



TOWN OF
YUCCA VALLEY

2021-2029 HOUSING ELEMENT

Public Draft
July 2021







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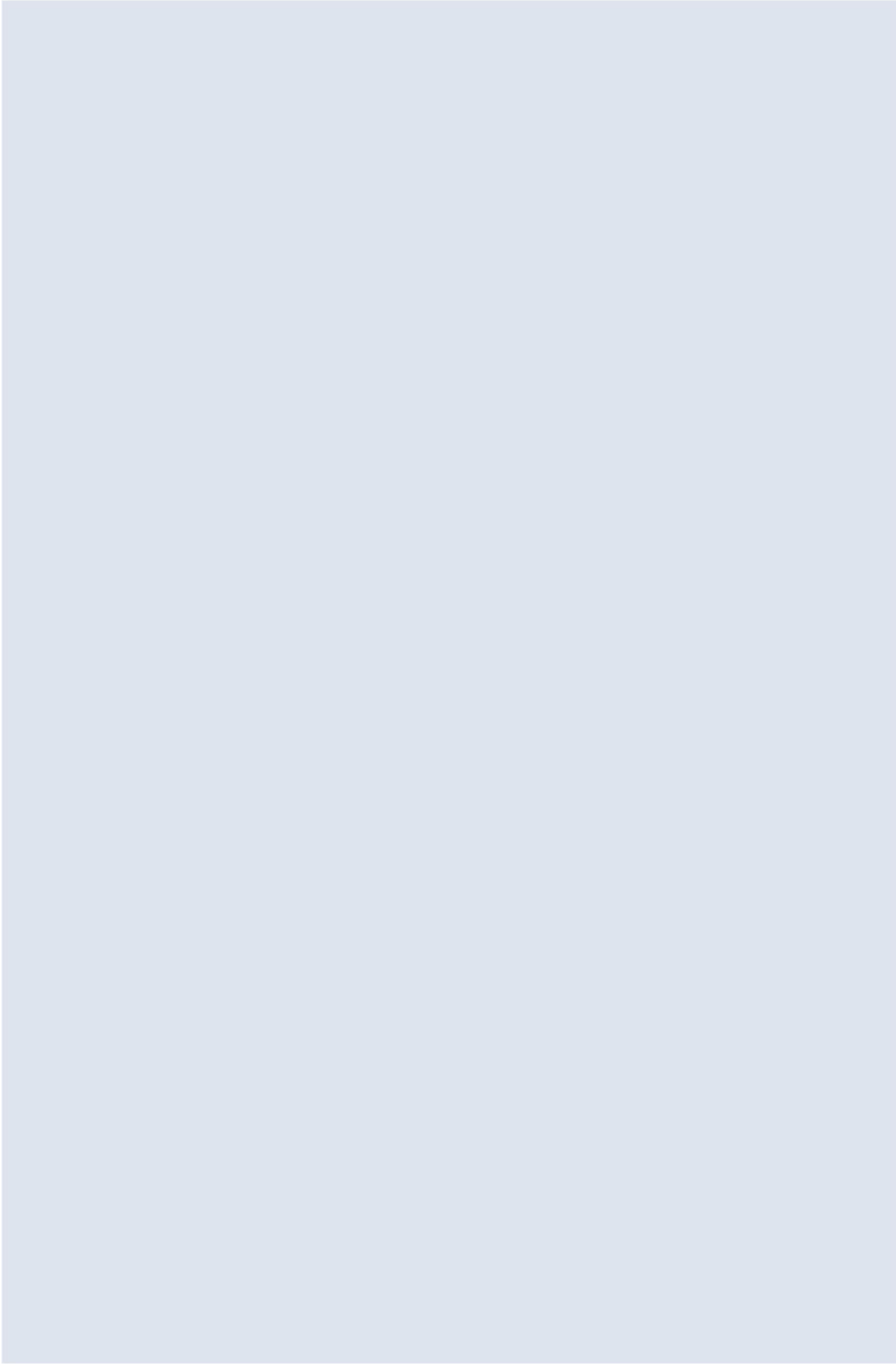
for the **Town of Yucca Valley**



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3. HOUSING



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3 HOUSING ELEMENT

The Housing Element is intended to guide residential development and preservation consistent with the overall values of the community and to meet State requirements. The Housing Element provides a framework of housing opportunities designed to meet the specific needs of the towns’ existing and future residents. An adequate supply of quality housing that is affordable to a range of household types is fundamental to the economic sustainability and social well-being of Yucca Valley.

Purpose

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the existing and projected housing needs within the community and to set forth goals, policies, and programs to enable the Town to address them.

State law (Government Code Section 65580 et seq.) requires every county and incorporated community to prepare a housing plan with programs to meet local housing needs. Unlike most other General Plan elements, which can be updated as the jurisdiction feels appropriate, State law mandates an update to the Housing Element every eight years. Communities that fail to comply with State housing law are subject to updating their Housing Element every four years.

An important part of compliance with State housing law is accommodating the Regional Housing Needs Assessment (RHNA) by identifying opportunities for future housing development. The Town of Yucca Valley was assigned a RHNA of 749 units for the 2021–2029 planning period. This Housing Element contains programs to provide development capacity to meet the RHNA, address other housing concerns such as the improvement and preservation of existing housing, and provide additional content required to comply with State law (Government Code Section 65583).

Relationship to Other Documents

The Housing Element draws from data provided in the Housing Technical Report. The Housing Technical Report contains a description of the town’s housing needs and the constraints and resources to meeting those needs. The Housing Technical Report is organized into five sections:

- *Introduction.* This includes the statutory authority and requirements for the Housing Element and an overview of the public outreach process.
- *Housing Needs.* This is an assessment of demographic, housing, economic, and special needs characteristics in the Town of Yucca Valley.

Regional Housing Needs Assessment: The Regional Housing Needs Assessment (RHNA) is an assignment of development potential by income category. Since the RHNA is based on regional growth projections, the RHNA is considered a community’s share of the regional projected housing demand. The RHNA represents a minimum amount of residential development that could be accommodated in the town during a time frame established by the State, called a planning period. The current planning period is from 2021 to 2029.



A hillside single-family detached neighborhood.

- *Housing Constraints.* This is an evaluation of existing governmental, market, and environmental constraints to the development, preservation, and conservation of housing in Yucca Valley.
- *Land Inventory.* This is an analysis of vacant sites that are available to be developed for residential or mixed use during the 2021–2029 planning period.
- *Previous Housing Element Progress.* This is a summary of progress toward implementing the goals, policies, and programs in the 2014–2021 Housing Element.

The Housing Element is also related to local water and wastewater service planning documents. State law (Government Code Section 65589.7) requires communities to share the Housing Element with water and wastewater service providers. This process is intended to facilitate priority service to affordable housing and ensure that utility plans account for population projections.

Government Code Section 65302 links the updating of the Housing Element with updates to Safety and Open Space and Conservation Elements. This connection was established to ensure adequate flood hazard information and management planning. The Safety and Open Space and Conservation Elements are being updated concurrently with the Housing Element.

Yucca Valley's Housing Element is also related to the San Bernardino County Consolidated Plan. Yucca Valley is a member of the San Bernardino County Urban County Consortium and participates in countywide efforts to receive federal housing and community development funds. These funds are potential resources for affordable housing construction, rehabilitation, and preservation. The San Bernardino County Consolidated Plan is an assessment of existing affordable housing and community development needs that informs the U.S. Department of Housing and Urban Development as part of a federal fund awarding process.

The following goals, policies, and programs are designed to meet State requirements and enable the Town of Yucca Valley to address current and projected housing needs during the 2021–2029 planning period. Program implementation is the responsibility of the Community Development Department, which will coordinate and collaborate with other departments and agencies as needed.

3.1 Housing Diversity

An adequate supply of quality housing provides opportunities for residents to live in Yucca Valley, supports future economic growth and our workforce, and raises municipal revenues needed to sustain our community. To meet local needs, the housing stock should include a variety of housing types and supportive community amenities for residents of all ages. A balanced community includes rental and for-sale housing types that are appropriate for different family sizes, lifestyles, and incomes.

GOAL H1

High quality housing with a variety of development types, sizes, and affordability levels to accommodate the diverse lifestyle and life stage needs of current and future residents.

Policies

- Policy H1-1 Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.
- Policy H1-2 Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.

Programs

- Program H1-1 Incorporate the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the adopted General Plan into the Development Code.

Timing: Amend Development Code by the end of 2023.

Responsible Agency: Community Development Department

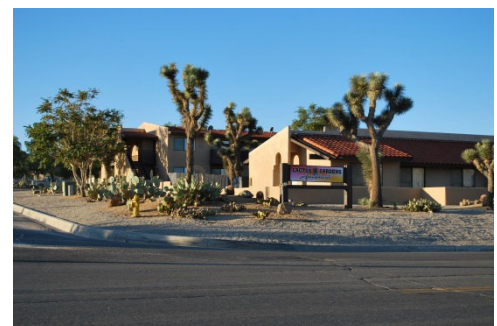
Funding Source: General Fund

- Program H1-2 Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.

Timing: Annually

Responsible Agency: Community Development Department

Funding Source: General Fund



Cactus Garden Apartments.

By Right: When the permitting process does not involve a discretionary review to allow a use in a particular zone. The design of the project, however, is still subject to development standards to ensure quality and protect public health, safety, and welfare. State law requires that several types of housing, including second units, are permitted by right in appropriate zones.

Accessory Dwelling Unit: Small, separate living quarters located on the same site or in the same structure as a primary dwelling. An accessory dwelling unit can be rented, but cannot be sold separately from the main house.

Single Room Occupancy Unit: A one-room rental unit intended to be occupied by one person. These units may contain complete kitchen or bathroom facilities or have shared facilities.

Emergency Shelter: Housing for homeless persons that is limited to stays of no more than six months.

Transitional Housing: Rental housing operated under programs that provide assistance for stays of at least six months.

Supportive Housing: Housing with no limit on length of stay that is linked to on-site or off-site services to assist the resident.

Program H1-3 Encourage housing types that address the housing needs of small, lower income households by continuing to allow accessory dwelling units in multiple zones and also continuing to permit single room occupancy units through a conditional use permit in the Industrial zone. The accessory dwelling unit regulations, including parking requirements, need to be updated to comply with current State law. The Town will promote the opportunity to develop accessory dwelling units to the public in high resource areas and in areas of concentrated poverty as a strategy to increase the supply of affordable housing and reduce displacement risk.

Timing: Update accessory dwelling unit regulations by the end of 2023; implementation of regulations governing single room occupancy units is ongoing

Responsible Agency: Community Development Department and Town Council

Funding Source: General Fund, State grants

Program H1-4 Continue to allow emergency shelters in the Industrial zone. Amend the regulations for emergency shelters to remove the Special Use Permit requirement and allow emergency shelters without any discretionary review. Updates will also be made to allowed operational standards for emergency shelters if needed for consistency with State law. This is in accordance with Government Code Section 65583(a)(4).

Timing: Amend zoning regulating emergency shelters by the end of 2023.

Responsible Agency: Community Development Department and Town Council

Funding Source: General Fund, State grants

Program H1-5 Continue to provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.

Timing: As applications are received or potential applicants approach the Town about projects in the Old Town Specific Plan.

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H1-6 Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.

Timing: Update the website by June 2022.

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H1-7 To address AB 686 and County fair housing goals, the Town will amend the Development Code to permit residential care facilities serving seven or more people with a Site Plan and Design Review Permit in all zones that permit residential uses of the same type, in accordance with State law and the Town's definition of family. Residential care facilities would still be subject to State licensing.

Timing: Amend zoning by the end of 2023.

Responsible Agency: Community Development Department

Funding Source: General Fund, State grants

Program H1-8 The Town will review its Development Code to ensure compliance with AB 2162 related to allowing supportive housing. The Development Code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zoning districts that allow multifamily housing or mixed-use development, including nonresidential zoning districts, as applicable. If it is determined that the allowed uses in the Development Code are not in compliance with AB 2162, the Town will revise the allowed uses along with corresponding development standards, as detailed in AB 2162.

Timing: If needed, amend zoning by the end of 2023.

Responsible Agency: Community Development Department

Funding Source: General Fund, State grants

Special Use Permit: Review procedure that allows the Town to evaluate proposed development and determine its consistency with the General Plan, the Development code and applicable Town ordinances. This type of permit is a staff-level review, giving the Director reviewing authority. When approving an application for a Special Use Permit, the Director may impose conditions to ensure compliance with the Development Code.

Program H1-9 Amend the Development Code to allow low-barrier navigation centers without discretionary review in compliance with AB 101 in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

Timing: Amend zoning by the end of 2023.

Responsible Agency: Community Development Department

Funding Source: General Fund, State grants

Program H1-10 To encourage farmworker housing, as needed, the Town will amend the existing relevant regulations in the Development Code to identify farmworker/employee housing as a residential use in the use tables. The Development Code will be amended to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code, Section 17021.5, which states that farmworker housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation," Section 17021.6, which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household ... [n]o CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone," and Section 17021.8 which requires ministerial approval of certain farmworker housing projects that meet the criteria in that section.

Timing: Within two years of Housing Element adoption

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H1-11 The Town will update the Development Code to specify the maximum allowable dimensions for parcels great than one acre in the R-S zoning districts.

Timing: Within two years of Housing Element adoption

Responsible Agency: Community Development Department

Funding Source: General Fund

3.2 Neighborhood Quality

Neighborhoods require infrastructure, public services, and other facilities and amenities to support a variety of household needs. However, many existing residential areas do not have sidewalks or paved roads, and a portion of the community will transition from septic to sewer service during the planning period. Investing in infrastructure improves neighborhoods and adds to economic stability and Yucca Valley’s overall quality of life. Yucca Valley’s reputation and longevity require that neighborhoods are high quality, sustainable places to live, raise children, and retire.

GOAL H2

Stable, sustainable neighborhoods served by parks, infrastructure, and other public services and amenities.

Policies

- Policy H2-1 Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.

- Policy H2-2 Encourage new development and rehabilitation efforts to maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Programs

- Program H2-1 Concentrate higher density residential with a variety of unit sizes in proximity to public transit, public facilities, and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families. The Town will promote development in high resource areas and in areas of concentrated poverty as a strategy to increase the supply of affordable housing to reduce displacement risk, particularly for extremely low income households, persons with disabilities, and senior residents.

Timing: Regulations to enforce this program were adopted in 2014. Any needed amendments to the Development Code to implement the General Plan will be completed by the end of 2023.

Responsible Agency: Community Development Department, Town Council

Funding Source: General Fund, State grants



A neighborhood with curbs, gutters and paved roads.



A residential neighborhood with unpaved roads.

LEED: A sustainable building certification program—Leadership in Energy and Environmental Design—that is operated by the U.S. Green Building Council.

Program H2-2 Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible. This will further the Town’s efforts to support the goals of AB 686 related to fair housing goals by facilitating affordable housing to reduce displacement risk and encourage affordable development near essential services.

Timing: Ongoing, consultation typically occurs in the pre-application meeting

Responsible Agency: Community Development Department

Funding Source: General Fund, grants

Program H2-3 Continue to provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.

Timing: Upon Housing Element adoption

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H2-4 Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.

Timing: On a project-by-project basis; consider codifying opportunities for LEED design in the Development Code update

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H2-5 Continue to maintain a Planned Residential Development (PRD) permit ordinance that allows flexibility in development standards to encourage housing construction while preserving natural resources.

Timing: Ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund

Quantified Objective: 40 units serving all income categories.

Program H2-6 Amend the Town Code to require ministerial review of projects proposed in the overlay zone through the Specific Plan Review process. The Planning Director will be the reviewing authority for Specific Plan Reviews, and the process will include objective review for consistency with local, State and federal codes to reduce permit processing time during building permit plan check. The ministerial Specific Plan Review process will not be subject to discretionary review, hearings, public workshops or public notification requirements.

Timing: Within two years of Housing Element adoption

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H2-6 Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in Yucca Valley.

Timing: Ongoing

Responsible Agency: Code Compliance Division

Funding Source: General Fund

Quantified Objective: Rehabilitation of at least three units.

3.3 Assisted Housing

Subsidized housing is an important resource for lower income households. Without tax increment financing through redevelopment agencies, it is a greater challenge to assist residents with securing adequate and affordable housing. Leveraging and combining multiple resources may be necessary to assist lower and moderate income households, but especially to serve extremely low income households.

GOAL H3

Affordable housing opportunities for extremely low, very low, low, and moderate income households.

Policies

- Policy H3-1 Support participation in federal, State, regional, and local programs aimed at providing housing opportunities for lower and moderate income households. Streamline affordable housing projects consistent with State law.
- Policy H3-2 Collaborate with appropriate agencies and organizations to provide housing assistance to Yucca Valley residents.

Programs

- Program H3-1 Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of deed-restricted affordable housing projects. In addition, assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, State, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. Focus on opportunities for development in high resource areas to increase the supply of affordable housing and reduce the risk of displacement for low and extremely low income households. The Town shall process requests that require supportive documentation within 30 days of receipt.

Timing: Look for funding opportunities annually; assist applicants on an ongoing basis

Responsible Agency: Community Development Department

Funding Source: LIHTC, grants

Quantified Objective: 50 lower income units

- Program H3-2 Continue to update the Density Bonus Ordinance (when amended by the State) to incentivize affordable housing.

Timing: Amend Development Code to update Density Bonus regulations by the end of 2023 and every two years thereafter if changes to State law have occurred

Responsible Agency: Community Development Department, Town Council

Funding Source: General Fund, State grants

Program H3-3 Maintain membership in the San Bernardino County Urban County Consortium to participate in the County's efforts to obtain federal funding for affordable housing and community development.

Timing: Ongoing

Responsible Agency: Community Development Department

Funding Source: CDBG, other grants

Program H3-4 Continue to coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley, with an emphasis on promoting acceptance of vouchers to property owners in high resource areas. Continue to maintain information about this program on the Town website and at Town Hall.

Timing: Ongoing and annually as part of the HCD Annual Report preparation process

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H3-5 Continue to distribute San Bernardino County lower and moderate income rental housing, homebuyer assistance program information, and materials for developers that detail the programs available to lower and moderate income households and developers at Town Hall and on the Town's website.

Timing: Ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H3-6 Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Timing: Complete in 2022.

Responsible Agency: Community Development Department

Funding Source: General Fund

3.4 Housing Conservation and Preservation

Market factors can encourage the conversion of affordable housing projects to market rate. The Town has administrative resources to encourage affordable housing project owners to extend covenants, preventing the affordable units from converting to market rate. In an administrative capacity, the Town also has the ability to oversee mobile home park conversions to ensure that mobile home closures and conversions do not displace residents.

GOAL H4

Ensured longevity and quality of the affordable housing stock.

Policies

Policy H4-1 Support the maintenance of the town’s deed-restricted affordable housing stock and relatively affordable development types such as mobile homes.

Policy H4-2 Monitor and protect the town’s deed-restricted affordable housing stock.

Programs

Program H4-1 The Town will monitor the list of all dwellings in the town that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The Town did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The town has 165 subsidized units, and the Town will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in Yucca Valley. Should the property owners indicate the desire to convert properties, consider providing



An aging single-family detached home.

technical and financial assistance, when possible, to ensure long-term affordability.

- If conversion of units is likely, work with local service providers to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include State or local sources.
- Pursuant to State law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the Town at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the Town or owner will provide notice to HUD, HCD, the San Bernardino County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:
 - Tenant rights
 - Conversion procedures
 - Information regarding Section 8 rent subsidies
 - Any other affordable housing opportunities in the town

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the Town shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the

affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the Town to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the town. The Town shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be “rolled over” for another 45 or 55 years to protect “at-risk” units.

Timing: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership. Track through the Annual Report to HCD.

Responsible Agency: Community Development Department, Housing Authority

Funding Sources: CalHFA Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD)

Quantified Objective: Assist, as needed, in the preservation of 165 subsidized units

Program H4-2 Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Timing: Ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund

3.5 Fair Housing

Federal and State fair housing laws require all local governments to affirmatively promote fair housing opportunities. Fair housing means equal opportunities without discrimination in the selling or renting of housing on the basis of race, religion, gender, marital status, ancestry, national origin, color, or disability status. Many landlords may not be aware of these laws, making fair housing referral services an important resource for both landlords and tenants. Another way to make housing more equitable is to make reasonable modifications when necessary so that disabled persons can access and enjoy a dwelling.

In 2018, AB 686 amended California Government Code Sections 8899.50, 65008, and 65583, creating new requirements for housing elements due to be revised on or after January 21, 2021. As stated in HCD’s 2021 Affirmatively Furthering Fair Housing Guidance Memo, “These requirements include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing. The purpose of this assessment and analysis is to replace segregated living patterns with truly integrated and balanced living patterns and to transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.”



An apartment complex in town.

GOAL H5

Equal housing opportunities for all Yucca Valley residents.

Policies

- Policy H5-1 Enforce fair housing laws prohibiting discrimination.
- Policy H5-2 Support local and regional organizations that provide fair housing services to Yucca Valley.
- Policy H5-3 Provide a supportive administrative environment that facilitates barrier-free housing for disabled residents.

Programs

- Program H5-1 Continue to enforce the Fair Housing Act, including referring local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services. Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agencies, at Town Hall, other public facilities, religious institutions, and on the Town’s website.

Timing: Ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H5-2 Continue to offer reasonable accommodation procedures to accommodate modifications to land use, zoning, and permitting processes to provide more housing options for people with disabilities.

Timing: Ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund

Program H5-3 In an effort to comply with AB 686, the Town will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information, as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law.

Specific actions to foster an inclusive community include:

- Implement Programs H1-3 , H1-8, H2-1, H2-2, H3-1, H3-2, H3-3, H3-4, H3-5, and H3-6 to affirmatively further fair housing by facilitating the development of a variety of affordable housing types, addressing housing needs for extremely low income households, households at-risk for displacement, persons with disabilities, and female-headed households.
- Within two years of Housing Element adoption, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the town, particularly in high resource areas.

HOUSING

- Post Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity bulletins and other fair housing materials and posters twice per year in a variety of locations throughout the community, such as the Town Hall, library, post office, and Chamber of Commerce, and post on the Town's website.
- Provide fair housing materials to all appropriate organizations and agencies working to provide low-income housing in the community.
- Annually provide materials to property managers on the benefits of subsidized housing units.
- Within six months of Housing Element adoption, provide information on the Town's website about affordable homeownership and rental options in the town and update as new opportunities become available.
- Within one year of adoption, meet with Morongo Basin Transit Authority and Omnitrans to identify unmet transit demand, particularly determining if Yucca Valley residents would benefit from frequent, direct access to San Bernardino Valley.
- Within one year of adoption, partner with San Bernardino County to promote CalWorks program to provide assistance for eligible low income families with children to meet basic needs and enter or re-enter the workforce.
- Within six months of adoption, create a monitoring program to assess the impacts of the growth of short-term rentals on long-term housing options.

Timing: Milestones specified in program above and ongoing

Responsible Agency: Community Development Department

Funding Source: General Fund; CDBG; HOME (administrative funds related to Yucca Valley)

3.6 Meeting the RHNA

The Town of Yucca Valley was allocated a RHNA of 749 housing units divided by income category for the 2021–2029 planning period. The Town is responsible for identifying vacant lands with residential development potential. Higher density housing is typically more affordable to lower and moderate income households, so the Housing Element Land Inventory includes developable vacant sites at a variety of densities. The Town’s strategy to address the RHNA is detailed in the policies and programs under Goals H1 and H3.

A variety of land resources will have the potential to comprehensively accommodate the RHNA and help meet the Town’s other housing goals. The Town has taken several steps to identify land resources that will exceed the housing development potential assigned in the RHNA. Providing a surplus of sites is important so the Town will not have to amend the land inventory should a large site be rezoned to a nonresidential use during the eight-year planning period.

Vacant land is the Town’s critical resource for accommodating the RHNA. Vacant land at a variety of densities facilitates housing development that can meet different affordability targets. As in the previous Housing Element cycle, the C-MU zone provides enough higher density development potential to exceed the lower income RHNA. Several parcels in the R-M-10 zone can accommodate housing to exceed the moderate income RHNA. The town also has an adequate supply of vacant low density sites to exceed the above moderate income need for single-family detached housing. A thorough description of the Land Inventory, including a parcel-by-parcel development potential analysis and maps, is provided in the Housing Technical Report (Appendix A).

Table H-1 provides a summary of the development potential of vacant sites that are readily available for development within the 2021–2029 planning period.

Table H-1
Summary of Land Resources, 2021–2029

Zoning	Acres	Maximum Density	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
R-L-1	84.7	1	-	-	74	74
R-L-2.5	0.9	2.5	-	-	2	2
R-M-8	9.9	8	-	-	68	68
R-S-2	8.0	2	-	-	14	14
R-S-5	19.0	5	-	-	80	80
R-S-5-Senior	49.8	5	-	-	200	200
R-M-10	21.4	10	-	222	-	222
C-MU	30.5	40	435	111	-	546
OTCR	0.6	24	-	11	-	11
OTIC	0.9	30	21	-	-	21
OTMU	0.8	40	21	5	-	26
Total	N/A	N/A	477	349	438	1,264
RHNA	N/A	N/A	270	145	334	749
Surplus Capacity	N/A	N/A	207	204	104	515

Source: PlaceWorks, 2021.

3.7 Quantified Objectives

The goals and policies of the Housing Element are implemented through a variety of programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community. The Town will also seek to achieve the quantified objectives for major housing activities shown in Table H-2. The quantified objectives for new housing construction correspond to the Town’s RHNA. The quantified objectives for rehabilitation are based on Program H2-6 and the Town’s estimate of current rehabilitation need. The quantified objectives for preservation are based on the number of assisted lower income units in the town.

Table H-2
Quantified Objectives by Income Category, 2021–2029

Activity	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	77	77	116	145	334	749
Rehabilitation	0	0	1	2	0	3
Preservation	55	55	55	0	0	165

Source: Town of Yucca Valley, 2021.

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