOP

Wednesday, February 24, 2021 - 6:00 p.m.

A second community workshop for the Town's Housing Element Update (2021-2029 planning period) will be held Wednesday, February 24, 2021, at 6:00 p.m. via Zoom. At this workshop, the Town will discuss background information regarding its upcoming Housing Element Update, the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the Town. The Town would like your input on the ways that we can facilitate new housing for everyone in Apple Valley. Everyone is encouraged to attend.

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

To participate in the workshop via Zoom, please RSVP by email to kcuza@terranovaplanning.com, by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed). Specific questions regarding the workshop or Housing Element may be directed to Daniel Alcayaga, Planning Manager, at (760) 240-7000 x 7205 or dalcayaga@applevalley.org.

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

Subject: Reminder: Apple Valley Housing Element Update - Virtual Community Workshop Notice - Join us!

Date: Monday, January 25, 2021 at 11:14:06 AM Pacific Standard Time

From: Kimberly Cuza <kcuza@terranovalplanning.com>

BCC: mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, billdobrenen@aol.com <billdobrenen@aol.com>, Maryann Ybarra <Maryann.Ybarra@cvhc.org>, bob.basen@cbcinciland.com <bob.basen@cbcinciland.com>, rtravis@kurschgroup.com <rtravis@kurschgroup.com>, jlanglely@rigelcap.com <jlanglely@rigelcap.com>, jbrady@thebradcocompanies.com <jbrady@thebradcocompanies.com>, hdaor@hdaor.com <hdaor@hdaor.com>, bminvestmentco@yahoo.com <bminvestmentco@yahoo.com>, attysdad@verizon.net <attysdad@verizon.net>, irim@aol.com <irim@aol.com>, mpaia@aol.com <mpaia@aol.com>, tom@steenodesign.com <tom@steenodesign.com>, melissa@omegadesigngroup.com <melissa@omegadesigngroup.com>, ryan@civicdesigndevelopment.com <ryan@civicdesigndevelopment.com>, kevin.Mahany@stjoe.org <kevin.Mahany@stjoe.org>, Darryl@familyassist.org <Darryl@familyassist.org>, highdeserthomeless@yahoo.com <highdeserthomeless@yahoo.com>, vvcsc@vvcsc.com <vvcsc@vvcsc.com>, jlamb@cedarhouse.org <jlamb@cedarhouse.org>, igarcia@ifhmb.com <igarcia@ifhmb.com>, Israelriley24@yahoo.com <Israelriley24@yahoo.com>, jwilkes@rollingstart.com <jwilkes@rollingstart.com>, christofsolidrocklec@hotmail.com <christofsolidrocklec@hotmail.com>, grants@assistanceleaguevv.org <grants@assistanceleaguevv.org>, jalban@sbcisd.org <jalban@sbcisd.org>, pastorjosh@vfassembly.org <pastorjosh@vfassembly.org>, irobertson4abw@vvdvinc.com <irobertson4abw@vvdvinc.com>, matt@moseshouse.org <matt@moseshouse.org>, cesar@casaofsb.org <cesar@casaofsb.org>, mirving@uhcllc.net <mirving@uhcllc.net>, vnicholas@chochousing.org <vnicholas@chochousing.org>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, christofsolidrocklec@hotmail.com <christofsolidrocklec@hotmail.com>, operationschoolbell@assistanceleaguevv.org <operationschoolbell@assistanceleaguevv.org>, Sophie@steenodesign.com <Sophie@steenodesign.com>, Nicole Criste <ncriste@terranovalplanning.com>, Lori Lamson <LLamson@applevalley.org>, Daniel Alcayaga <dalcayaga@applevalley.org>, Andrea Randall <arandall@terranovalplanning.com>

Attachments: image001.png

Good Morning,

This is a **reminder** that the virtual workshop is this Thursday at 3pm.

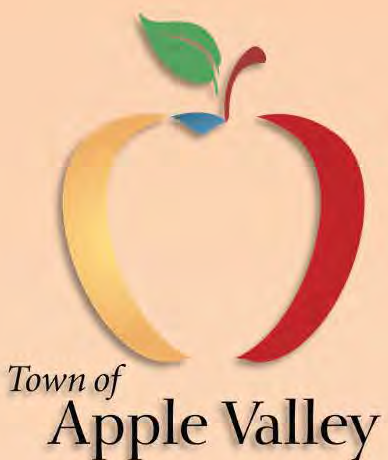
If you have not yet RSVP'd for the zoom link please do so now.

Thank you!

From: Kimberly Cuza <kcuza@terranovaplanning.com>

Date: Monday, January 18, 2021 at 10:04 AM

Subject: Apple Valley Housing Element Update - Virtual Community Workshop Notice - Join us!



***·VIRTUAL· COMMUNITY
WORKSHOP NOTICE***

***TOWN OF APPLE VALLEY HOUSING ELEMENT
COMMUNITY WORKSHOP***

Thursday, January 28, 2021 - 3:00 p.m.

A community workshop for the Town's Housing Element Update (2021-2022 planning period) will be held Thursday, January 28, 2021, at 3:00 p.m. via Zoom. At this workshop, the Town will discuss background information regarding its upcoming Housing Element Update including new State Housing Element law and the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the Town and take public comments on the Update from those attending. All members of the public are encouraged to attend.

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

To participate in the workshop via Zoom, please RSVP by email to kcuza@terranovaplanning.com, by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed). Specific questions regarding the workshop or Housing Element may be directed to Dani Alcayaga, Planning Manager, at (760) 240-7000 x 7205 or dalcayaga@applevalley.org.

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

ZOOM PARTICIPANTS 2.24.21

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Mi Guest)
Terra Nova Planning & Research# Inc. 17602175922 19518097045	tnconfroom@gmail.com	2/24/21 17:50	2/24/21 19:03	73 No
		2/24/21 18:05	2/24/21 18:06	2 Yes
		2/24/21 18:03	2/24/21 18:27	25 Yes
Antonio Brown	antonio-brown@outlook.com	2/24/21 17:55	2/24/21 17:55	1 Yes
Antonio Brown	antonio-brown@outlook.com	2/24/21 17:55	2/24/21 18:09	14 Yes
Daniel Alcayaga	dsalcayaga@yahoo.com	2/24/21 18:00	2/24/21 18:00	1 Yes
Daniel Alcayaga	dsalcayaga@yahoo.com	2/24/21 18:00	2/24/21 19:03	64 Yes
Daniel Alcayaga		2/24/21 18:03	2/24/21 18:03	1 Yes
Daniel Alcayaga		2/24/21 18:03	2/24/21 19:03	60 Yes
Danni H.		2/24/21 18:05	2/24/21 18:05	1 Yes
Danni H.	dannivh85@gmail.com	2/24/21 18:05	2/24/21 18:05	1 Yes
Enrique Arcilla	earcilla@ucsd.edu	2/24/21 18:00	2/24/21 18:00	1 Yes
Enrique Arcilla	earcilla@ucsd.edu	2/24/21 18:00	2/24/21 19:03	63 Yes
Greg Raven	gregraven@mac.com	2/24/21 18:57	2/24/21 18:57	1 Yes
Greg Raven	gregraven@mac.com	2/24/21 18:57	2/24/21 19:03	6 Yes
iPad greg benson		2/24/21 18:08	2/24/21 18:08	1 Yes
iPad greg benson		2/24/21 18:08	2/24/21 18:39	31 Yes
Joel		2/24/21 18:04	2/24/21 18:04	1 Yes
Joel		2/24/21 18:04	2/24/21 19:03	60 Yes
Joy Silver	joy@joysilverforcalifornia.com	2/24/21 17:50	2/24/21 17:51	1 Yes
Joy Silver (Joy Silver)	joy@joysilverforcalifornia.com	2/24/21 17:51	2/24/21 19:03	73 Yes
Kevin		2/24/21 18:06	2/24/21 18:06	1 Yes
Kevin		2/24/21 18:06	2/24/21 19:03	57 Yes
Lori LAMSON	lamsonlori@yahoo.com	2/24/21 17:51	2/24/21 17:51	1 Yes
Lori LAMSON	lamsonlori@yahoo.com	2/24/21 17:51	2/24/21 18:30	40 Yes
Lori LAMSON	lamsonlori@yahoo.com	2/24/21 18:50	2/24/21 19:03	13 Yes
Lori LAMSON	lamsonlori@yahoo.com	2/24/21 18:30	2/24/21 18:50	20 Yes
Oasis House		2/24/21 18:10	2/24/21 18:10	1 Yes
Oasis House		2/24/21 18:10	2/24/21 18:33	23 Yes
Orlando Acevedo	oacevedo@applevalley.org	2/24/21 17:58	2/24/21 17:59	1 Yes

Orlando Acevedo	oacevedo@applevalley.org	2/24/21 17:59	2/24/21 19:03	65	Yes
Silvia Caraballo		2/24/21 17:59	2/24/21 17:59	1	Yes
Silvia Caraballo		2/24/21 17:59	2/24/21 18:10	11	Yes
Silvia Caraballo		2/24/21 18:10	2/24/21 18:17	8	Yes
sophie steeno		2/24/21 18:42	2/24/21 18:42	1	Yes
sophie steeno		2/24/21 18:42	2/24/21 19:05	23	Yes
tom.s		2/24/21 18:15	2/24/21 18:15	1	Yes
tom.s		2/24/21 18:15	2/24/21 19:03	48	Yes
User		2/24/21 17:59	2/24/21 17:59	1	Yes
User		2/24/21 17:59	2/24/21 19:03	64	Yes

Apple Valley News

Apple Valley seeks community input on housing plan

Post Date: 02/17/2021



Apple Valley seeks community input on housing plan

Apple Valley, CA – February 17, 2021: Next week, the Town of Apple Valley will host a virtual workshop to update the Town's certified Housing Element plan.

Open to both residents and non-residents, the virtual workshop will be held online via Zoom on Wednesday, Feb. 24, at 6 p.m. The Town is seeking input on the ways the Town can meet housing needs in Apple Valley and to incorporate these comments into the Housing Element update. This second workshop will also focus on the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the Town.

As part of the Town's General Plan, which serves as a local community's "blueprint" for how it will continue to grow and develop, the Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing in a local community.

Local jurisdictions throughout California, are required to update their local Housing Elements every eight years. During this period, October 2021 to October 2029, the Town must have a State certified Housing Element to be eligible for certain programs and grants. Failure to certify a local Housing Element can result in further loss of local control over housing development decisions by the Town and its residents. The deadline to have a compliant Housing Element Update is October 2021.

To participate in the workshop via Zoom, please RSVP by email to kcuza@terranovalplanning.com, by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed).

Specific questions regarding the workshop or Housing Element may be directed to Daniel Alcayaga, Planning Manager, at (760) 240-7000 x 7205 or dalcayaga@applevalley.org.

- ▶ Adopt...
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- ▶ Get
- ▶ View
- ▶ Visit
- Volunteer
- Have a yard sale
- Move to Apple Valley
- Pay my business license online
- Pay my trash bill online
- Request a Payoff
- Report a problem or compliment

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APPLE VALLEY NEWS

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Videos

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Choice Medical Group Vaccination

Dial directly at (760) 503-4003 or visit www.sbcovid19.com/vaccine

4:10

Take a peek behind the scenes as Appl...

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Upcoming Events

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TODAY AT 6 PM PDT

Planning Commission Meeting

Town of Apple Valley, California Networking

Interested



TODAY AT 6:30 PM PDT

Joint Special Meeting

Town of Apple Valley, California Networking

Interested



WED, APR 7 AT 5 PM PDT

Rabies Clinic April 2021

22131 Powhatan Rd, Apple Valley, C... 45 guests

Interested

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4

Most Relevant is selected, so some comments may have been filtered out.



Town of Apple Valley, California added an event.

February 17 ·



WED, FEB 24

Virtual Workshop on Housing Element

Interested

14 people interested

2

2 Comments

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Christina McFarland

Reduce mixing apartment complexes with foundation homes. Those who work hard to purchase a home to find out badly when they try to sell, either to better themselves or just wanting move, find out their value is worthless because of the type of developm... See More

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1



Town of Apple Valley, California

Christina McFarland Please submit your comments regarding the Housing Element to Daniel Alcaayaga, Planning Manager, at (760) 240-7000 x 7205 or dalcaayaga@applevalley.org.

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1



Write a reply...



Write a comment...

