2014-2021
HOUSING ELEMENT

DEVELOPMENT SERVICES DEPARTMENT,
PLANNING DIVISION
11600 AIR EXPRESSWAY
ADELANTO, CA 92301

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Housing Element

1. INTRODUCTION

Incorporated in 1970, the City of Adelanto is located in the California High Desert, approximately 35 miles north of San Bernardino and approximately 60 miles northeast of Los Angeles.

The housing needs of the City are determined by demographic characteristics of the population (age, household size, employment, ethnicity), and the characteristics of housing (number of units, tenure, size, cost). This Housing Element explores the characteristics of the existing and projected population and housing stock to define the extent of unmet housing needs in the City of Adelanto. This information will be used to update the City's Housing Element goals, policies, programs, and actions in order to facilitate and encourage housing that fulfills the diverse needs of the community.

ORGANIZATION OF THE HOUSING ELEMENT

The City of Adelanto Housing Element for the planning period of October 1, 2014 to September 30, 2021 consists of the following sections:

- **Introduction** – This section introduces the Housing Element, its purpose, its content, State law governing its preparation, as well as an overview of the community outreach measures taken in preparing the document.

- **Housing Needs Assessment** – This section provides an overview of housing and population conditions in the City; the housing needs of special needs groups; housing affordability; and housing need.

- **Housing Constraints** – This section provides an overview of governmental, market, infrastructure, and environmental factors that may constrain the provision of housing in the City.

- **Housing Resources and Opportunities** – This section summarizes the land, financial, and administrative resources available for the development and preservation of housing.

- **Review of Previous Housing Element** – This section summarizes the City's accomplishments toward implementing the Housing Element adopted in 2012 for the 2008-2014 planning period.

- **Housing Plan** – This section outlines the City's overall housing goals in the form of goals, policies, and programs.

CONSISTENCY WITH STATE PLANNING LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the housing element. State law requires that the City's Housing Element 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*" (Section 65583). In addition, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

GENERAL PLAN CONSISTENCY

The 1993 Adelanto General Plan includes nine (9) elements: Land Use, Housing, Circulation, Parks and Recreation, Conservation/Open Space, Noise, Safety, Public Facilities, and Community Design. This Housing Element is consistent with the General Plan's policies and proposals. For example, the Housing Element draws upon the Land Use Element to determine the appropriate locations for affordable housing development.

The City will ensure consistency between the Housing Element and the General Plan, and as new policies are introduced, they will be coherent with the existing elements. If any General Plan elements are updated, the Housing Element can also be modified to maintain consistency within the General Plan.

PUBLIC PARTICIPATION

Section 4553(c)(6)(B) of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This

process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community are:

- Adelanto Senior Citizens Club
- American Cancer Society
- Assistance League of Victor Valley
- Boys and Girls Club
- Desert Communities United Way
- High Desert Domestic Violence Program
- High Desert Youth Center
- Hope Healthcare
- House of God Worship Center
- Lighthouse Support Services
- Mojave Basin Youth Corps Inc
- New Hope Family Church
- Shenanigans Youth Theatre Group
- Victor Valley College Foundation
- Victor Valley Community Hospital Foundation
- Victor Valley Domestic Violence
- Victor Valley Toys for Tots
- VVEDA
- Southern California Logistics Airport
- Inland Agency Community Tool Box
- Housing Authority of San Bernardino County
- Inland Fair Housing and Mediation Board
- San Bernardino County Office of Aging and Adult Services
- National Community Renaissance
- California Housing Partnership Corporation
- Southern California Association of Non-Profit Housing

The City held three workshop meetings prior to the submittal of this Housing Element draft to HCD for review. The first two meetings with the Planning Commission took place September 3rd, and September 10, 2013 and was intended to provide Commissioners and the public with general information regarding the Housing Element (i.e. contents, process and information on the RHNA). At this meeting the main concern regarding the Element was to ensure that selected affordable housing sites were located near job opportunities and services appropriate for lower income households. This comment was taken into consideration

and consequently many of the sites are located near the city center. A second workshop with the City Council occurred on September 25, 2013 and was focused more on the specific sections included in the draft Housing Element update (i.e. the Housing Plan, Land Inventory and technical background reports.) At this meeting council members expressed that the sites should be located throughout the city and that they felt strongly that there should not be a concentration of lower income households in any one area. For both meetings the Housing Element workshop was noticed in the local paper, at City Hall, at the Library and in other public places.

In addition to the public meetings held in September, the public was invited to review the Draft Housing Element prior to the initial Planning Commission and City Council Meeting. The Draft Housing Element was available for public review on the City's website and at the City's main counter beginning September 10, 2013.

2. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment provides the foundation for the objectives, policies, and programs to address housing needs in the City of Adelanto. This assessment addresses population characteristics, employment patterns, and income levels. The information illustrates how Adelanto has grown and changed, and identifies patterns and trends relevant to housing policies and programs. Projections show how the community demographics are expected to change over the coming years.

The following sources were used to generate this demographic and housing profile of Adelanto:

- U.S. Bureau of the Census (2000 and 2010)
- Southern California Association of Governments (SCAG)
- San Bernardino County Association of Governments (SANBAG)
- California State Department of Finance
- 2011 Comprehensive Housing Affordability Strategy (CHAS)
- American Community Survey
- Various other sources

Data from the Census Bureau's yearly American Community Survey was used, as it is available for Adelanto and many other small jurisdictions. The City recognizes that 2010 U.S. Census data may not wholly reflect conditions in Adelanto in 2013, so the American Community Survey was used regularly throughout this evaluation.

Utilizing estimates for demographic data shows changes in conditions since the 2010 U.S. Census. However, many of these estimates (such as the California Department of Finance data) are shown solely as percentages. The raw numbers carry a significant margin of error especially for smaller geographic areas such as counties or cities. Nonetheless, the percentages presented give a general indication of population and employment trends.

Additional information is drawn from the 2011 Comprehensive Housing Affordability Strategy (CHAS) data, which is drawn from Census 2010 data. CHAS data is based on special tabulations from sample Census data. Thus, the number of households in each category often deviates slightly from the 100% count due to extrapolations to the total household level. Because of this, interpretations of CHAS data focus on proportions and percentages, rather than on precise numbers.

It should be noted that the City of Adelanto was included in the U.S. Census 2011 American Community Survey as the City's relatively small population puts it in the 3 year survey for areas with a population of 20,000 or more;. Additionally, the California Department of Finance's 2011 Population and Housing Estimates are provided when possible. These estimates do not provide detailed population and housing characteristics in the same manner as Census data. Data in this document is based primarily on Census 2010 data, as this is the most up-to-date information available for Adelanto.

POPULATION TRENDS

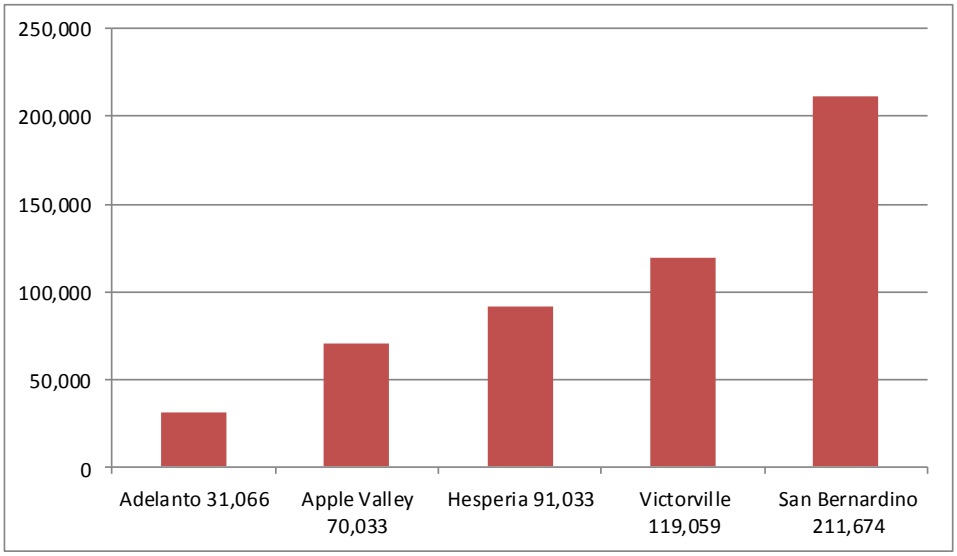
Adelanto has experienced steady population growth over the past two decades, as has most of the High Desert. In order to meet the future housing needs of the growing population it is important to analyze the current housing and population trends for the City of Adelanto. To clarify the type of housing that will be needed to meet anticipated future demand, Housing Element law requires an assessment of population and employment trends. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking demographic changes helps the City better plan for, respond to, and anticipate changing housing demand.

POPULATION GROWTH

According to the 2010 Census, the population of Adelanto was 31,765 persons. In 2012, the State Department of Finance estimated a population of 31,066, which represents a small decrease. The growth rate is deceiving somewhat because of the down turn in the economy and housing market. In fact, for the City of Adelanto, projected population growth by decade, from 1980 to 2030, ranges from 6,400 to 13,600 residents, with an average population growth of 10,400 people per decade. This steady rate of growth is attributable to the increase in housing construction in the city caused by the outward migration of individuals and families from more expensive and congested regions of Southern California.

In 2012, of the 23 incorporated cities and towns in San Bernardino County, Adelanto is the eighth smallest city in the county, based on Department of Finance estimates. Compared to other cities in the High Desert, Adelanto had the smallest population of 31,066 in 2012. The neighboring City of Victorville has a population of 119,059 and the City of San Bernardino, with a population of 211,674 is the largest city in the county.

Table 1
2012 Population California Department of Finance

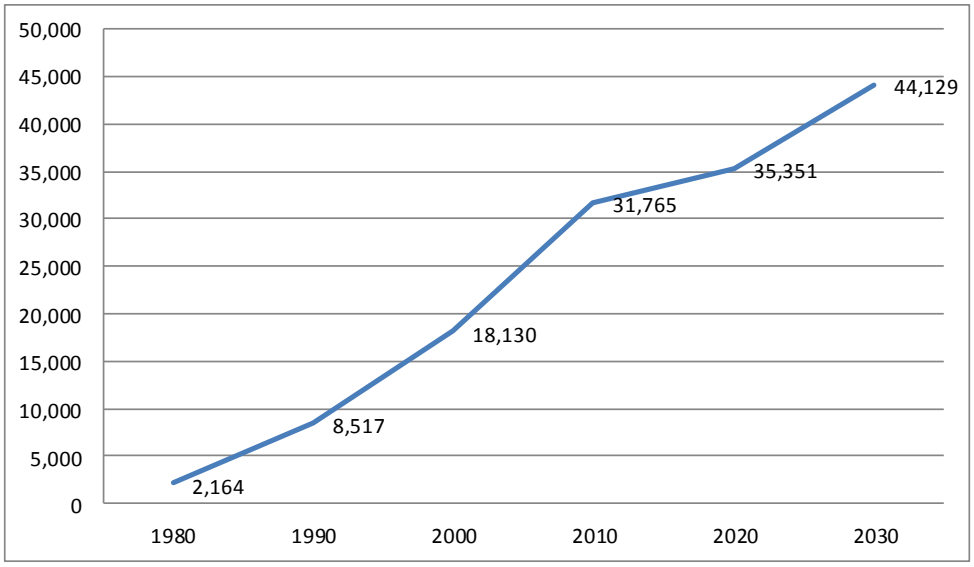


Source: CA Department of Finance, Population and Housing Estimates, 2012

Like many cities in the inland areas of Southern California, Adelanto has seen steady population growth in the past 20 years and will continue to grow as jobs and housing opportunities continue to expand. Housing in Adelanto continues to be more affordable than in other Southern California communities, this has fueled the steady population growth within the city. The Southern California Association of Governments (SCAG) indicates that by 2025, one in four SCAG residents will live in the Inland Empire compared to one in ten Southlanders who lived in the inland valleys and desert areas in the 1950s .

The population in Adelanto has grown consistently since incorporation in 1970. Between 1980 and 1990, the city's population grew by approximately 6,400 people, between 1990 and 2000, the population grew by 9,600 people and between 2000 and 2010, the population grew by 13,635. The steady increase in growth over the past 30 years is primarily attributable to increases in single-family home construction.

Table 2
Adelanto Historical and Projected Population Growth



Source: Southern California Association of Governments

Future growth estimates predict a continued increase in population over the next 20 years. The Southern California Association of Governments estimates that the population of Adelanto will exceed 60,000 by the year 2030. This represents a population growth of approximately 29,000 people, or an approximate yearly average of 1,460 people. This average annual population increase is consistent with the average population increase Adelanto experienced between 2000 and 2010.

Age Distribution

The age distribution of a population is also an important factor in evaluating housing needs. The traditional assumption is that in many communities young adults tend to prefer apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults provide demand in the market for moderate- to high-end condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low- to moderate-cost apartments and condominiums, community residential settings, and mobile homes.

San Bernardino County as a whole can be characterized as having a young population. Among Southern California counties, San Bernardino has the youngest median age at 30.2 years (compared with Los Angeles,

Orange, Riverside, San Diego and Ventura counties). Adelanto is representative of this characteristic with a median age in 2000 of 26.9 and in 2010 of 25.3 as demonstrated in Table 3 (Population Age Characteristics City of Adelanto 2000 and 2010). Just over 41 percent of Adelanto's population is under 19 years of age. Almost one third of the total population is school age residents (ages 5-19), while only 4 percent of the population is older residents (65 years +). Between 2000 and 2010, the median age decreased slightly to 25.3.

Table 3
Population Age Characteristics
City of Adelanto 2000 and 2010

Age Characteristics		**2000**		**2010**	
Age Group		**Population**	**Percentage**	**Population**	**Percentage**
Preschool	<5 years	1,938	10.7%	3,280	10.3%
School Age	5-19 years	5,446	30.0%	9,776	30.8%
College Age	20-24 years	1,154	6.4%	2,667	8.4%
Young Adult	25-34 years	3,258	18.0%	4,986	15.7%
	35-44 years	3,115	17.2%	4,301	13.5%
Middle Age	45-64 years	2,288	12.6%	5,358	16.9%
Senior Citizen	65-74 years	601	3.3%	880	2.8%
	75 + years	330	1.8%	517	1.6%
Total		18,130	100%	31,765	100%
Median Age		**26.9**		**25.3**	

Source: U.S. Census 2000 and 2010

Racial and Ethnic Composition

Table 4 shows Adelanto's racial/ethnic composition changed significantly since 1990. In 1990, the majority of residents (64 percent) were White. By 2010, the majority of residents were Hispanic or Latino (58 percent).

When compared to San Bernardino County's racial and ethnic composition, Adelanto's composition is considerably different. While the Hispanic or Latino category has the highest percentage for both the County and Adelanto, no racial or ethnic category claims a majority (over 50 percent) in San Bernardino County. Furthermore, the percentage of African-Americans in Adelanto is significantly higher than in San Bernardino County.

Table 4
City of Adelanto Racial and Ethnic Composition

Race	Adelanto			San Bernardino County
	1990	2000	2010	2010
White	64%	36%	17%	27%
African-American	14%	13%	20%	7%
Asian/Pacific Islander	4%	2%	2%	5%
Other	2%	3%	3%	20%
Hispanic or Latino	17%	46%	58%	40%
Total	*100%*	*100%*	*100%*	*100%*

Source: U.S. Census 1990, 2000 and 2010
** Note: Totals may not add up due to rounding*

HOUSEHOLD CHARACTERISTICS

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect access to and demand for housing and housing programs. This section details the various household characteristics in Adelanto.

HOUSEHOLD TYPE AND SIZE

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as prisons, convalescent homes or dormitories. Non-family households are unrelated people living together, such as roommates.

The number of families increased by approximately 2,740 or 71 percent between 2000 and 2010 as shown in Table 5. In 2010, family households comprise of 84 percent of household types. Families headed by single parents made up 22 percent of all households. Adelanto's average household size increased to 3.84 in 2010.

Table 5
Household Type 2000 and 2010

Household Type	2000		2010	
	Number	Percentage	Number	Percentage
Families:	3,843	82%	6,579	84%
Married with Children	1,850	39%	2,638	34%
Married No Children	820	17%	1,362	17%
Single Father Households	223	5%	434	6%
Single Mother Households	598	13%	1,277	16%
Other Families	352	7%	868	11%
Non-Families:	871	18%	1,230	16%
Singles	676	14%	910	12%
Other	195	4%	320	4%
Total Households	**4,714**	**100%**	**7,809**	**100%**
Average Household Size	3.69		3.84	

Source: U.S. Census 2000 and 2010

Household composition and size are often two interrelated factors. Communities with a large proportion of families with children tend to have a large average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. Adelanto's average household size in 2000 was 3.69 and in 2010 was 3.84. The County average household size was 3.15 in 2000 and 3.26 in 2010.

Income and Employment

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing, and to balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low and moderate-income households have a more limited choice in the housing they can afford.

In 2010, the median household income in Adelanto was estimated at $40,000; this was lower than the San Bernardino County median household income of $53,969. Household income is an important consideration when evaluating housing conditions because lower incomes typically constrain people's ability to obtain adequate housing. Income in Adelanto varied significantly for different types of households indicating that specific family types will have greater need for affordable housing and housing services. For example, families with a married couple have a much higher median income $55,389 than families headed

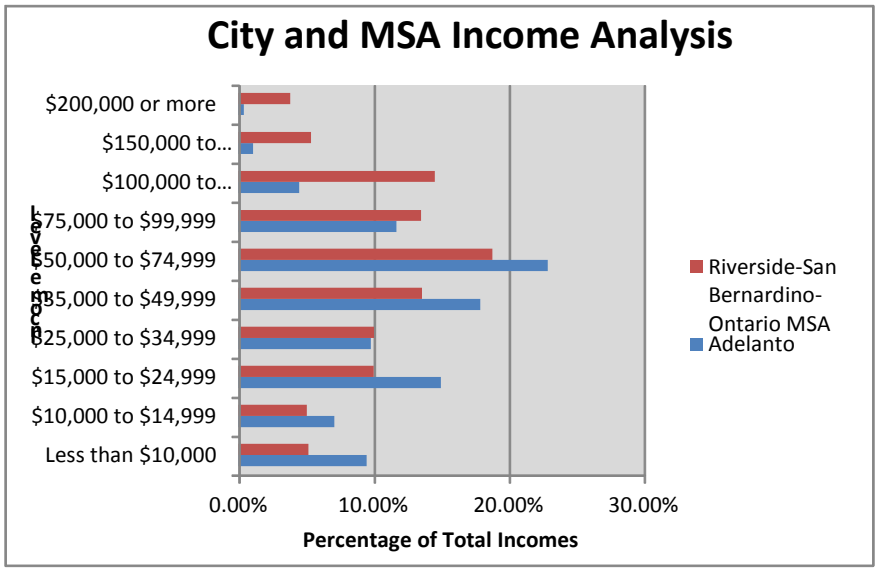
by a single female ($15,276). The following chart is representative of the 82 percent of households in Adelanto identified as families and does not include the other 18 percent of households that are singles or do not identify as part of a family.

Table 6
Median Family Income

Married Couples		
With Children	No Children	Total
$55,389	$41,960	$50,799
Single Male Householder		
With Children	No Children	Total
$57,106	$56,568	$56,825
Single Female Householder		
With Children	No Children	Total
$15,276	$18,068	$16,068

Source: U.S. Census Bureau, 2009-2011 American Community Survey

Figure 1
Household Income Distribution



SOURCE: U.S. CENSUS 2007-2011 AMERICAN COMMUNITY SURVEY

EMPLOYMENT TRENDS

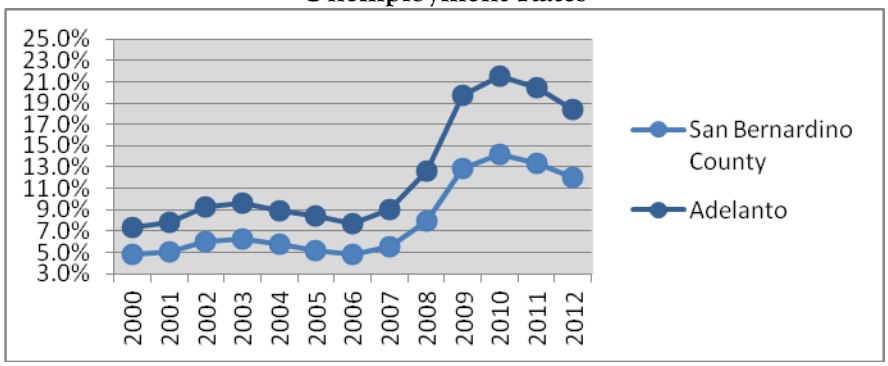
Adelanto residents are employed in diverse industries, with the largest percent of the population employed in the educational, health and social services sector, with 20 percent. The second most common sector to work in is manufacturing, with over 19 percent of the residents employed in this sector. Retail trade ranks third, with 12.4 percent of residents working in retail. This sector is important to consider when assessing housing affordability, as salaries tend to be lower, which decreases the amount of income available for housing. The retail sector also generally does not offer health and other employment benefits, further increasing economic strain.

Table 7
Major Employers within the City of Adelanto

Company	Number of Employees	Business Type
Adelanto School District	869	Education
GEO	255	Prison
City of Adelanto	72	Public
Stater Bros. Markets #176	137	Supermarket
Duffy Electric Boat Co.	58	Manufacturing
Starbucks Coffee #10429	50	Retail
Traffix Devices, Inc.	47	Manufacturing
Daniel Mechanical	45	Manufacturing

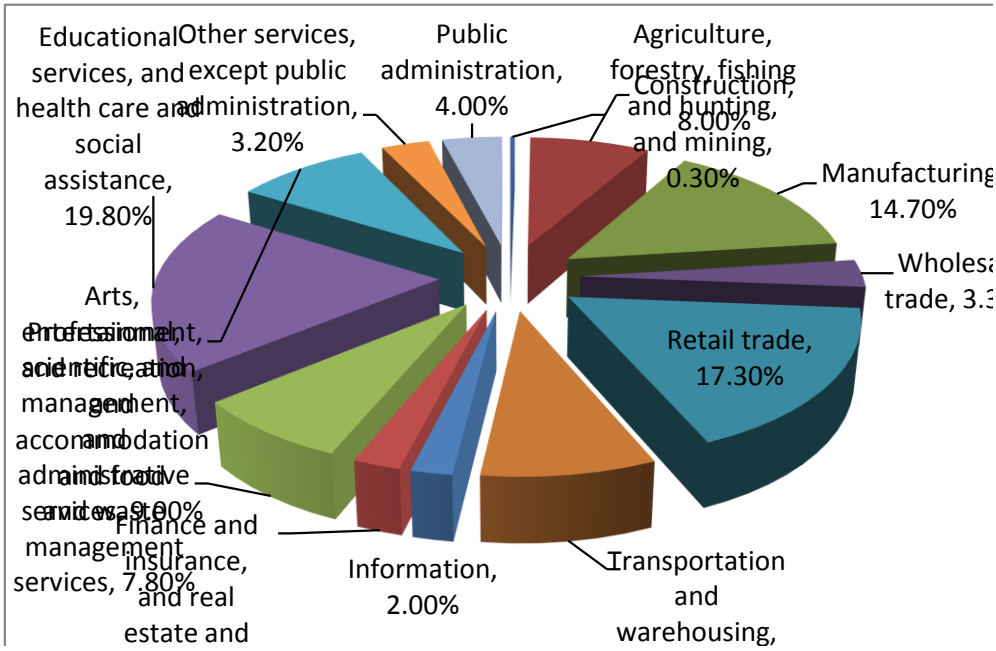
Source: City of Adelanto August 2013 Business License Report

Table 8
Unemployment Rates



Source: California Employment Development Department

Figure 2
Employments by Industry



Source: U.S. Census 2000

The recession after 2007 led to an increase in unemployment around the country. In San Bernardino County, unemployment rates exceeded 13 percent in 2010. According to the California Employment Development Department, unemployment trends in the City of Adelanto generally parallel that of San Bernardino County at large, but at a rate 2.0 – 7.0 percent higher. In 2010, for example, the average unemployment rate in the City of Adelanto was 21 percent, while the average unemployment rate for the County of San Bernardino was 7 percent lower, at 14 percent.

SPECIAL NEEDS GROUPS

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. In Adelanto, these special needs groups include the elderly, disabled persons, large households, female-headed households and the homeless.

Table 9
Special Needs Groups

Special Need Group	Number of Persons or Households	Percent of Total Population or Total Households
Farm workers (population)	21	0.30%
Elderly (65 years and older) households	1,038	14.20%
Living Alone (households)	172	2.40%
Large (5 or more members) households	2,088	28.54%
Female-headed households	1,858	25.40%
With Children	1,414	19.30%
Disabled persons	3,003	10.10%
< 18 years old	511	4.10%
18 to 64 years old	1,736	10.90%
65 and over	756	57.80%

Source: 2009-2011 American Community Survey

ELDERLY

The elderly population (generally defined as those over 65 years of age) has several concerns: limited and fixed incomes, high health care costs, transit-dependency, and living alone. Specific housing needs of the elderly include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

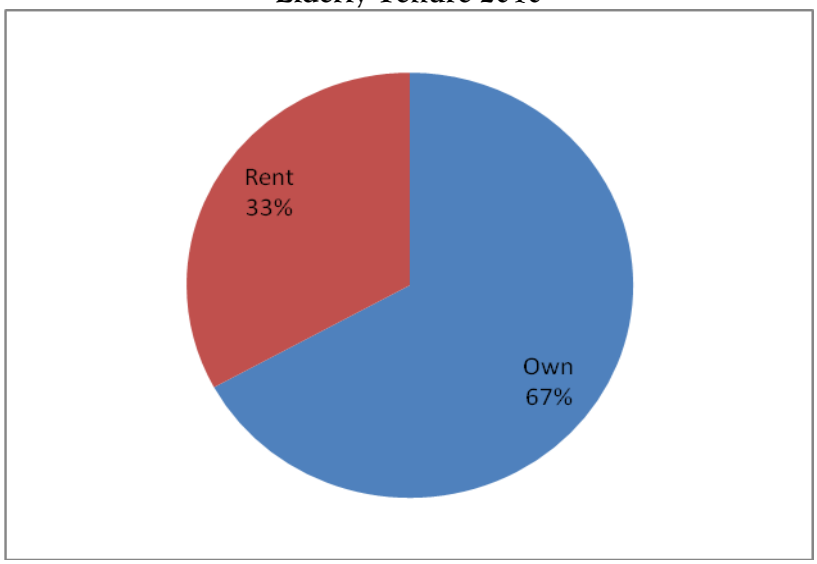
The Census estimates that Adelanto's proportion of elderly population has increased considerably in recent years. In 2000, Adelanto's elderly composed 5.1% of the population and 14.2% of the population in 2010.

Many elderly persons have limited income potential, as they are most often retired and have fixed income (retirement funds and Social Security Income). The elderly population in 2010 had a median income of $20,729, according to the U.S. Census, which is considered low income by HCD standards. The 2004 Comprehensive Housing Affordability Strategy (CHAS) report revealed that more than one-third of seniors paid more than 35 percent of their income for housing, experiencing a housing cost burden. While the vast majority of seniors are homeowners, the percentage of senior renter who overpaid was much higher than the average; more than half of senior renters overpay for housing.

In 2010, over two-thirds of the elderly population was disabled. Despite the large number of seniors who have disabilities, almost half of the

elderly population lives alone, according to the U.S. Census. The vast majority of elderly own their home, estimated at 67 percent in 2010.

Figure 3
Elderly Tenure 2010



Source: U.S. Census 2010

Programs including assisted care, shared housing, and housing rehabilitation assistance can help seniors live comfortably. Because 67 percent of the elderly in Adelanto own their own homes, there is a growing need for elderly assisted living care centers. Currently there are no assisted living care centers for seniors in Adelanto

Large Households

In general, large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration. The 2010 Census estimates that nearly a third of Adelanto households (27 percent) are large households.

The existing housing stock in Adelanto provides large families with a variety of options. The Census estimated in 2010 that over 55 percent of the housing units in Adelanto contained 3 or more bedrooms. The vast majority of these units are owner-occupied (74 percent). Correspondingly, the majority of large-families are homeowners, 63 percent in 2010. Because of the large number of large units, the existing

housing stock likely could meet the needs of the city's large-families, though affordability (both price and availability of mortgage financing) issues may limit the accessibility of these units to very low-income large families.

FEMALE-HEADED HOUSEHOLDS

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. The 2010 Census revealed that of the 1,858 female-headed households with children under the age of 18 in Adelanto, over 50 percent were living in poverty. As described previously in the income section, female-headed households with children had a median income of $15,276, classified as very-low income making only 38 percent of the area median income for a family of four.

DISABLED RESIDENTS

Both mentally and physically disabled residents face housing access and safety challenges. Disabled persons may face difficulty in finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

In Adelanto, nearly 31 percent of residents were identified as disabled in the 2010 Census. The age group in which disabilities are most common is seniors above age 65. However, the age group of 18 to 64 also has a sizable portion of the population with a disability. This age group is especially important as it includes almost all of the working population, and disabilities may often affect a person's ability to work consistently and regularly.

Table 10
Disabled Persons by Age

Age	Persons	Percent of Persons in Age Group
<5	53	1.3%
5-17	458	5.4%
18-64	1,736	10.9%
65+	**756**	**57.8%**

Source: 2009-2011 American Community Survey

The U.S. Census defines and estimates the number of persons with six categories of disabilities:

- **Sensory disability**: blindness, deafness, or a severe vision or hearing impairment
- **Physical disability**: a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- **Mental disability**: a physical, mental, or emotional condition lasting six months or more that made it difficult to perform activities such as learning, remembering, or concentrating
- **Self-care disability**: a physical, mental, or emotional condition lasting six months or more that made it difficult to perform certain activities such as dressing, bathing, or getting around inside the home
- **Going-outside-the-home disability (also known as mobility disability)**: a physical, mental, or emotional condition lasting six months or more that made it difficult to go outside the home alone to shop or visit a doctor's office (tallied only for residents over 16 years of age).
- **Employment disability (also known as work disability)**: a physical, mental, or emotional condition lasting six months or more that made it difficult to work at a job or business (tallied only for residents between 16 and 64 years of age).

In Adelanto, the most common disability is physical disability, accounting for 23 percent of total disabilities revealing limited mobility for nearly a quarter of people with disabilities (see Table 11). Sensory disability was the second most common disability, Many people with disabilities have multiple disabilities that often fall into separate categories. Because of this, disabled persons must often consider a variety of complex factors when attempting to find adequate housing.

Table 11
Total Disabilities by Type

Disability	Percent of Total
Sensory	20%
Physical	23%
Mental	13%
Self-care	18%
Go-outside	12%
Employment	15%

Source: U.S. Census Gureau, 2009-2011 & 2005-2007 American Community Survey

The City of Adelanto complies with the Federal Lanterman Developmental Disabilities Services Act, which provides that state-authorized, licensed community care facilities serving six or fewer persons be permitted by right in all residential zones. There are currently six (6) licensed community care facilities in Adelanto, with the capacity to serve 36 individuals (see Table 12).

Table 12
Licensed Community Care Facilities

Facility	Facility Type	Capacity
Anderson Adult Home IV	Adult Developmental Disability	4
Matthews Comfort Home	Adult Developmental Disability	6
Davis Residential Facility-Sheridan	Adult Residential Facility	6
J's Famous Residential Board Care II	Adult Residential Facility	6
Winter Place	Adult Residential Facility	8
Perkins Adult Residential Home	Adult Residential Facility	6
Total		**36**

Source: California Community Care Licensing Division, 2013

FARM WORKERS

The 2010 Census revealed 21 Adelanto residents have occupations in the farming, forestry, and fishing industry. The low number of farm workers is due to the lack of farming related land uses in Adelanto. As such, the City does not have a need for farm worker-specific housing. The City allows affordable housing in all residential zones, therefore affordable housing needs of people within the "Farming, Forestry, and Fishing" occupations can be accommodated.

HOMELESS

Homelessness can be triggered by a variety of factors including mental illness, family violence, severe and sudden economic burdens, and housing costs. In 2013, the Community Action Partnership (CAP) of San Bernardino County published the results of a daily canvass of the County to assess the number of homeless persons on the streets and in emergency shelters. The San Bernardino County 2013 Homeless Census and Survey estimated the point in time (daily) number of homeless residents in San Bernardino County to be 2,321 persons. The CAP homeless census revealed 9 homeless persons in Adelanto (see Table 13).

Table 13
Point in Time Number of Homeless

	Unsheltered Count	Sheltered Count	Total
Adelanto	0	9	9
San Bernardino County	1,247	1,074	2,321

Source: San Bernardino County 2013 Homeless Census and Survey

Another sector of homeless that are much less visible than those in shelters and on the streets is the informal homeless sector. These people are much harder to enumerate, as they stay with friends and relatives, in motels and other informal housing arrangements. It is likely that an even larger number of individuals and families that fall into this category, but estimates are unavailable.

HOUSING PROFILE

This section addresses characteristics of the housing supply in Adelanto, including type, age, condition, and availability.

HOUSING STOCK CHARACTERISTICS

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

HOUSING GROWTH

Housing growth has steadily increased over the past five years. The number of housing units in Adelanto constructed between 2008 and 2013 totaled 689, showing an 8% increase over the five-year span (See Table 14). New development in Adelanto is expected to increase the housing stock further over the next 5-15 years.

Table 14
Housing Unit Growth 2008-2013

	Housing Units		Change 2008 - 2013	
	2008	2013	Number	Percent
Adelanto	8,546	9,235	689	8%

Source: CA Department of Finance, Population and Housing Estimates, 2013

HOUSING TYPE

The housing stock composition in Adelanto has remained stable since 2000. Single-family detached houses are the principal housing type in the City (73 percent) and multi-family units make up 20 percent of the total housing units (see Table 15). Seven percent of the housing units in Adelanto are mobile homes, which have filled an affordable housing niche in the city for years. As land values rise, however, the land on which mobile homes are standing have increased the likelihood of being sold and redeveloped.

Table 15
Housing Type: 2008-2013

Housing Type	**2008**		**2013**	
	No. of Units	**% of Total**	**No. of Units**	**% of Total**
Single-Family				
Detached	6,687	78.25%	7,333	79.40%
Attached	148	1.73%	203	2.20%
Total	6,835	79.98%	7,536	81.60%
Multi-Family				
2-4 Units	380	4.45%	468	5.07%
5+ Units	823	9.63%	773	8.37%
Total	1,203	14.08%	1,241	13.44%
Mobile Homes	508	5.94%	458	4.96%
Total Housing Units	**8,546**	**100%**	**9,235**	**100%**
Vacancy Rate	17%		14%	

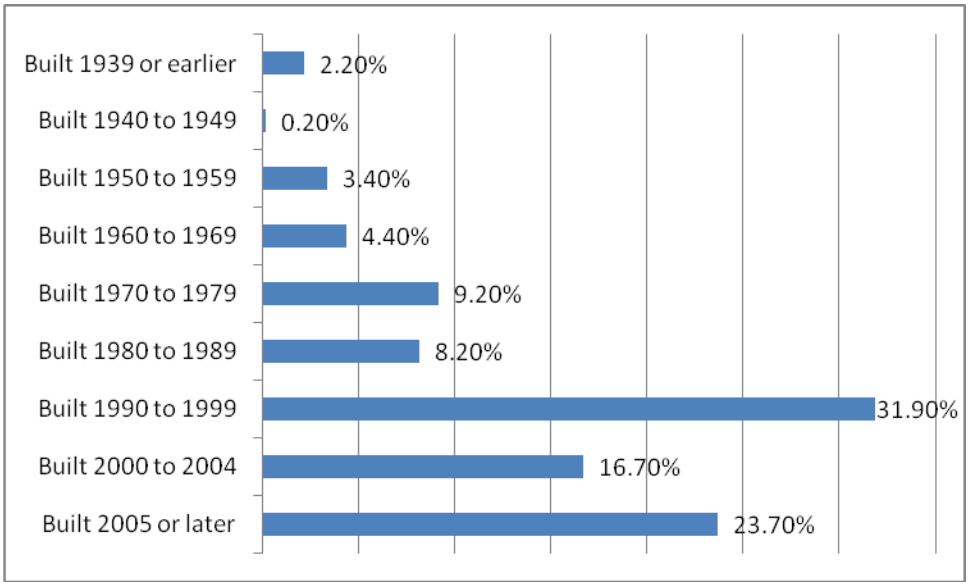
Source: State Department of Finance Population and Housing Estimates, 2013

AGE OF HOUSING STOCK

The age of housing is commonly used as a measure of when housing may begin to require repairs. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, and new plumbing. In 2000, the median year built for housing units in the City was 1991 (see Table 16). Only 23 percent of Adelanto's housing stock was built prior to 1980, and is likely to need major rehabilitation in the near future. The majority of units in the city have

been constructed since 1980 with the largest number of units constructed between 1990 and 1999.

Table 16
Age of Housing Stock (Year built)



Source: U.S. Census, 2009-2011 American Community Survey

TENURE

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. A number of factors influence tenure preferences including household income, composition, age of the household occupants, mobility, and housing costs. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with owner-occupied housing having a much lower turnover rate than rental housing. In 2000, Adelanto's housing stock was predominantly owner-occupied, similar to the County as a whole (see Table 17).

Tenure change in Adelanto between 1990 and 2000 displays an interesting trend. In 1990, renters occupied the majority of housing, at 70 percent, and owner-occupancy was at 30 percent. In 2000, the distribution displayed an inverse relationship, with owner-occupied at 64 percent, and renter-occupied at 36 percent. It remains the same for 2010.

Table 17
Tenure 2000-2011

	Adelanto		San Bernardino County
Year	**2000**	**2011**	**2011**
Owner-Occupied	64%	62.4%	64.2%
Renter-Occupied	36%	37.6%	35.8%
Total	100%	100%	100%

Source: U.S. Census 2000, 2007-2011 American Community Survey 5-Year Estimates

VACANCY

Housing vacancy rates, the number of vacant units compared to the total number of units, reveal the housing supply and demand for a city. Some amount of housing vacancy is normal, to allow for moving time and changing locations. According to the US Census and the State Department of Finance, the housing vacancy rate has increased from approximately 4.83 percent, between 1990 and 2000, to a vacancy rate of 15.55 percent in 2007 and 16.10% in 2011 (see Table 18).

Table 18
Housing Vacancy Rate

	2000	2007	2011
Adelanto	15.02%	15.55%	16.10%
San Bernardino County	12.10%	11.72%	14.10%

Source: U.S. Census 1990, 2000 & 2010,

In December of 2008, the City of Adelanto Code Enforcement division conducted a field survey on vacant single-family residential lots. City staff reported 954 vacant units. This equates to a 14.5% vacancy rate, consistent with the State Department of Finance. This high vacancy rate is attributed to the increased foreclosure activity and has placed downward pressure on the cost of housing in Adelanto.

HOUSING ISSUES

HOUSING CONDITION

The Comprehensive Housing Affordability Strategy (CHAS) was developed by the Census for HUD. It uses Census data to evaluate housing issues affecting different groups, including elderly and large families (see Table 19). CHAS identified the following housing issues in Adelanto:

- Severe Housing Cost Burden, including utilities, greater than 50 percent of household income
- Housing Cost Burden, including utilities, between 30 and 50 percent of household income
- Overcrowded conditions (homes with more than one person per room, excluding kitchens and hallways)
- Units with physical problems or lack of suitable conditions (lacking plumbing facilities, for example)

In general, renters in Adelanto (62 percent) are more likely than owners (36 percent) to experience housing cost burden or other housing problems. However, extremely low income (with incomes less than 30 percent of the MFI) renter households are more likely than owner households to experience a cost burden (50 percent and 36 percent respectively), and more low-income households rent than own.

CHAS data also reveals that over half (56.1 percent) of Adelanto households are extremely low, very low, or low income, earning less than 80 percent of the MFI. Of these households, almost three quarters (71.9 percent) experienced one or more housing issues, especially housing cost burden.

Table 19
Lower Income Household Housing Problems

Household by Type, Income, and Housing Problem	Renters			Owners			
	Elderly	Large Family	Total Renter	Elderly	Large Family	Total Owner	Total House-hold
Extremely Low Income (0-30% MFI)	125	315	1,035	40	55	315	1,350
% Cost Burden >30%	64%	94%	87%	25%	36%	73%	84%
% Cost Burden >50%	64%	94%	87%	25%	36%	73%	84%
Very Low Income (31-50% MFI)	100	75	605	95	210	585	1.190
% Cost Burden >30%	65%	87%	85%	79%	90%	79%	82%
% Cost Burden >50%	0.0%	60%	33%	53%	55%	57%	45%
Low Income (50-80% MFI)	0	130	455	120	360	1,125	1,580
% Cost Burden >30%	0%	81%	57%	54%	82%	77%	72%
% Cost Burden >50%	0%	0%	12%	0%	31%	32%	26%
Total Households	285	740	2,735	445	1,115	4,305	7,040
% Cost Burden >30%	51%	64%	67%	40%	63%	53%	59%
% Cost Burden >50%	28%	46%	42%	13%	28%	26%	32%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2010.

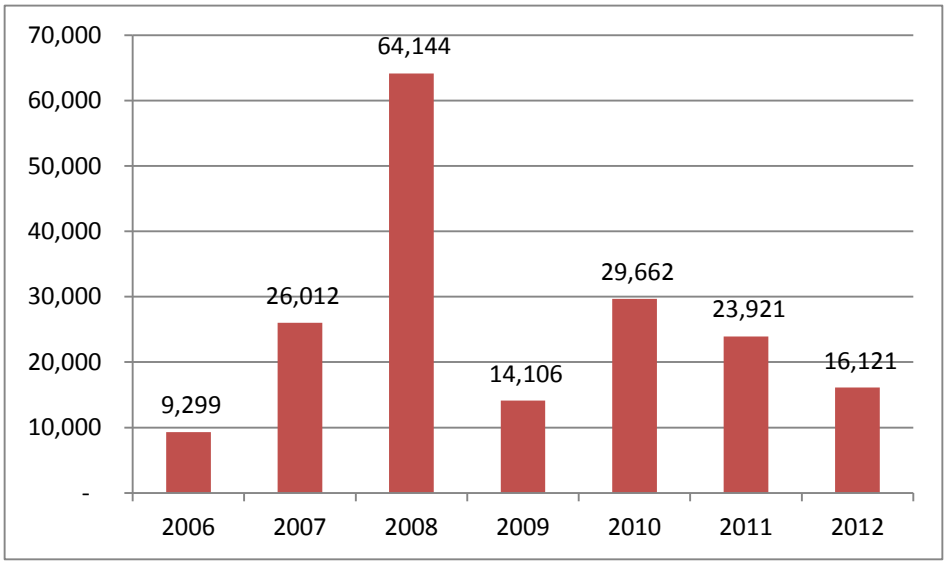
FORECLOSURE RATES

Foreclosure is a process by which lenders sell or take ownership of a property because the homeowners have defaulted on their loan. The foreclosure process begins after a homeowner has not paid for three consecutive months, and the lender files a public Notice of Default, or Lis Pendens. The process proceeds in one of four ways:

1. The homeowner pays the default amount during a given grace period
2. The homeowner sells the home to another party
3. The home is placed on public auction
4. The lender takes possession of the house

Foreclosure rates have been on the rise nationally. California is one of the leading states with 142,429 foreclosure filings in 2006. The "foreclosure rate" is the number of foreclosure filings of any kind divided by the number of households in the subject area. San Bernardino County has seen a particularly high rate of foreclosures. There are a reported 4,357 foreclosure fillings during the first quarter of 2007. The national foreclosure rate was one in 92 households, and California's foreclosure rate was one in 86 households.

Table 20
Notices of Default Filed in San Bernardino County



Source: 2004-2013 Default Research Inc

As noted previously, in December of 2008, the City of Adelanto Code Enforcement division conducted a field survey on vacant single-family residential lots. City staff reported 954 vacant units. This equates to a

14.5% vacancy rate, fairly consistent with the State Department of Finance. This high number has been attributed to the high foreclosure rate.

Unfortunately, many households losing their homes are the low-income families that "predatory lenders" target. Denied conventional home loans, their only avenue may have been the "sub-prime" credit market. Sub-prime loans are characterized by higher interest rates and fees than prime loans, and are more likely to include prepayment penalties. These "predatory lenders" typically offer to refinance an existing loan with one that is filled with excessive or unnecessary fees and usually provides no tangible benefit to the borrower. These loans also often include adjustable rate mortgages with steep built-in rate and payment increases and more onerous prepayment penalties – and are usually approved with little or no income documentation required.

Some homeowners are able to emerge from the foreclosure process without losing their homes by refinancing, selling the home, or becoming current with payments in another way. According to a DataQuick news release in April 2007, 40 percent of California homeowners that were engaged in the foreclosure process during 2006 lost their homes during the first quarter of 2007, up from only 9 percent the year prior. When households lose their home through foreclosure it is likely they will seek rental housing and this may result in a higher demand for rental units. Although, many of these foreclosed homes are being purchased by investors as rental properties, with rents that are often less than the mortgage payment on predatory loans.

OVERCROWDING

Overcrowding occurs when housing costs are so high relative to income that families have to live in small units or double up to devote income to other basic needs such as food or medical care. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have larger household size than others due to a preference for living with extended family members. The federal government defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. By these definitions, approximately 25 percent of households in Adelanto live in overcrowded conditions in 2010. Generally, low-income families are disproportionately affected by overcrowding. Overcrowding is also more prevalent among renters than among owners. Adelanto households in renter-occupied units

experienced overcrowding and severe overcrowding at a significantly higher proportion than households in owner-occupied units. (see Table 21).

Table 21
Overcrowded Housing Units 2010

Unit Type	Overcrowded (1-1.5 persons per room)	Severely Overcrowded (more than 1.5 persons per room)	Total Overcrowded (more than 1 person per room)
Owner-Occupied	5%	3%	8%
Renter Occupied	7%	10%	17%

Source: US Census 2007-2011 American Community Survey 5-Year Estimates

HOUSING COST BURDEN

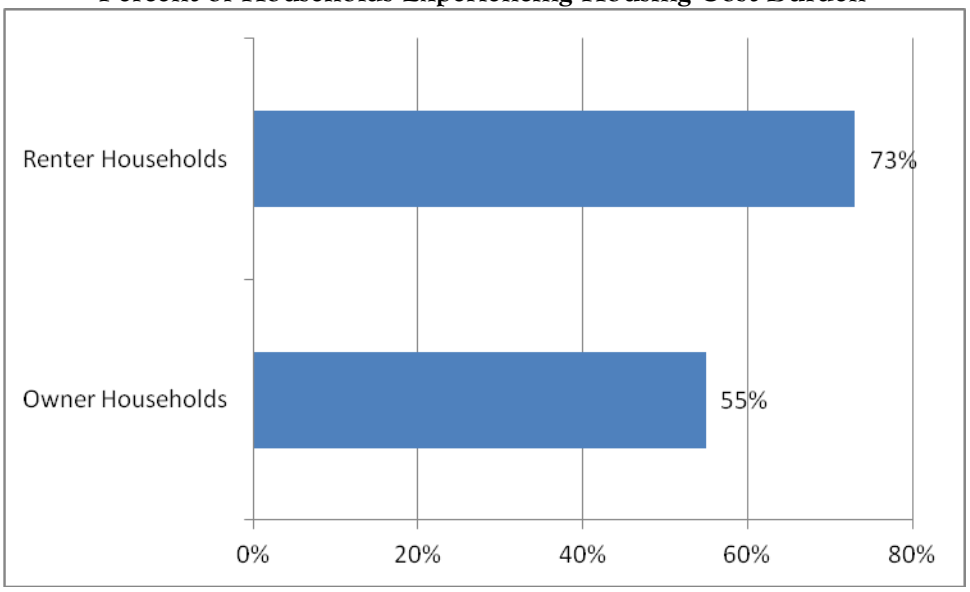
State and federal standards specify that a household experiences a housing cost burden if it pays 30 percent or more of its gross income on housing. Housing cost burden typically is linked to income levels and occurs when housing costs increase faster than income.

In Adelanto, housing cost burden is more prevalent among renters than owners. In 2010, the Census estimated that approximately three-quarters (73 percent) of renter households paid 30 percent or more of their gross income on housing. In owner-occupied housing units, cost burden was experienced by 55 percent of the households. Again, this burden was more often felt by lower-income households, with approximately three-quarters (73 percent) of households with incomes less than $35,000 paying more than 30% of their income on housing.

Low-income households are those that make less than 80 percent of the median income. The median income for a family of four in San Bernardino County is $59,200. As such, households (with four members) making less than $47,350 per year are considered lower income. Table 22 below reveals that lower income households are significantly more likely to experience housing cost burden than higher income households.

Overall, approximately 960 renter households and over 840 owner households experienced housing cost burden in 2010. According to the HUD Comprehensive Housing Affordability Strategy (2010), almost all rental households (810 households) experiencing housing cost burden were lower income (0-80% MFI), and over 700 lower income owners paid more than 30 percent of their income on housing costs.

Table 22
Percent of Households Experiencing Housing Cost Burden



*Source: US Census 2007-2011 American Community Survey 5-Year Estimates *Notes: State and federal standards specify that a household experiences a housing cost burden if it pays 30 percent or more of its gross income on housing. Renter-Households not computed are 9%; Owner-Households not computed are less than 1%.*

SUBSTANDARD HOUSING CONDITIONS

A variety of housing conditions can cause a home to be considered substandard. These homes often require extensive renovation to make a home safe. The number of homes that are likely to need major renovations can be estimated by looking at the percentage of older housing units and Census reports of residents regarding their housing conditions.

Because over 1,200 units (23 percent) will be more than 30 years old by 2012, rehabilitation needs may be more likely. The older residential neighborhoods in Adelanto are likely to require the most significant rehabilitation, including seismic reinforcement in addition to maintenance and repairs. Additionally, the likelihood of homes with lead paint hazards increases for those built before 1980, especially in lower income households.

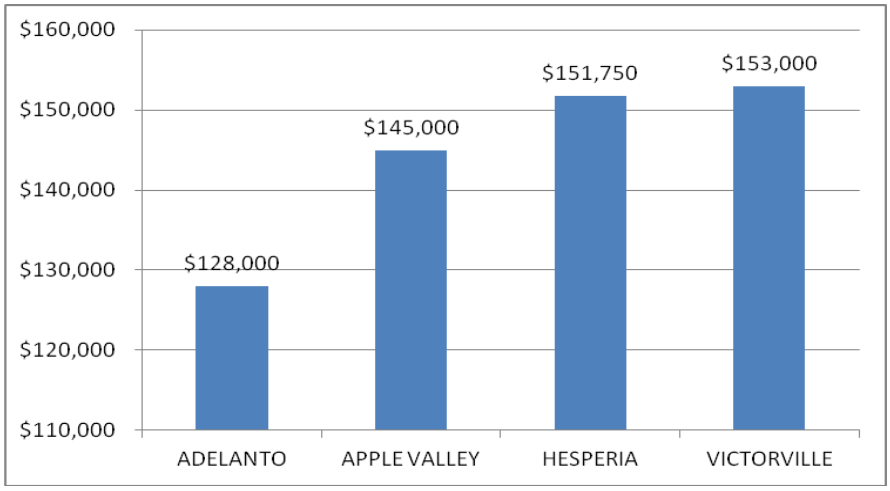
In regards to substandard housing, the City of Adelanto's code enforcement identified two multi-family complexes that are substandard. The first is located at 11200 Vintage Road, and is an 18-unit complex. The second complex located at 18414 Jonathan Street, is a 30-unit

development (Desert View Apartments). A private entity has applied for Government Bonds to purchase and rehabilitate the Desert View Apartments. The project was completed in 2011.

OWNERSHIP HOUSING COST

Over 60 percent of households in Adelanto live in owner-occupied dwellings, with 73 percent of the housing units being single-family residential units. The Adelanto median home price between July of 2013 was $128,000, which is 57 percent lower than in 2007. The median home price for the neighboring cities of Apple Valley, Hesperia and Victorville were $145,000, $151,750, and $153,000 respectively.

Table 23
Median Sales Price

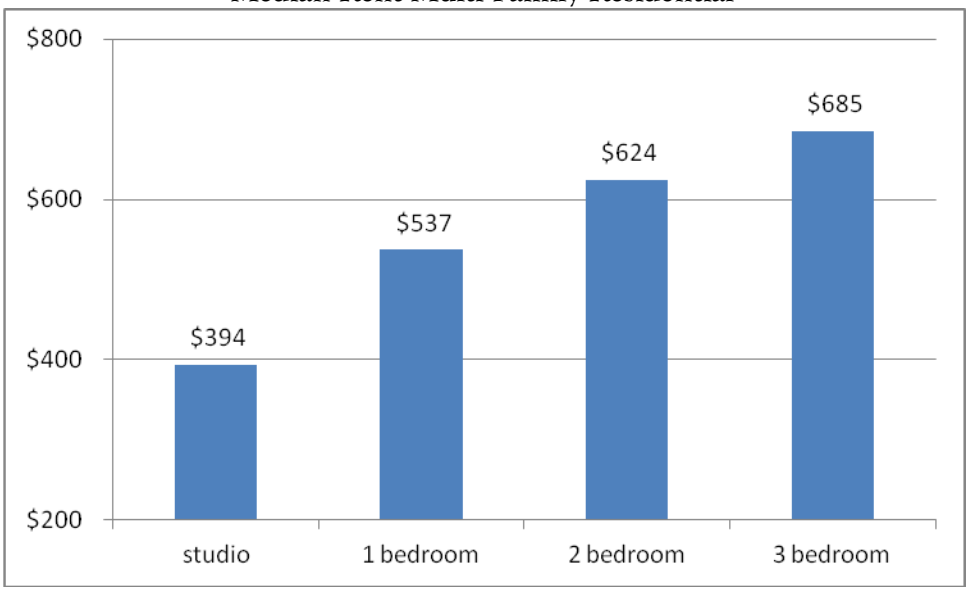


Source: DQNews California Sales Activity by City July 2013

RENTAL HOUSING COST

Several Multi Family Residential units are available for rent. A survey of the ten apartment properties within the City was prepared in September of 2013. Of those apartments with available units, the median rent for a three-bedroom apartment was $685. Median rents for two-bedroom units were $624 and one-bedroom units were $537.

Table 24
Median Rent Multi Family Residential



Source: Survey of available apartments listed online, September 5 2013

MOBILE HOMES

Mobile homes are manufactured off-site and installed on either a residential lot or in a rented location such as a mobile home park. This type of housing typically provides an alternative to higher cost housing types. However, the cost is often difficult to quantify, as sales are not often recorded in the Multiple Listing Service (MLS). According to the U.S. Commerce Department's Census Bureau, the average cost for a new manufactured home in the United States in 2008 was $62,100. The data was further separated by region, and in the Western United States, the average price for a new mobile home was $84,400. This does not accurately represent the mobile home market, as the transfer of older mobile homes happens frequently and prices can range as low as $10,000 (based on listings dated April 15, 2009).

HOUSING AFFORDABILITY

Income Levels and Affordable Housing Payments
Housing affordability levels are determined by the State Department of Housing and Community Development (HCD) and divided into the following categories:

- Extremely Low Income = income less than 30 percent of area Median Family Income (MFI)
- Very Low Income = income greater than 30 percent, and less than 50 percent MFI
- Lower Income = income greater than 50 percent, and less than 80 percent MFI
- Moderate Income = income greater than 80 percent, and less than 120 percent MFI

The California Health and Safety Code section 50052.5, provides the following definition of affordable housing cost based on income level:

Table 25
Affordable Housing Cost by Tenure and Income Level

Calculation of Affordable Housing Cost	Owner	Rental
Extremely Low (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low (31-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

The U.S. Department of Housing and Urban Development (HUD) conducts an annual household survey to determine MFI and related income amounts for low-income groups. Housing affordability for various levels of income can be determined by estimating the costs of owning or renting a home, including utilities, applicable taxes or insurance, in addition to the monthly payment on a mortgage or to a landlord (see Table 26).

Table 26
Housing Affordability Matrix

		Affordable Payment		Housing Costs		Maximum Affordable Price	
Income Group	AMI adjusted by size	Renter	Owner	Utilities	Taxes & Insurance	Home	Rental
Very Low Income (0-50% MFI)							
Four person Family	$33,500	$838	$838	$175	$140	$124,898	$663
Low Income (51-80% MFI)							
Four person Family	$53,600	$1,340	$1,340	$200	$210	$206,317	$1,140

Source: Department of Housing and Community Development State Income limits 2012
**Note 98% of all homes sold are affordable to low-income families, making them affordable to moderate and above moderate households (Housing Resources and Opportunities section of this Housing Element)*

1. *Family size based off of average household size in Adelanto of 3.69*
2. *Monthly Affordable rent based on payments of no more than 30% of household income.*
3. *Property taxes and insurances based on averages for the region*
4. *Calculation of affordable home sales price based on a down payment of 10% annual interest rate of 4.576%, 30-year fixed mortgage, and monthly payment 30% of gross household income*
5. *Based on San Bernardino Count MFI $63,300*

Housing Affordability Index

The citywide median home price of $128,000 (July 2013) puts affordable homeownership in reach for all low and some very low-income households. Of the 172 homes sold between September 1st, 2008 and March 1st, 2009, 75 homes were sold below the price of $101,270. This equates to 44% of the homes sold at market rate are within reach of very-low income families.

Assisted Housing in Adelanto at Risk of Conversion to Market Rate Housing

State housing law requires an inventory and analysis of government-assisted dwellings units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage

prepayments or pay-offs, and concurrent expiration of affordability restrictions.

A review of the assisted housing inventory maintained by HUD indicated that no assisted units subject to expiration of affordability restrictions are located within the City of Adelanto. Consequently, no analysis of costs and programs for preserving such units is necessary.

There are two affordable housing developments located within the City: 1) Desert Gardens Apartments, located at 1125 Lee Avenue, and 2) Oasis Village Apartments.

The Desert Gardens Apartments provides a total of 81 affordable units; 56 units are set aside as very low-income units (31 – 50 percent MFI) and 25 units are low income (51 – 80 percent MFI). Financing for the project includes Low Income Tax Credits, which places an affordability restriction on the property for a total of 30 years from the project's completion date, 2004, which means that the project will remain affordable for another 25 years. Further, the property is owned and operated by a non-profit organization, lowering the risk that it would be converted to market rate at a later date.

Oasis Village Apartments provides a total of 81 units, 17 units are set aside as low-income units (51 – 80 percent MFI). Financing for the project includes Low Income Tax Credits, which places an affordability restriction on the property for a total of 30 years from the project's completion date, 2007. The project is operated under the Affordable Housing Program under Section 42 of the Internal Revenue Code. Therefore, prospective renters must adhere to criteria and income guidelines in order to qualify for residence. Applicants with Section 8 vouchers may also apply for residence.

ESTIMATES OF HOUSING NEED

Several factors influence the degree of demand, or "need," for housing in Adelanto. The four major needs categories considered in this element as shown in Table 27, include:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and

- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

Table 27
Summary of Existing Housing Need

Overpaying Households 2010	
Renter	1,833
Owner	2,282
Total	**4,115**
Overpaying Households by Income	
Extremely Low Income (0-30% MFI)	84%
Very Low Income (31-50% MFI)	82%
Low Income (51-80% MFI)	72%
Overcrowding 2000	
Renter	443
Owner	343
Total	**786**
Special Needs Group 2010	
Elderly Households	1,038
Disabled Persons	3,003
Large Households	2,088
Female Headed Households	1,858
Female Headed Households with Children	1,414
Farm Workers	21
Homeless	9

Source: 2009-2011 American Community Survey, 2007-2011 American Community Survey 5-Year Estimates, San Bernardino County 2013 Homeless Census and Survey, HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2010

PROJECTED HOUSING NEED

The California Department of Housing and Community Development (HCD) determined that the projected housing need for the Southern California region (including the Counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) was 412,137 new housing units. The Southern California Association of Governments (SCAG) allocated this projected growth to the various cities and

unincorporated county areas within the SCAG region, creating the Regional Housing Needs Assessment (RHNA). The RHNA is divided into four categories: very low, low, moderate, and above moderate income. As determined by SCAG, the City of Adelanto's fair share allocation is 2,841 new housing units during this planning cycle, 2014-2021 (see Table 28). To calculate Adelanto's projected housing needs, the City assumed 50 percent of its allocation of housing units for very low-income households should be affordable to extremely low-income households. As a result, from the very low-income need of 633 units, the City has a projected need of 317 units for extremely low-income households.

Table 28
Adelanto RHNA Allocation 2013 and 2021

Income Group	% of County MFI	RHNA Housing Units Allocated	Percentage of Units
Very Low	0-50%	633	23%
Low	51-80%	459	16%
Moderate	81-120%	513	19%
Above moderate	120%+	1,236	43%
Total		**2,841**	**100%**

Source: Southern California Association of Governments

3. HOUSING CONSTRAINTS

Pursuant to State law, each jurisdiction is responsible for a share of the region's projected housing needs. To meet these needs, the jurisdiction ensures that it addresses local constraints that may impede the development, improvement, and conservation of housing for persons of all income levels and for persons with special needs (such as the homeless, disabled, and elderly). Should constraints be identified, the jurisdiction must demonstrate its efforts in removing or mitigating the constraints, where appropriate and legally possible.

MARKET CONSTRAINTS

The production and availability of housing may be constrained by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages.

DEVELOPMENT COSTS

Typically high development costs in Southern California can affect potential affordable housing developments. These costs are attributed to several factors, including a high growth rate, housing demand, and limited land availability. Adelanto, however, has a substantial supply of relatively low cost land suitable for development. When developed, land values are reflected in home prices.

One significant cost factor associated with residential construction is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, nor does the data include the price of the land upon which the buildings are built. The national averages for costs per square foot unit of apartments and single-family homes are as follows:

- Type I or II, Multi-Family: $111.73 to $126.43 per sq. ft.
- Type V Wood Frame, Multi-Family: $86.28 to $90.83 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: $94.06 to $99.79 per sq. ft.
- Residential Care Facilities: $109 to $150 per sq. ft.

While these costs have minimal flexibility, other costs of development including land and soft costs, such as entitlements, and permits are lower in Adelanto when compared to surrounding cities.

Manufactured housing (including both mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs. The cost per square foot of a mobile home ranges from $45 to $55. A modular single family dwelling typically costs approximately 85 percent of what a typical wood-frame dwelling would cost.

The price of land can also be a significant component of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) all factor into the cost of land. The City of Adelanto does not have the constraints of other cities in Southern California. The geography of the land is typically flat, with a gentle slope

downward in the northeasterly direction. Additionally, the City has developed only 10% of their land inventory, showing that land constraints are not an issue as they are in many other Southern California cities. Current land costs in Adelanto are consistent with land costs in the neighboring cities of Victorville, Hesperia and Apple Valley (see Table 29).

Table 29
Land Prices - Vacant Residential Land Sales

Location	Price	Square Footage	Price Per Square Foot
Adelanto			
	$ 45,000	399,445.2	$ 0.11
	$ 861,000	1,667,476.8	$ 0.52
	$ 808,500	794,970.0	$ 1.02
	$ 494,500	859,438.8	$ 0.58
	$ 119,000	130,680.0	$ 0.91
Apple Valley			
	$ 500,000	3,484,800.0	$ 0.14
	$ 300,000	1,306,800.0	$ 0.23
	$ 69,900	217,800.0	$ 0.32
	$ 89,000	23,086.8	$ 3.86
	$ 600,000	1,742,400.0	$ 0.34
Hesperia			
	$ 450,000	217,800.0	$ 2.07
	$ 1,620,000	481,338.0	$ 3.37
	$ 425,000	386,812.8	$ 1.10
	$ 2,896,740	827,640.0	$ 3.50
	$ 115,000	217,800.0	$ 0.53
Victorville			
	$ 170,000	79,714.8	$ 2.13
	$ 990,000	570,636	$ 1.73
	$ 24,900	23,086.8	$ 1.08
	$ 3,100,000	879,040.8	$ 3.53
	$ 1,600,000	795,405.6	$ 2.01

Source: MLS Land Sales 9/5/13

LAND AVAILABILITY

The cost of land directly influences the cost of housing. In general, land prices in San Bernardino County are more affordable than the Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties is a major impetus for development in the High Desert. Accordingly, Adelanto, along with other cities within San Bernardino County, are providing affordable housing for workers in Orange County and Los Angeles County.

Within the San Bernardino County market, there are also significant differences in land prices. Cities closer to Los Angeles County such as Ontario, Rancho Cucamonga and Upland generally garnered considerably higher residential land prices than communities in the Victor Valley Area.

CONSTRUCTION COSTS

Construction costs are the total costs to developers exclusive of profit, but including fees, materials, labor and financing. Construction costs for housing can vary significantly, depending on the type of housing, such as single-family detached homes, townhomes, and multiple-family apartments. However, even within a particular building type, construction costs vary by unit size and amenities. Furthermore, neighborhood resistance to some developments lengthens development time, driving up the holding costs. The difficulty of developing awkward infill sites can also add to costs. The permitted residential uses within the SF residential zoning districts are primarily low-density single-family detached units. Development Plan approval for higher density development may also add to costs.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction.

In the State of California, all projects utilizing public funds must pay prevailing wages to all workers employed on the project. This includes any residential or commercial project that is funded federal funds or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on publicly funded projects to a majority of workers engaged in a particular craft,

classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a publicly funded contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a publicly funded project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

INTERNATIONAL CODE COUNCIL

Residential construction cost estimates established by the International Code Council (ICC) in January 2013 indicate average costs of labor and materials between $97.29 and $145.89 per square foot for multifamily residential depending on the type of construction. Single-family residential costs range between $107.08 and $137.67 per square foot, depending on the type of construction. Construction costs may vary based on the type of material used, location of development, structural features present, and other factors.

The data indicates that construction costs in the Adelanto vicinity can constitute approximately 40% of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14% of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater San Bernardino County region. Particularly with the tightening of mortgage lending standards and increases in current rates, homebuilders may be slowing down on the construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of

building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

AVAILABILITY OF MORTGAGE AND REHABILITATION FINANCING

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements.

As shown in Table 30, a total of nearly 28,760 households applied for conventional mortgage loans to purchase homes in the Riverside-San Bernardino-Ontario MSA during 2011, of which Adelanto is a part. The data includes purchases of one- to four-bedroom homes, as well as manufactured homes. Close to 52 percent of the loan applications were received from households that reported their income as above moderate income (earning greater than 120 percent of Median Family Income [MFI]). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for 21 percent and 24 percent, respectively. More than half of the applications were originated (approved by lenders and accepted by applicants) and nearly 14 percent were denied, with the remaining 21 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants (see Table 30). As expected, the denial rate was lowest for the moderate- and upper-income groups.

Table 30
Disposition of Conventional Home Purchase Loan Applications
Riverside-San Bernardino-Ontario MSA

Applicant Income	*Total Applications*	*% of total*	*% Orig.*	*% Denied*	*% Other**
Lower-Income (<80% MFI)	*7,118*	*24.2%*	*59.4%*	*18.2%*	*22.4%*
Moderate-Income (80% to 120% MFI)	*6,291*	*21.4%*	*63.6%*	*14.9%*	*21.5%*
Upper-Income (<120% MFI)	*15,351*	*52.3%*	*67.9%*	*12.3%*	*19.8%*
All	*28,760***	*97.9%*	*64.6%*	*14.5%*	*20.8%*

Source: Home Mortgage Disclosure Act (HMDA), 2011
**"Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.*
*** Totals do not sum to equal "All" due to the unavailability of income data for some applicants.*

Origination rates can be expected to contract further, as a recent national survey conducted by the Federal Reserve found that 60 percent of banks responding reported they had tightened their lending standards or eliminated subprime mortgages. Additionally, 40 percent of responding banks said they had tightened lending standards for prime mortgages for people with the best credit records, while none reported easing standards.

Government-backed lending represents a significant, although underutilized, alternate financing option for Adelanto residents. Only 35,720 Riverside/San Bernardino-area households applied for government-backed lending in 2011 (see Table 31). Surprisingly, many lower-income households took advantage of government-backed lending such as Fannie Mae and Freddie Mac, and the denial rate for low-income applicant households was higher than that for moderate- and upper-income applicants. Usually, low-income households have a much better chance of getting a government-assisted loan than a conventional loan. However, the recent lending market offered other loan options such as zero percent down, interest-only, and adjustable loans. As a result, government-backed loans have been a less attractive option for many households.

Table 31
Disposition of Government-Assisted Home Purchase Loan Applications for the Riverside-San Bernardino-Ontario MSA

Applicant Income	*Total Applications*	*% of total*	*% orig.*	*% Denied*	*% Other**
Lower-Income (<80% MFI)	*14,585*	*40.4%*	*64.8%*	*14.4%*	*20.8%*
Moderate-Income (80% to 120% MFI)	*10,781*	*29.9%*	*69.9%*	*12.6%*	*17.5%*
Upper-Income (<120% MFI)	*10,354*	*28.7%*	*69.9%*	*12.4%*	*17.7%*
All	*35,720*	*99%*	*67.7%*	*13.3%*	*19%*

Source: Home Mortgage Disclosure Act (HMDA), 2011
**"Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.*
*** Totals do not sum to equal "All" due to the unavailability of income data for some applicants.*

Interest rates substantially affect home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a drastic difference in the annual income needed to qualify for a loan. In the recent past, Adelanto and the country as a whole have experienced interest rates at historically low levels, enabling many households to purchase a home. These rates have risen over the past few years, and many households – particularly households with adjustable rate mortgages - have realized that they are unable to pay new mortgage rates. However, as the Federal Reserve lowered rates in late 2007/early 2008, refinancing is again becoming an option. Even so, the availability and cost of capital required for pre-development costs for new housing, such as land purchase option money and project design and entitlement processing, as well as uncertainty in the larger housing market, remain a deterrent to development in general and of affordable housing in particular.

GOVERNMENTAL CONSTRAINTS

Local policies and regulations can affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and Federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of producing

housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. While constraints may exist at other levels of government, this section emphasizes policies and regulations that can be controlled by the City.

LAND USE CONTROLS

The Adelanto General Plan goals and policies guide residential development. The Land Use Element has the most direct influence on residential development by specifying the amount, location, type and density of residential development. The zoning ordinance reinforces the objectives of the Land Use Element by regulating development densities, housing types, and development standards in residential zones.

Table 32
General Plan Land Use Designations

General Plan Designation	Zoning District	Densities	Typical Residential Types
Airport Park (AP)	Airport Park	1 unit per acre	Allows for a variety of aviation, residential, business park, and agriculture uses
Mobile Home Park (MHP)	Mobile Home Park (MHP)	Per Title 25 of the California Code of Regulations	Allows for mobile home parks up to an overall density of 6 units per acre, or in compliance with the State Mobile Home Act, whichever greater
Low Density Residential (DL-2.5)	Desert Living (2.5)	1 unit per 2.5 acres	Provides for the preservation of large lot residential uses, with a minimum lot size of 2 1/2 acre
Low Density Residential (DL-5)	Desert Living (5)	1 unit per 5 acres	Provides for the preservation of large lot residential uses, with a minimum lot size of 5 acres
Rural Residential (DL-9)	Desert Living (DL-9)	1 unit per 9 acres	Provides for the preservation of large lot residential uses, with a minimum lot size of nine-acres
Single Family Residential (R1)	Single Family Residential (R1)	4 units per 1 acre	Allows for single family residential development
Single Family Residential (R1-.5)	Single Family Residential (R1-.5)	2 units per 1 acre	Allows for single family residential development
Medium Density Residential (R3-8)	Medium Density Residential (R3-8)	8 units per 1 acre	Includes single-family attached townhouses, two-story townhouses, condominiums, and low-density apartments
High Density Residential (R3-30)	High Density Residential (R3-30)	30 units per 1 acre	Includes high-density apartments, condominiums and townhouses
Mixed Use	Mixed Use	30 units per 1 acre	Includes high-density apartments, condominiums and townhouses mixed with commercial uses

Source: Adelanto General Plan, Zoning Ordinance

The City currently operates on a "one-map system", in which the General Plan Land Use Map serves as the zoning map as well. Therefore, the land use zoning districts shown in Table 32 directly conform to the respective land use designations.

DEVELOPMENT STANDARDS

The City of Adelanto Zoning Code sets forth regulations that determine the size, type, density, and scale of residential development. Such regulations are designed to promote the health, safety, and general welfare of residents; preserve the character and integrity of neighborhoods; and implement General Plan goals and policies. State law has also focused increasingly on how residential development standards affect the feasibility of the building market rate and affordable housing. Table 33 describes the established standards for developing new housing, including density ranges, building heights, yards, and open space.

Table 33
Residential Development Standards

Development Standard	DL-9	DL-2.5/&5	R1	R1-5	R3-8	R3-30
A. Minimum Lot Size (a)	9.0 ac	2.5ac/5ac	7,200sf	20,000sf	7,200sf	1 acre
B. Minimum Lot Width	150 ft.	150 ft.	60 ft.	60 ft.	60 ft.	150 ft.
C. Minimum Lot Depth	200 ft.	150 ft.	100 ft.	100 ft.	100 ft.	200 ft.
D. Maximum Lot Coverage by Buildings	5%	10%	40%	20%	60%	60 %
E. Maximum Coverage In Front Yard by Impervious Surfaces	10%	20%	50%	50%	50%	50 %
F. Maximum Density	1 du/9.0 ac	1 du/2.5 ac / 5 ac	4 du/ac	.5 du/ac	8 du/ac	30 du/ac
G. Maximum Building Height (b)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.
H. Maximum Front Yard Setback (c)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
I. Minimum Side Yard Setback	5 ft. & 10ft.	5 ft. & 10ft.	5 ft. & 10 ft.	5 ft. & 10 ft.	5 ft. & 10 ft.	10 ft
J. Minimum Rear Yard Setback	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
K. Minimum Usable Private Open Space	N/A	N/A	2,000 sf/unit	5,000 sf/unit	500 sf/unit	N/A

Source: Adelanto Zoning Code

The residential development standards are considered standard for a suburban community. They are not identified as a constraint to the development of affordable, market rate or housing for special needs groups. While these densities and development standards in more urban communities may not accommodate development typical of most affordable housing, due to the lower sales price for homes in the City and

the availability of land for development, compared to the region as a whole, affordable housing can be accommodated at these lower densities. With the creation of the new High Density Residential and Mixed Use zones, the City will be able to provide additional opportunities for the development of affordable housing. Given that the current development standards for existing lower density zones do not constrain affordable housing development, it is not expected that the new higher density zones will have development standards that create constraints.

Table 34 lists the allowed location of specific uses. Key provisions include:

- Single-family homes are permitted by right in all residential zones, excluding the Mobile Home Park (MHP) zone.
- Multiple family dwellings are only permitted by right in the R3-8 and R3-30 zones.
- Mobile home Parks are allowed in the MHP zones, and are conditionally permitted in the Desert Living zones.
- Residential Care facilities (with 6 or fewer people) are permitted by right in all residential zones.
- Large Residential Care facilities are conditionally permitted uses in all residential zones.

Table 34
Permitted Uses in Development Code

Uses	MHP	DL	R1	R1-.5	R3-8	R3-30	AP
Day Care Center, Adult/Child (Sub. to Ca Dept of Soc. Serv.)		C		C	C	C	C
Day Care Home, Large Family	C	C	C	C	C	C	C
Day Care Home, Small Family (8 or fewer children)	P	P	P	P	P	P	P
Dependent Housing ("Granny Flat")		P	P	P	P		P
Dwelling Unit, Multiple Family					P	P	
Dwelling Unit, Single Family		P	P	P	P		P
Dwelling Unit, Two Family					P	P	
Dwelling Unit - Second Unit		P	P	P	P		P
Group Home (6 or less)	P	P	P	P			
Group Home (7 or more persons)		P					
Residential Care Facility ≥7	C	C	C	C	C		C
Residential Care Facility ≤6	P	P	P	P	P	P	P
Manufactured/Mobile Home	P	P	P				P
Manufactured Home Parks	P	C					
Mobile Home Park	P	C					

P= Permitted use, C= Use requires a conditional use permit

Manufactured housing is permitted by right on all lots which permit single-family houses, pursuant to State law. The City will revise their Land Use Matrix to be consistent with State Law.

PARKING

For many jurisdictions, particularly urban areas, parking requirements is often a constraint to the development of affordable housing. The City's parking standards typically require a two-car garage or other covered parking for each residential unit, ranging from single-family units to multi-family units, condominiums, and townhouses. The standards require parking based on the type of unit, in addition to guest parking requirements (multi-family and Mobile home Park uses) (see Table 35). The provision of parking consistent with City regulations has not historically constrained the development of affordable housing due to low land costs. However, the current parking standards do not specifically address residential uses for special needs groups and seniors. To address these unique groups, the City will offer alternative parking standards, such as a reduction in the number of requirement spaces, when appropriate to ensure that the development of residential units is not constrained.

To encourage affordable housing, reduced parking requirements consistent with State law can be achieved through the density bonus process. According to California Government Code Section 65915, if a project qualifies for a density bonus, because it is a senior project or provides affordable housing, a local jurisdiction—at the request of a developer—may reduce the required parking for the entire project, including the market rate units, to the following:

- Zero to one bedroom – one on-site parking space
- Two or three bedrooms – two on-site parking spaces
- Four or more bedrooms – two and one-half on-site parking spaces.

Table 35
Parking Spaces Required in Zoning Code

Residential Uses	Required Number of Spaces
Single-family, detached and attached in R1 and DL zone districts	2-car garage
Duplex units	2-car garage for each unit
Multi-family Apartments, Condominiums, townhouses, and similar developments in the R-3, R-30 zone districts	2 spaces per unit, with 1 space required to be covered, plus 1 guest space for every 3 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1

Residential Uses	Required Number of Spaces
	additional space for each additional 100 units or fraction thereof
Mobile Home Park	2 covered spaces per unit, plus one quest space per every 2 units, plus 2 spaces for each on-site sales or rental office
Fraternity/Sorority/Rooming House	1 space per bed plus 1 guest space for every 3 beds
Convalescent Facility/Residential Care Facilities	1 space for every 4 beds, plus parking for on-site employee housing

Source: Adelanto Zoning Ordinance

Adelanto's location in the High Desert has historically dictated that all housing units must provide garages as the exposure to sun and wind is difficult on vehicles. Developers have expressed to the City that financially providing garage spaces in comparison to carports or alternative types of parking spaces is not cost prohibitive and makes housing more desirable to households of any income level. While the City's parking requirements could be viewed as a constraint to the construction of multifamily affordable housing, the City offers developers the option to utilize a density bonus which provides for deviations to the parking standards. The City is also willing to work with developers to promote the development of affordable units through the modification of development standards. The City of Adelanto is determined and historically has been successful in addressing specific development constraints and has created Program 12 to ensure that any residential development standards that may constrain the future development of affordable housing are removed.

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. For a single family home, open space is reflected in setbacks, yard sizes, and lot coverage requirements. Multi-family developments (duplexes, condominiums, townhouses, and apartments) are also required to have dedicated open space in lieu of private yards.

Multi-family developments with 10 or more dwelling units must provide a minimum of 500 square feet of a combination of private and common usable open space per unit. Private open space, including private patios, decks, or balconies can be determined to contribute to the required recreational and leisure areas and must meet the following dimensions:

- A minimum of 350 square feet of common open space per unit
- A minimum of 150 square feet of private open space per unit

Minimum open space requirements are considered standard for suburban communities in Southern California and do not act as a constraint in housing development. The maximum density for a residential zone is thirty (30) units per acre. At this density the open space requirement can still be achieved, and should not be a constraint to development.

SITE IMPROVEMENTS

Development in Adelanto requires site improvements that vary by size and location. For new development on unimproved sites, the City requires the developer to construct on-site improvements and contribute to its fair share of off-site improvements. These improvements may include, but are not limited to, reservation of sites for public parks and trails, landscaping, irrigation, exterior lighting, storm water drainage, streets and roads and vehicle and pedestrian access including curb cuts. Site improvements are required to ensure that there is adequate structure and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods.

On- and off-site improvements are generally provided directly by developers when building a new subdivision and are regulated by the Subdivisions Ordinance (Title 16) of the Municipal Code. Specifically, Chapter 16.04.060 specifies the improvement requirements to be performed and fees to be collected prior to approval of the final map. Typical requirements include:

- City standard street widths (curb-to-curb): Local Street – 44-60 feet; Collector Street – 44-60 feet; Major Collector – 64-80 feet; Major Arterial– 86-100 feet
- Streetlights, traffic signals and street trees
- Drainage and water system facilities

The local street and local collector street classifications are the typical requirement for housing development in the City. Most of the City's on- and off-site improvements are provided through the payment of fees, which have been accounted for under development fees. Outside of subdivision development, new development under established zones pays its prorated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule.

The City recognizes that improvements can create barriers to the development of affordable housing. When possible, the City has indicated that they will grant money or other available funding, when available, to offset the cost of on- and off-site improvements in order to assist affordable housing developers in the production of units. The City will also consider deviations to these standards, including the narrowing of streets within planned communities. Site improvements currently required by the City are necessary and have not been determined to constrain the development of affordable housing.

Density Bonus

Consistent with State law, developers in Adelanto can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and concessions or exceptions from normally applicable zoning and other development standards (See Table 36). Two projects have used the City's density bonus provision. The Desert Garden Apartments located at the northwest corner of Lee Avenue and Bellflower Street was completed in 2004, and provides a total of 81 very low and low-income units. Oasis Village located at the northeast corner of Lee Avenue and Bellflower Street, completed in 2008, provides a total of 17 low-income units.

Table 36
Density Bonus Opportunities

Group	Minimum % of Affordable Units	Bonus Granted
Very Low-Income	5%	20%
Lower-Income	10%	20%
Senior Citizen Housing Development	N/A	20%

Developers can receive a density bonus with additional incentives, which include concessions, or exceptions from normally applicable zoning or other development standards such as the reduction of site development standards or zoning code requirements, direct financial assistance, or other regulatory incentives. Developers can also receive equivalent financial incentives; i.e. monetary contributions based upon a land cost per dwelling unit value equal to a density bonus and an additional incentive, or a density bonus, where an additional incentive is not requested or is determined to be unnecessary.

Multiple Family Units

In previous years, single-family residences have been permitted in multi-family residential zones at a lower density. Some of the land zoned for multi-family use may not be developed to its full potential.

In order to encourage affordable multi-family ownership housing, the City has a condominium conversion provision that establishes criteria for the conversion of multi-family rental units to ownership units. The City has established standards and criteria for converting multi-family dwellings, including dwelling units in a rental manufactured housing park, to residential condominium, stock cooperative, and community apartment types of ownership. The standards and criteria promote affordable housing and design quality.

Second Units

Second units are permitted by right in all residential zones that permit single-family homes as consistent with State law.

Emergency and Transitional Housing

An emergency shelter is a facility that provides temporary shelter for the homeless, for up to six months. Transitional housing facilitates the movement of homeless individuals and families to permanent housing. Typically, transitional housing provides for up to two years of stay and is combined with supportive services that help the residents gain independent living skills.

Allowable locations for emergency and transitional housing are based on the residential use of the facility, not the population these developments serve. To facilitate the development of emergency housing and comply with State law, the City's development code has been amended concurrently with this Housing Element to permit Group Homes, Emergency Shelters, Transitional Housing, and Homeless Shelters by right in the DL zoning District and ensures that a proposed shelter is subject to only the same development standards required for other uses permitted in the zone. The DL zone consists of DL 2.5, DL 5, and DL 9 and encompasses approximately 3,300 vacant acres within the City boundary. DL 2.5 allows for single-family dwelling units on a minimum of 2.5 acres. DL 5 allows for single-family dwelling units on a minimum of 5 acre lots and DL 9 allows for single-family dwelling units on a minimum of 9 acre lots. These zones allow for residential use and can accommodate larger facilities such as Group Homes, Emergency Shelters, Transitional Housing and Homeless Shelters and their related service facilities. Larger lots allow for adequate parking, service facilities, animal keeping, agriculture, and numerous other uses that can be used to train, educated and service the occupants of these types of facilities. Other services such as, water, sewer, electricity roads and transit can be provided upon development.

Group Homes, Emergency Shelters, Transitional Housing, and Homeless Shelters can also be located in the Light Manufacturing and Manufacturing Industrial zones with a conditional use permit. Figure 4 indicates the potential sites in the city that could accommodate an emergency shelter if one is proposed.

The Light Manufacturing and Manufacturing Industrial zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services.

State law allows for small transitional housing serving six or fewer people to be considered a regular residential use and permitted in all zones where residential uses are permitted. The City allows Transitional Housing of six or fewer people in all residential zones. Transitional housing for more than seven people and operated as a residential care facility can be conditionally permitted in residential zones. The City has amended their zoning code to address transitional housing serving seven (7) or more individuals.

Figure 4

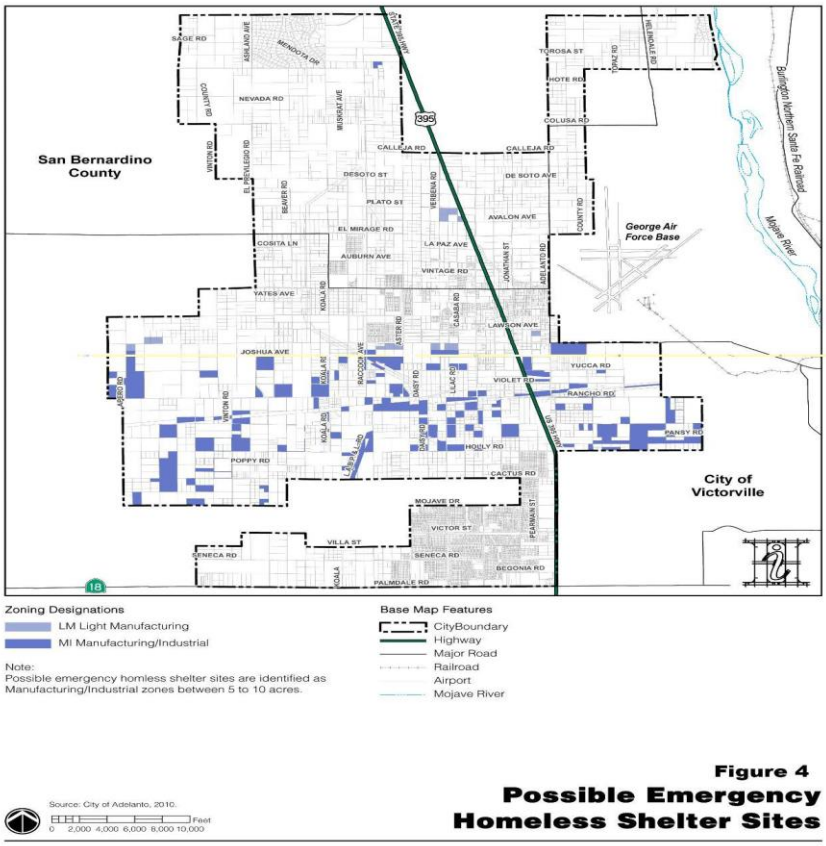


Figure 4
Possible Emergency Homeless Shelter Sites

COMMUNITY RESIDENTIAL CARE FACILITIES AND HOUSING WITH SUPPORTIVE SERVICES

Pursuant to State law, Adelanto's residential care facilities for elderly and group homes serving six or fewer persons are considered a permitted residential use in all residential districts. The City's Land Use Matrix is consistent with state law.

In a supportive housing development, housing is coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail.

FARM WORKER HOUSING

As indicated in the Community Needs Assessment (page 16), only 0.30% of Adelanto residents hold "farming, forestry, and fishing" occupations, according the 2010 Census. The City does not have an agriculture zone. The Zoning Code permits Caretaker's Residence uses in the MHP residential districts. This use is defined as "a dwelling unit accessory to the principal use on a site which is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site". This complies with the State Employee Housing Act (Section 1700 of the Health and Safety Code) that allows employee/farm worker housing in zones that allow agricultural uses.

DEVELOPMENT FEES AND EXACTIONS

Adelanto charges planning fees to process and review plans for residential projects and also charges development impact fees to ensure that infrastructure and facilities are in place to serve the projects. Development fees that apply to residential development in Adelanto are substantially low relative to most areas in southern California. The City has designed its fees to recoup City costs associated with review and approval of proposed projects while not unduly constraining the financial feasibility and development of market rate and affordable housing. In addition, to Development Services Department fees, the San Bernardino County Fire Department also requires development review fees.

A comparative analysis shows that Adelanto has planning review fees comparable to and in some cases lower than neighboring jurisdictions (Certificate of Compliance, Minor Variance, and Planned Unit Development – Modifications Only applications). Adelanto's planning

and development fee schedule for residential projects as of 2013 is summarized in Table 37.

Table 37
Planning and Development Fees

Application Type	Deposit	Neighboring Jurisdictions
Certificate of Compliance	$165	$600 + $5 per lot
Home Occupation Permit	$95	$54 - $200
Environmental Assessment	$100-$1,380	$100 - $1,876.75
Environmental Impact Report Review	$2,750	$1,000 - $2,606.75
Lot Line Adjustment	$650	$100 - $569
Lot Merger	$475	$100 - $569
Minor Deviation	$165	$110 - $347
Single Family Home	$305	N/A
Tentative Parcel Map	$2,630	$466* - $3,803
Tentative Parcel Map Amendment	$690	$542 - $600
Tentative Tract Map	$2,920 + $7.50 per lot	$1,100* - $7,063*
Time Extension	$690	$625
Tentative Tract Map Amendment	$1,200	$775
Minor Map Revision	$405	$91 - $325
Major Map Revision	$605	$91 - $775
Major Variance	$1,335	$725 - $1,629
Minor Variance	$670	$725 - $1,629
General Plan Amendment/Zone Change	$2,220	$695 - $1,629
Planned Unit Development	$3,640	$1,350* - $2,460
Modification-Standards only	$550	$675 - $2,460
Specific Plan	$3,720	$500 - $4,450
Specific Plan Amendment	$850	$500 - $1,500
Development Agreement	$2,240	$250 - $1,150

**Additional fees required per lot*
Source: City of Adelanto, Community Development Department Deposits, 2013; City of Victorville, Planning Divisions Fee Schedule; City of Hesperia, Planning Application; Town of Apple Valley, Planning Application.

The City has also adopted development impact fees for the improvement of infrastructure and public facilities. These fees are shown in Table 38.

Table 38
Development Impact Fees

Type	Approx. Fee Amount (per DU)	
	Single Family Residential	Multi- Family Residential
Fire Department	$235.00	$162.00
Parks	$2,890.00	$2,890.00
Water Connection	$5,595.00	$5,595.00
Supplemental Water Connection	$1,405.00	$1,405.00
Sewer Connection	$35.00	$35.00
Drainage	$3,132.00	$1,566.00
Circulation	$4,452.00	$3,076.00
School Fees	Varies by District (Per Square Foot)	
Adelanto Elementary School	$3.84	
Adelanto High School	$1.97	
Hesperia Unified School District	$4.43	
Snowline Joint Unified School District	$4.80	
Victor Elementary School District	$2.84	
Victor Valley Union High School District	$3.14	

Source: City of Adelanto

The full extent of required planning and impact fees are listed above and provide a worst case scenario for new single and multifamily development. The maximum amount a developer would pay in development impact fees for a single family home is around $18,000 and $15,500 for a multifamily unit. This may be higher than some jurisdictions where infrastructure is more readily available however, due to the City's location in San Bernardino County, the low cost of land, materials and labor help to offset the cost of any development impact fees.

There is little difference in the impact fees for single family versus multifamily units due to the amount of vacant land, the availability of infrastructure, and the current low cost of housing in the City. Developers have expressed to City Staff that based on the low cost of land and materials in the High Desert it is as cost effective to construct single family homes, which are more desirable and easier to sell/rent over a multifamily complex. Because City fees are lower than actual costs and lower than many other San Bernardino County cities, they do not act as a constraint to development.

DEVELOPMENT REVIEW AND PERMIT PROCESSING

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. For major entitlement applications, including tentative tract and parcel maps,) planned unit developments, specific plans, conditional use permits, zone change or General Plan amendments—the development review process can typically take between approximately 4 – 5 months to complete, including Planning Commission and City Council public hearings. Minor development review cases typically take less than 30 days for review and approval. Although no constraints have been identified, the City will continue to assess policies, procedures, and fees to ensure that unnecessary delays or expenses to projects do not occur.

A typical review process for a single-family home requires only a $305 Single Family Home development fee and is a streamlined process that is typically complete within 30 days.

For a multifamily residential project the permitting procedure can be more complex and consequently can result in longer and more variable processing times. For a multifamily development with six or more units the development review process requires approval by the Planning Commission. Upon submitting an application and development plans, the project is reviewed by the Development Review Committee (DRC) initially for completeness and then to determine if any conditions of approval including required improvements are necessary to complete the project. Conditions of approval typically protect the health, safety and welfare of the public and ensure a project's consistency with established architectural design guidelines.

Upon completing their review any conditions of approval are sent to the applicant. At the applicant's request a meeting can be scheduled to discuss the conditions of approval if necessary. If the applicant understands and accepts the DRC's findings and conditions the project is sent as a public hearing item before the Planning Commission. Findings and conditions do not exceed the limits and requirements of the State law. Any finding or conditions are provided primarily to ensure that the project is consistent with the City's General Plan, the Zoning Code and Health and Safety codes. Typical findings for multi-family housing projects include; analysis of street improvements, fire suppression, and water quality. In most cases a project would then be approved by the Planning Commission and permits would be issued soon after. These review times are typical of surrounding jurisdictions and are designed to

accommodate development. The City's development review and permitting process, as well as their processing times, have not been identified as a constraint to the development of affordable housing.

As noted in Program 12 the City will continue to monitor the permitting process and address procedures to ensure that they do not become a constraint to the development of affordable housing. The City will continue to offer a stream lined permitting process on a case by case basis for projects that promote the development of affordable units. Projects that accommodate units for extremely low income households and very low households will be prioritized to receive this form of development concession from the City.

Land Use Review

Projects such as a General Plan Amendments, Zone Changes, and Specific Plans are subject to discretionary approval by the City, and require a public hearing and review by the Planning Commission and a public hearing and review by the City Council.

Conditional Use Permits

Uses requiring a conditional use permit (CUP) are required to substantiate the following findings:

1. That the proposed Conditional Use is consistent with the General Plan;
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zoning district; and
5. That the proposed conditional use observes the spirit and intent of this Zoning Code.

These requirements are the same for all uses subject to CUP approval.

SITE REVIEW

Normally a site plan is required before construction can take place. In order to obtain approval, preliminary plans are submitted to determine the discretionary action necessary. Site plan approval is required whenever a new residential structure is proposed. Prior to the approval, formal plans are submitted and routed to various City departments to determine the necessary conditions for approval for on- and off-site improvements. Improvements are discussed in more detail later in the development process on a project-by-project basis. Once approved by a public hearing body, construction drawings are required prior to building permit issuance. Once permits are issued, inspections are conducted by appointment at the request of the applicant.

BUILDING CODE AND ENFORCEMENT

The City of Adelanto uses several uniform codes as the basis for its building standards, including the 2010 California Building Code, the Uniform Fire Code, and the 2010 California Electrical Code. No restrictions or amendments have been adopted that would constrain the development of housing. Enforcement of building code standards does not constrain the production or improvement of housing in Adelanto, but instead serves to maintain the safety and condition of the City's structures and neighborhoods.

The City utilizes its code compliance powers in a manner that does not constrain housing development or improvement. The Code Compliance Divisions' mission is to proactively and reactively inspect low and moderate-income housing throughout the City of Adelanto. The officers inspect electrical, plumbing, mechanical, weather protection, trash and debris, fire protection equipment, overall property maintenance, and other habitability standards. These inspections will assist in preserving housing stock for low and moderate-income within the City of Adelanto. The officers will also maintain the clean-up of blighted and graffiti areas, working in conjunction with the local law enforcement agency to improve the quality of life within the City.

HOUSING FOR DISABLED PERSONS

State law requires localities to analyze the potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special

zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

In accordance with State law, cities must permit state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. In Adelanto, small family day care homes, serving 6 or less individuals are permitted in all residential districts. The following housing types for persons with disabilities are conditional uses, requiring a CUP:

- Residential Care Facilities serving 7 or more are conditionally permitted in the Desert Living (DL-2.5, DL-5, and DL-9), Medium Density Residential (R3-8), Airport Park (AP), General Commercial (C), Card Room (CR2), Commercial Restricted (CR), and Public Facility (PF) districts; and are subject to California Department of Social Services.
- State-licensed large family day care homes (serving nine or more persons) are conditionally permitted in all residential districts.
- Group homes are conditionally permitted in the MI and LM zoning districts and permitted in the DL zoning district.

To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code. As stated previously, the City has adopted the 2010 California Building Code, which is consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

DEVELOPMENTAL DISABILITIES

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 476 persons in the City of Adelanto with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of November 2013, at least 284 Adelanto Residents with developmental disabilities were being assisted at the Developmental Center and Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 157 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

State and federal legislation mandate that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to

individuals with limited physical mobility. The City offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities. In addition, a number of residential care facilities are located in Adelanto to accommodate persons with disabilities (see Table 12)

REASONABLE ACCOMMODATION

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;

- The requested accommodation will not impose an undue financial or administrative burden on the local government; and
- The requested accommodation will not result in a fundamental alteration in the local zoning code.

Adelanto does have a process for making requests for reasonable accommodation to land use and zoning decisions at this time. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. The process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, development and use of housing for people with disabilities falls under the authority of the Planning Director. The Planning Director or designee can allow projections into setback areas for ramps, lifts and the like for disabled persons. These projects can be approved over the counter and only require the applicants to obtain building permits. Funding may be available through County, State or Federal resources.

Providing for a Variety of Housing Types

Title 17 of the City's Municipal Code is the Adelanto Zoning Ordinance, which contains the basic standards that allow for the development of a variety of housing types. Title 17 development standards are considered standard for suburban communities in San Bernardino County and Southern California and do not impede the ability to develop housing at appropriate densities. The Permitted Use Table lists the allowed location of specific uses. To better facilitate the understanding of housing types permitted in zones in the City, a matrix of approved uses in residential zones was incorporated, September 25, 2013 into the comprehensively updated Title 17.

Senior Citizen Housing

The City of Adelanto does not have any specific regulations for the development of senior citizen housing. At this time, senior citizen housing is subject to the same regulations and process as any residential development. Per State law (Government Code Section 65915), density bonuses are provided for senior citizen housing developments.

Single-Room Occupancy Facilities

Single-room occupancy (SRO) buildings house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically identified in Title 17, the Adelanto Zoning Ordinance. To comply with State law the City will amend their Zoning Ordinance to address SROs.

Supportive Housing

In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. A supportive housing development in the form of a residential care facility serving six or fewer persons is treated as a residential use, consistent with State law. Current regulations in Title 17, the Adelanto Zoning Ordinance, do address supportive housing. To comply with State law the City has amended their Zoning Ordinance to comply with State law.

Infrastructure Constraints

The lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. There is a lack of adequate infrastructure—namely roads, sewer, and water—in certain portions of Adelanto that may serve as a constraint to the development of housing. As demonstrated in the Existing Sewer Facilities map in the Public Facilities Element of the General Plan, sewer and water facilities are generally available within the central and southern portions of the City. The City has identified housing sites in areas that are anticipated to become new growth corridors along future major roadways, including Highway 395, El Mirage Road and Palmdale Road. As these roadways are established the City anticipates the development of infrastructure to occur simultaneously. The City has also identified a core growth area to serve, essentially as a growth boundary to ensure that development occurs in a responsible and feasible manner and that infrastructure can be developed to support new housing and commercial development. It is not anticipated that infrastructure will be a constraint to the development of affordable housing units.

DRAINAGE

The City of Adelanto is affected by two major drainage areas, of which, the Baldy Mesa Drainage area is the most significant, affecting the most densely populated area of the City. It encompasses 86 square miles immediately south of the City and about 75 percent of the existing and incorporated City limits and sphere of influence area.

At present, the City does not have an extensive drainage system in place. Drainage improvements are constructed on a project-by-project basis according to the approved 1985 Master Plan and 1994 General Plan. Scattered development in the City has created a somewhat piecemeal drainage system. As development occurs within the City, the drainage system will be completed through the utilization of development impact fees, thus, eliminating any gaps that may exist and reducing any potential drainage problems. There are currently drainage facilities available to serve the Housing Opportunity sites. It is not anticipated that drainage facilities will be a constraint to the development of affordable housing.

SEWER SERVICES (WASTEWATER)

The City of Adelanto is currently the owner and operator of their own sewer treatment plant and associated sewer pipeline facilities. The facility has the capacity to treat up to 4 million gallons a day (MGD) of effluent. Current flow estimates indicate that existing development within the City generates 2.1 MGD of effluent. The City has currently completed a 2.5 million gallons per day upgrade that has increased wastewater treatment capabilities to 4.0 million gallons per day which can accommodate the City's combined RHNA allocation. It is not anticipated that sewer/wastewater facilities will be a constraint to the development of affordable housing.

WATER

The current water demand for the City of Adelanto based upon the consumption for 2013 is 2,004,000,000 gallons of water. The City currently has the ability to produce approximately 2.25 billion gallons of water per year based upon yields from their current water sources.

The Water Department must adhere to strict water quality requirements established and enforced by the California Department of Public Health (CDPH) and the U.S. Environmental Protection Agency.

The Adelanto Water Department is committed to providing a high quality, safe, and adequate supply of water to meet current and future expected demands. The Water Department Master Plan is updated periodically and includes strategies for the future. Since approximately 99% of the residents receive their water from the public water supply, the Master Plan is a crucial tool to ensure a safe and adequate water supply for the next ten years and beyond. The plan outlines activities such as the identification and development of future well sites, rehabilitation and upgrades to the existing system to maximize operations, and supporting water resource conservation and protection initiatives. The 1994 General Plan indicates that the City has the capacity to more than accommodate the combined RHNA allocation and in many areas infrastructure either exists or could be extended. Other on-going programs include a fire hydrant flushing program and water meter replacement program. It is not anticipated that the provision of water will be a constraint to the development of affordable housing.

SOLID WASTE

The City of Adelanto has adopted the San Bernardino County Solid Waste Management Plan. This is in accordance with Section 65302 of the California Government Code that requires solid waste management to be addressed in a City's adopted General Plan and that it must be consistent with the goals of the adopted San Bernardino County Waste Management Plan. It is not anticipated that the disposal of solid waste will be a constraint to the development of affordable housing.

ENVIRONMENTAL CONSTRAINTS

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints to residential development typically relate to the presences of sensitive biological resource habitat or geological hazards.

FLOODING

The Safety Element in the 1994 General Plan identifies those areas of the City that are subject to periodic flooding. The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRM) for the City of Adelanto and the unincorporated areas. In order to

mitigate potential flooding the City refers to the San Bernardino County Flood Control District Master Drainage Plan and requires private development to design drainage systems according to this plan.

The most costly constraint tied to flooding is the requirement to get a permit from the Army Corps of Engineers, or California State Department of Fish and Game if the property is adjacent to or modifying a drainage wash which is deemed to be under the definition of "waters of the United States." This permit can take months to process from each department. In addition, the entire project may need to be altered to prevent the loss or damage of the drainage area. None of the potential affordable housing sites identified in Figure 5 are located in a designated floodplain.

Geology, Soils, and Seismicity

Like the entire Southern California region, Adelanto is located in an area of high seismic activity. The probability of a major earthquake from the San Andreas, Helendale, and the San Jacinto Faults is possible. No faults or fault traces are known or suspected to exist within the planning area and, as a result, no Alquist-Priolo Special Housing Studies Zones are located within the planning area. However, because of the high probability of seismic activity, consistent with Seismic Safety Zone IV of the California Code, new development is required to employ design and construction techniques that will reduce the potential for loss of life, injury, and property damage in the event of a major earthquake. These requirements add to the cost of building residential structures. None of the potential affordable housing sites identified in Figure 5 are located near identified faults in special seismic study zones.

Biological Resources

Alluvial fans and floodplains support distinctive scrub vegetation within Adelanto, containing an assortment of plants characteristic of Mojave creosote bush scrub, Mojave wash scrub, and Joshua tree woodland communities. Such areas are known habitat for a variety of wildlife, including the desert tortoise and Mojave ground squirrel. Mojave riparian forest habitat is found along the Mojave River, as well as in some of the natural drainage courses throughout the City. A variety of animal species may use the stream courses as a movement corridor.

The City of Adelanto is within the California Desert Conservation Area, which is managed by the Bureau of Land Management (BLM). A portion of the northernmost part of Adelanto is within the Desert Conservation Area Plan's "Western Mojave Desert" critical habitat area. The City of

Adelanto is also subject to the California Desert Native Plant Act (CDNPA; California Flood and Agriculture Code, 1986). The identification of these resources within the City are not considered to be a constraint to the development of affordable housing as the City has plenty of land outside of the California Desert Conservation Area that is vacant and available for development.

OTHER CONSTRAINTS

DISADVANTAGED UNINCORPORATED COMMUNITIES

According to SB 244 Cities and Counties are required to determine if they have disadvantaged island or fringe communities within their sphere of influence. If no island or fringe communities are present, no further review is required.

The City of Adelanto has several unincorporated areas within its sphere of influence which could be considered disadvantaged communities if there were 10 or more dwellings units in close proximity to one another. None of the three unincorporated sphere of influence areas have communities with 10 or more dwellings in close proximity to one another. Although the areas are inhabited; dwellings are scattered throughout. No further review is required.

4. HOUSING RESOURCES AND OPPORTUNITIES

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Adelanto. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for a five year period, which is then apportioned by HCD among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six county southern California region, which includes Adelanto and all other incorporated cities and unincorporated areas of San Bernardino County, the agency responsible for assigning these fair share housing goals to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be accommodated during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

1) The number of units needed to accommodate forecasted household growth;
2) The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
3) Maintaining an ideal vacancy rate for a well-functioning housing market; and
4) An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: very low, low, moderate, and above moderate income, defined operationally as households earning up to 50% , 80% , 120%, and more than 120% of the San Bernardino County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30% of their incomes for housing costs. As discussed earlier, this is the threshold used by HUD to determine housing affordability. The 2014-2021 Regional Housing Needs Assessment for the City of Adelanto is 2,841 housing units, including 663 units for very low-income households, 459 units for low-income households, 513 units for moderate-income households, and 1,236 units for above moderate-income households.

Adelanto adopted an updated element for the 2008-2014 planning period, and has a remaining 3,663 low and very low income opportunity sites to address from the previous housing element cycle, with this Housing Element. That is, the remaining deficit in housing units from the 2008-2014 RHNA is being accommodated concurrently with this Housing Element. The remaining RHNA allocation for Adelanto for the 2008-2014 planning period was 3,663 units including 2,166 for very low, 1,497 for low. (Table 39). Adelanto's last adopted Housing Element addressed housing conditions between January 1, 1997 and December 31, 2008.

Table 39
Regional Housing Needs Assessment 2008-2013 and 2014-2021

Income Category	2008-2013 RHNA	2014-2021 RHNA
Very Low * (≤50 percent MFI)	2,166	633
Low (51-80 percent MFI)	1,497	459
Moderate (81-120 percent MFI)		513
Above Moderate (>120 percent MFI)		1,236
Total RHNA	3,663	2,841

PROGRESS TOWARDS THE RHNA

The RHNA allocation process establishes January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2014-2021, jurisdictions may count toward the RHNA any new units built or approved since January 1, 2014.

During the previous Housing Element cycle there was adequate construction of Moderate and Above Moderate housing; therefore, there is no remaining Moderate and Above Moderate housing units to accommodate for in that planning period. Since there is a remaining 3,663 Low and Very Low income units to provide for in the last planning period and 1,092 Low and Very Low income units to provide for in this planning period, all units are accommodated concurrent with the adoption of this Housing Element. Additionally, all Moderate and Above Moderate income units can be accommodated in our existing Single-Family Residential (R1) zone as identified in figure 6. 450 acres of land have been identified which could accommodate a total of 1,800 units at four units per acre. Figure 14 shows a map of the identified sites and Table 48 list the properties and acreage.

Calculating Affordability Levels

Based on the Multiple Listing Service (MLS), homes sold in Adelanto July 2013 had a median sales price of $128,000, a decrease of 55 percent since January of 2008. Housing prices declined even further in 2009. Merrill Lynch forecasted a 10 percent drop in 2009, which was followed by additional depreciation in 2010. The maximum affordable price of a home for an average family household in the City of Adelanto within the low income and very low income category is $180,525 and $101,270, respectively. Based on MLS home sales July 2013, 75 of the 172 homes sold (44%) are within the affordable range for very low income families, and almost all homes sold (98%) within that time period are within the affordable range for low-income families. Consequently, all the identified homes approved or constructed since 2013 are, based on sales price, affordable to moderate-income households and will continue to be for years to come based on historic and current sales data.

Based on this data, RHNA credits have been calculated assuming that, with the continued housing market downturn, the median home sales price will be affordable to most homebuyers. As these units are currently not deed or covenant restricted the units can be credited toward the City's moderate and above-moderate income RHNA allocation only. These can be easily accommodated in our current R1 zoning district shown in **Figure 14** (Opportunity Site 9).

Remaining RHNA

A majority of the housing units constructed and approved in the City of Adelanto between January 2008 and the present are considered affordable to low income households at market rate; however these properties do not currently have covenants restricting long-term affordability. Although current housing prices are very low and many homes have

been sold at levels affordable to even very-low income households, the City has credited all residential units approved and constructed between January 1, 2008 and the present toward their moderate and above-moderate income RHNA allocation. Including the credits, as shown in Table 40, the City is more than capable of meeting its moderate and above-moderate RHNA allocation, but has a remaining RHNA of 3,663 very low- and low-income-housing units (see Table 40). The remaining very low- and low-income RHNA is anticipated to be accommodated through rezoning as discussed in the following section.

Table 40
Remaining RHNA

Income Level	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA 2008-2014	2,166	1,497	0	0	3,663
Units Built or approved 2013	0	0	0	0	0
RHNA 2014-2021	633	459	513	1,236	2,841
Remaining RHNA	2,799	1,956	513	1,236	**6,504**

AVAILABILITY OF SITES FOR HOUSING

IDENTIFYING ADEQUATE SITES

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code Section 65583.c.1), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. According to State Law, land considered suitable for residential development includes:

- Vacant residentially zoned sites
- Vacant non-residentially zoned sites that allow residential uses (such as mixed-use)
- Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity

- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions)

An important component of the Adelanto Housing Element is the identification of remaining sites and future housing development opportunities in the 2014-2021 planning period. Since Adelanto has a sufficient amount of undeveloped land, all of the housing opportunity sites identified in the Sites Inventory section are on vacant residentially or non-residentially zoned land.

After analyzing the vacant land available in the City, Adelanto has determined that in order to accommodate their remaining RHNA allocation they have created a, new, high density zone and propose a new Mixed Use zone. Both zones are outlined in the Housing Plan and will allow for a density of 30 dwelling units per acre. In addition, to creating the new zone, the City has identified eight sites that have been rezoned to accommodate the City's remaining allocation of 3,663 for the 2008-2014 planning period and new allocation of 1,092 very low and low-income units for the 2014-2021 planning period. These sites are described in detail in the following pages and will accommodate a total of 4,818 units which is greater than the 1,092 units needed for the current planning period.

In identifying areas available to accommodate their remaining units, the City wants to ensure that multifamily units are not concentrated in any one area of the City. Consequently, the sites selected are scattered throughout the jurisdiction near existing residential uses, along major existing or future arterial roadways, or near services/employment centers appropriate to support new development. Figure 5, Housing Opportunity Sites, is a citywide map illustrating the location of the nine proposed high density residential and low density residential sites selected to accommodate the City's remaining very low, low, moderate and above moderate income RHNA allocation.

Realistic Capacity

To accommodate the City's remaining RHNA nine sites have been selected as opportunity sites with potential for the development of affordable housing. Seven of the nine sites have been rezoned as High Density Residential, which allows for a minimum density of 30 dwelling units per acre. The proposed Mixed Use zone is not used in this Element cycle as the City is in the process of preparing a new Sustainability Plan that identifies Mixed Use zones near the Town Center and Entertainment Center. All but one of the eight sites identified in the 2008-2014 Housing Element cycle are now rezoned to High Density Residential, (R3-30) as

identified in the following maps. Site one, eight and a part of site four have been rezoned to R3-30 concurrent with this Element. Portions of sites five and six and all of sites two and three have been previously rezoned in the past 18 months. Site seven is not part of this Housing Element Cycle but has been identified for future rezoning. Site nine is already zoned R1 and will accommodate 1,800 moderate and above moderate income RHNA requirements for the new planning period. The following map is used to identify sites. It shows High Density, Low Density and Mixed Use zones. All rezoning for this cycle is being done as stated above. There is no Mixed Use rezoning proposed with this Housing Element Cycle.

All of the Moderate Income (513) and Above Moderate Income (1,236) units required of the 2014-2021 Housing Element can be accommodated on existing R1 Zoned land as demonstrated in Figure 14 and Table 48. The City has identified 450 acres of land that can accommodate 1,800 Moderate and Above Moderate Income units. This existing R1 zone has adequate access to and from the site via Cactus Road to HWY 395 which connects to the rest of the City's services. Water and Sewer are nearby as they are provided to developed residential development in the area.

All opportunity sites identified in the following pages are located outside of any potential flood or earthquake fault zones.

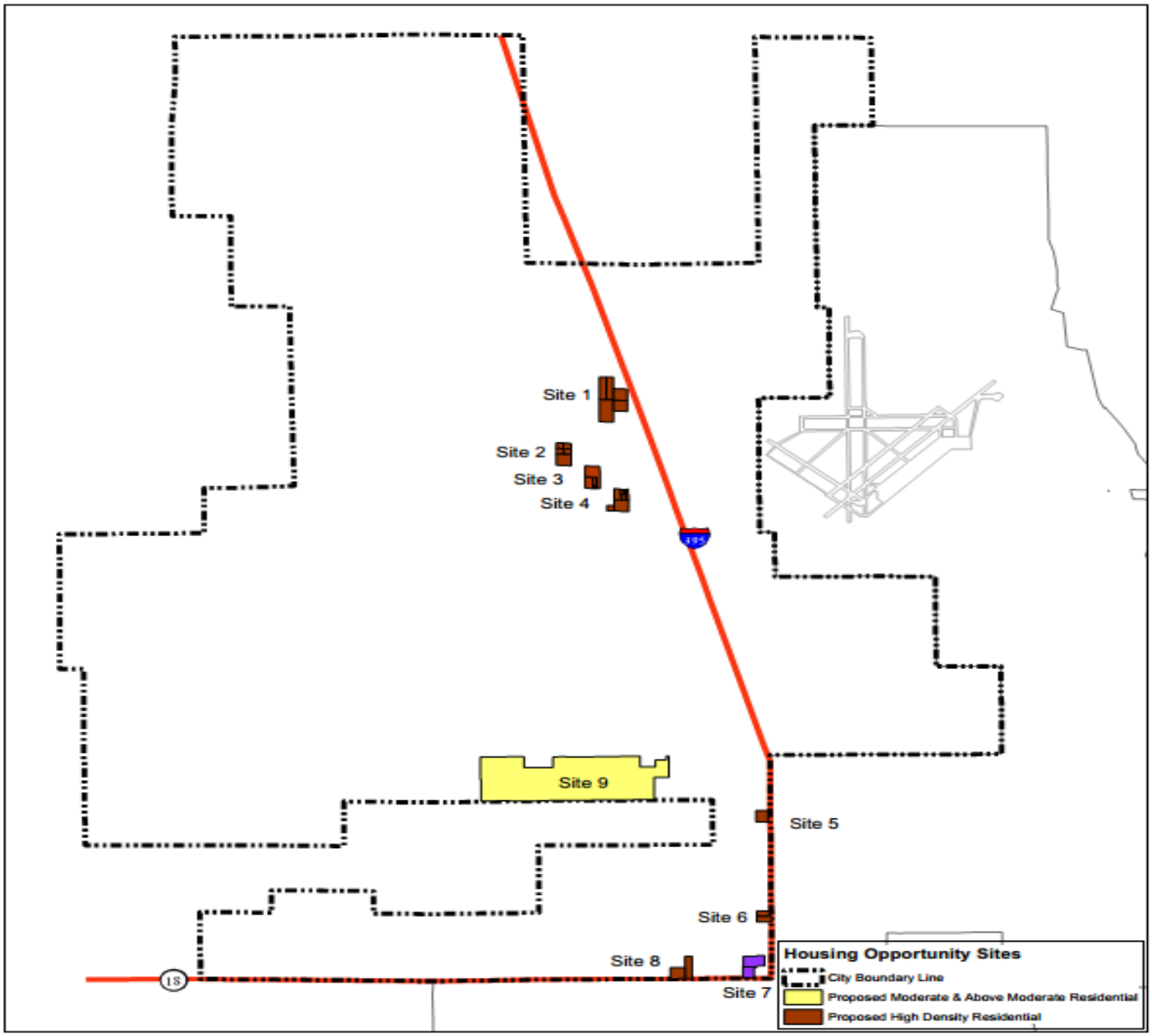


Figure 5

Housing Element
Housing Oppertunity Sites

SITE 1 – EL MIRAGE HIGH DENSITY

Site 1 is located in the northern half of the City to the west and adjacent to Interstate-395. The site is split by El Mirage Road and includes 5 vacant, square and rectangular, parcels totaling 59.9 acres. The site is bordered on the north by Avalon Avenue, on the east by Larkspur Road with no formal existing southern or western boundaries. Currently, 4 of the 5 parcels are designated General Commercial while the southern half of the larger rectangular south of El Mirage Road is zoned Medium Density Residential (8 du/ac).

Following a zone change, all five parcels have been rezoned to High Density allowing for 30 dwelling units per acre. Site 1 could potentially yield 1,797 new units. While Site 1, and much of the surrounding area, is currently vacant, this site is an appropriate area to rezone, as the adjacent parcels are zoned Medium Density Residential and General Commercial. Currently, there are a number of entitled residential and commercial projects to the south of the site that will extend services, jobs, and infrastructure within close proximity of the site.

Through their planning efforts, Adelanto has identified El Mirage as a key east-west corridor in the City and plans to develop higher intensity uses that are compatible with and would provide needed jobs and services to lower income households. The City envisions that commercial uses will be developed along Highway-395 and along El Mirage and finally into high and medium density residential uses in the outlying areas. The development of higher density housing and commercial businesses in this area would help to establish a balanced mix of uses in the area. Infrastructure for the site would be provided as El Mirage Road is improved.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 6 illustrates the boundaries and location of Site 1, while Table 41 provides parcel specific information.

Figure 6 Housing Opportunity Site 1 – El Mirage High Density

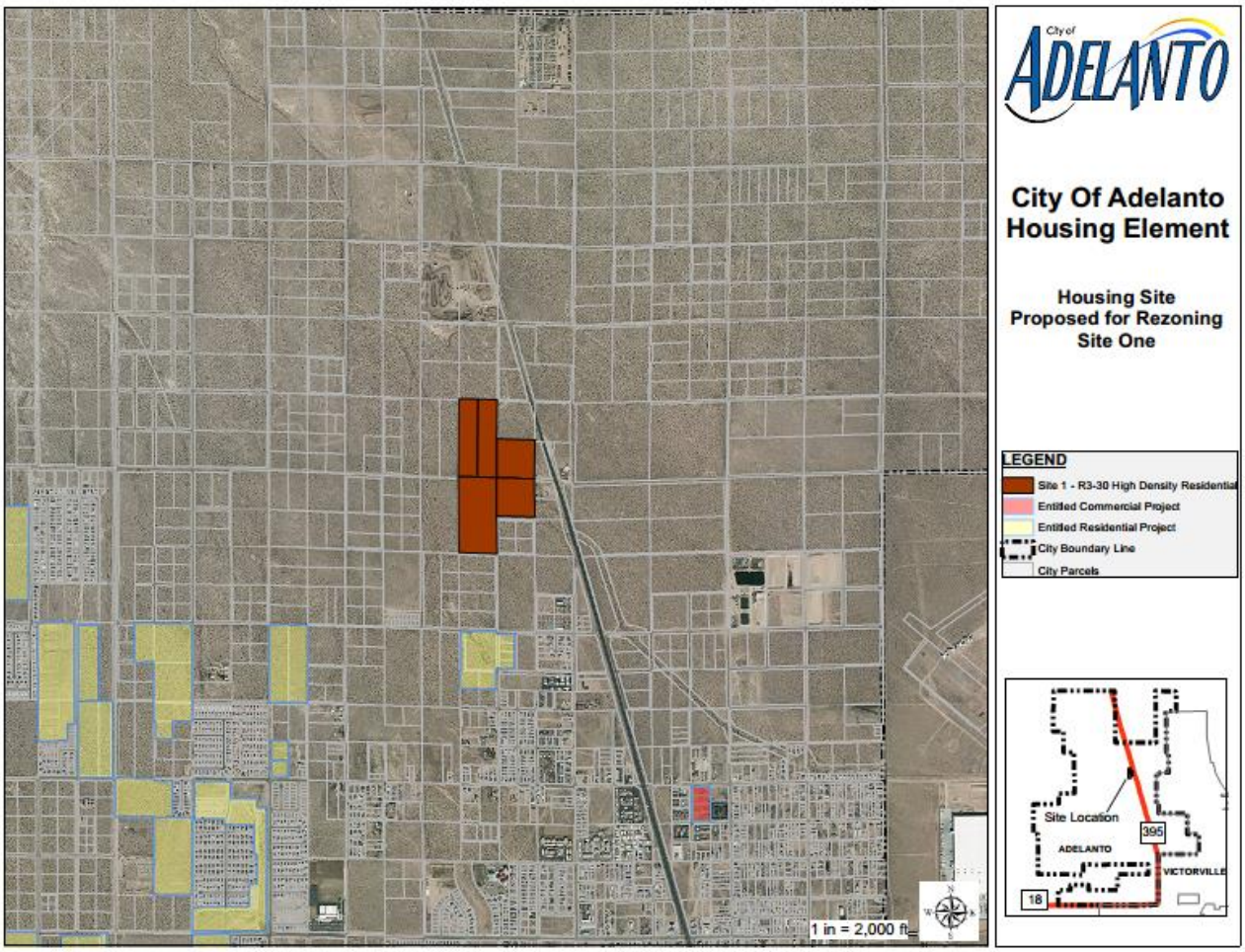


Table 41 Site 1 Inventory of Parcels Rezoned

SITE ONE - TO BE ZONED HIGH DENSITY RESIDENTIAL R3-30								
ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
1	45907302	19.72	High Density Residential	30 du/ac	592	Vacant	No/No	No/No
1	45907303	9.86	High Density Residential	30 du/ac	296	Vacant	No/No	No/No
1	45938125	10.11	High Density Residential	30 du/ac	303	Vacant	No/No	No/No
1	45938124	10.11	High Density Residential	30 du/ac	303	Vacant	No/No	No/No
1	45938122	10.13	High Density Residential	30 du/ac	303	Vacant	No/No	No/No
Subtotal		59.9			1,797			

SITE 2 – AUBURN AVENUE HIGH DENSITY

Site 2 is located near the center of the City, approximately one mile west of HWY-395. The site includes 5 vacant, square parcels totaling 20.24 acres. The site is bordered on the north by Auburn Avenue, on the south by Vintage Road, on the west by Rhode Island Street with no formal eastern boundary. Currently, all 5 parcels are zoned Medium Density Residential.

Following a zone change, all five parcels have been rezoned to High Density Residential allowing 30 dwelling units per acre. If developed to its full potential and the maximum allowable density, Site 2 could accommodate up to 607 new affordable units. While Site 2, and much of the surrounding area, is currently vacant, this site is an appropriate area to rezone, as the adjacent parcels are zoned for Medium Density Residential.

Located just south of the El Mirage corridor, there are a number of entitled residential and commercial projects adjacent to and surrounding Site 2. A majority of the entitled projects are located to the west of the site and will extend services, jobs, and infrastructure within close proximity of the site. There are plans for residential development which has been approved to the east. The City envisions that this site will further be supported by commercial and mixed use development along HWY-395 and El Mirage with direct access to jobs and services. The development of higher density housing and commercial businesses in this area would also help transition the historic downtown into areas with higher intensity development. Infrastructure for the site would be provided on a project by project basis; however the entitlement of surrounding properties is likely to make it less costly for infrastructure to be developed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 7 illustrates the boundaries and location of Site 2, while Table 42 provides parcel specific information.

Figure 7 Housing Opportunity Site 2 – Auburn Avenue High Density

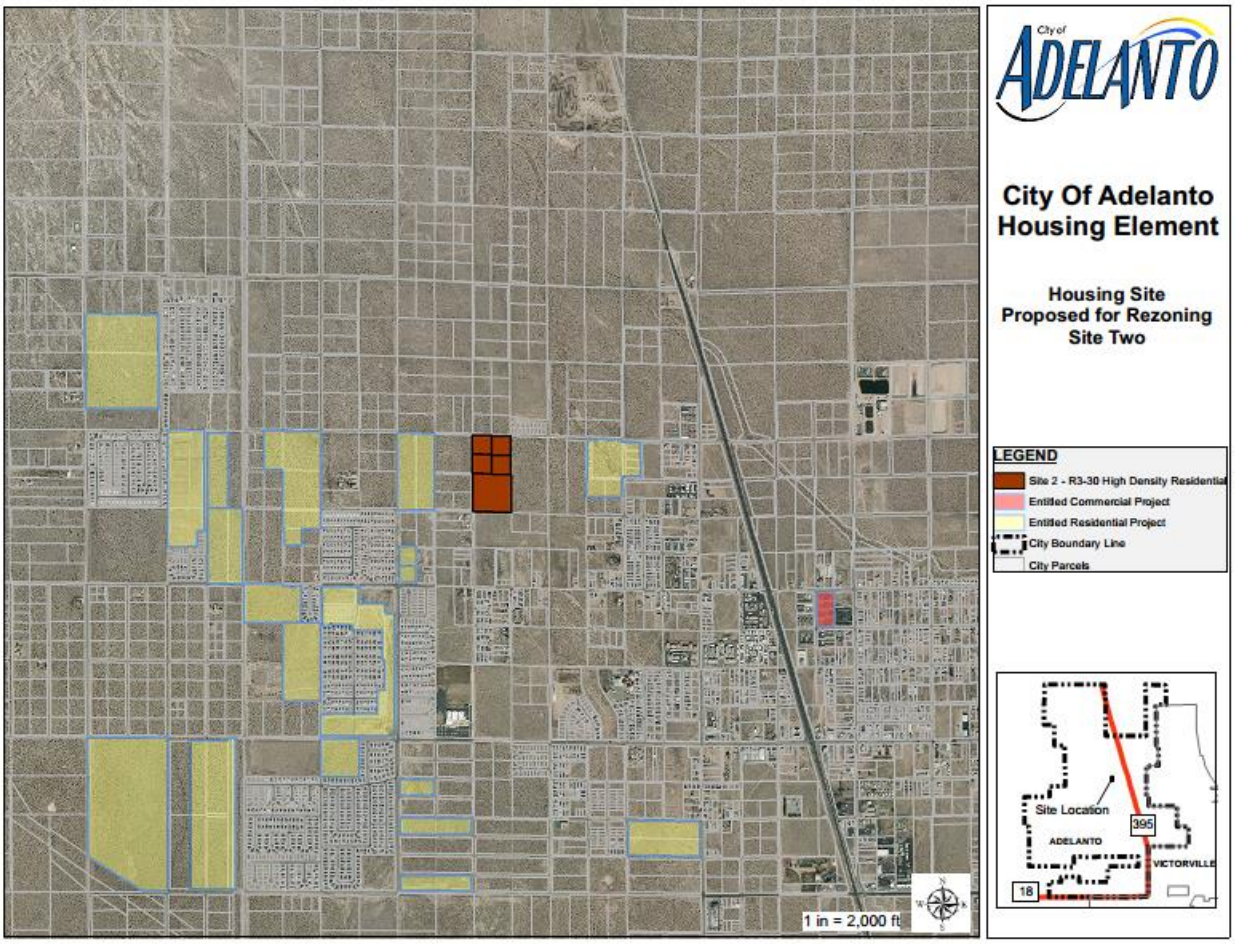


Table 42 Site 2 Inventory of Parcels Rezoned

SITE TWO HAS BEEN REZONED								
ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
2	45908212	10.11	High Density Residential	30 du/ac	303	Vacant	No/No	No/No
2	45908204	2.53	High Density Residential	30 du/ac	76	Vacant	No/No	No/No
2	45908205	2.53	High Density Residential	30 du/ac	76	Vacant	No/No	No/No
2	45908206	2.53	High Density Residential	30 du/ac	76	Vacant	No/No	No/No
2	45908207	2.54	High Density Residential	30 du/ac	76	Vacant	No/No	No/No
Subtotal		20.2			607			

SITE 3 – VINTAGE ROAD RESIDENTIAL

Located just south and east of Site 2, Site 3 is also located in the center of the City, roughly half a mile west of HWY-395. The site includes 4 vacant, rectangular parcels of varying sizes that total 19.9 acres. Site 3 is bordered on the north by Vintage Road, on the south by Chamberlaine Way, on the west by Verbena Road and on the east by Hermosa Road. Currently, the entire site is zoned Medium Density Residential.

Following a zone change, all of Site 3 has been rezoned to High Density Residential allowing for 30 dwelling units per acre. If developed to its full potential and the maximum allowable density, Site 3 could accommodate up to 598 new affordable units. While Site 3, and much of the surrounding area, is currently vacant, this site is an appropriate area to rezone, as the adjacent parcels are zoned for a mix of Single Family Residential and Medium Density Residential.

Similar to Site 2, Site 3 has easy access to HWY-395, El Mirage Road and the historic downtown. While a significant number of residential projects have been entitled to the west of the site, a new commercial project has also been entitled on the property to the south. The City envisions that residents living on this site will access jobs and services via HWY-395 and El Mirage Road. The development of higher density housing and commercial businesses in this area would also help transition the historic downtown into areas with higher intensity development. Infrastructure for the site would be provided on a project by project basis; however development on adjacent and surrounding properties is likely to make it less costly for infrastructure to be developed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 8 illustrates the boundaries and location of Site 3, while Table 43 provides parcel specific information.

Figure 8 Housing Opportunity Site 3 – Vintage Road High Density

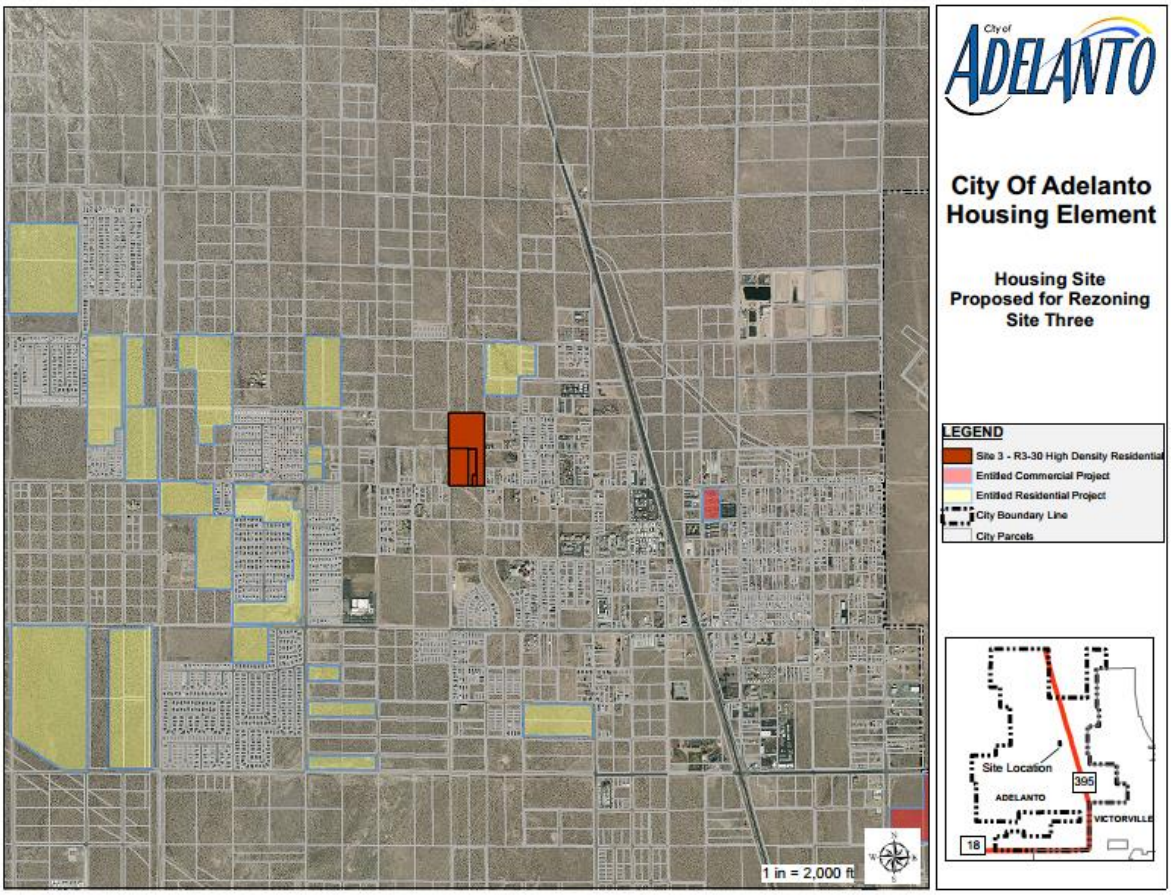


Table 43 Site 3 Inventory of Parcels Rezoned

SITE THREE HAS BEEN REZONED AND IS NOT PART OF THIS STUDY								
ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
3	45908310	12.02	High Density Residential	30 du/ac	361	Vacant	No/No	No/No
3	45908316	5.5	High Density Residential	30 du/ac	165	Vacant	No/No	No/No
3	45908311	0.05	High Density Residential	30 du/ac	2	Vacant	No/No	No/No
3	45908315	2.02	High Density Residential	30 du/ac	61	Vacant	No/No	No/No
3	45908317	0.34	High Density Residential	30 du/ac	10	Vacant	No/No	No/No
Subtotal		19.9			598			

SITE 4 – CHAMBERLAINE WAY HIGH DENSITY

Located in the center of the City, Site 4 is situated roughly a quarter of a mile west of HWY-395. The site includes a total of 37.3 acres of land, and 17 parcels of varying sizes allowing for a variety of development scenarios and increasing the likelihood that a cohesive development will occur. Site 4 is bordered on the north by Chamberlaine Way, on the south by Lee Avenue, with no formal boundaries to the east or west. Currently, the entire site is zoned Medium Density Residential.

The total acreage of the site is approximately 37.3 acres with at least 22.3 acres of vacant, undeveloped land and 15 acres of underutilized land. The actual amount of vacant land is, however, much greater than 22.3 acres as many of the underutilized parcels included in this site contain older single family ranch-style homes on a small portion of the parcel surrounded by significant areas of open, undeveloped land. According to assessor's parcel data these homes were constructed in the 1950's and from recent aerials and a recent visual survey, are in need of rehabilitation.

All of the parcels identified as part of Site 4 are currently zoned Medium Density Residential, which allows up to 8 dwelling units per acre. The eastern half of the site, including 7 parcels totaling 22.05 acres has been rezoned to High Density Residential. If developed to its full potential and the maximum allowable density, this residential zoned portion of Site 4 could accommodate up to 662 new affordable units. Site 4 is an appropriate location for a number of new housing units as the site is located near existing residential development and has easy access to HWY-395, El Mirage and the historic downtown. While much of the surrounding area is currently vacant, this site is also an appropriate area to rezone, as the adjacent parcels are zoned for Medium Density Residential. A significant number of residential projects have been entitled to the west of the site. The development of higher density housing and commercial businesses in this area would also help transition the historic downtown into areas with higher intensity development. Infrastructure is more readily available in the area surrounding Site 4 as there are a number of single family developments in existence. It is likely that infrastructure upgrades may be necessary to support a higher density project; however available capacity would be evaluated as projects are proposed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 9 illustrates the boundaries and location of Site 4, while Table 44 provides parcel specific information.

Figure 9 Housing Opportunity Site 4 – Chamberlaine Way High Density

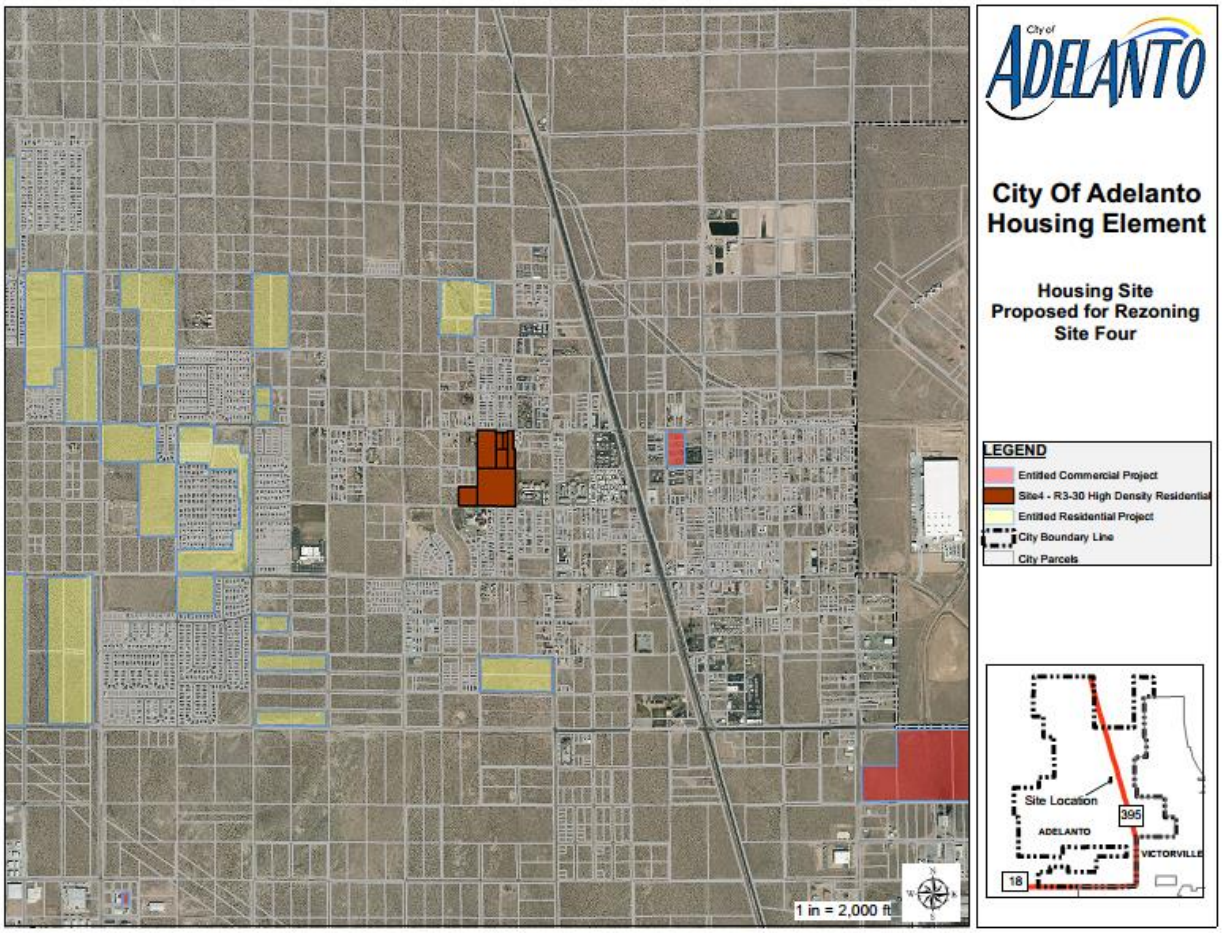


Table 44 Site 4 Inventory of Parcels Rezoned

SITE FOUR HIGH DENSITY RESIDENTIAL SITES TO BE REZONED								
ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
4	45913310	4.97	High Density Residential	30 du/ac	149	Underutilized	Yes/Yes	No/No
4	45913311	0.85	High Density Residential	30 du/ac	26	Underutilized	Yes/Yes	No/No
4	45913312	1.55	High Density Residential	30 du/ac	47	Vacant	Yes/Yes	No/No
4	45913313	0.51	High Density Residential	30 du/ac	15	Underutilized	Yes/Yes	No/No
4	45913316	1.69	High Density Residential	30 du/ac	51	Underutilized	Yes/Yes	No/No
4	45913322	9.99	High Density Residential	30 du/ac	300	Vacant	Yes/Yes	No/No
4	45913323	2.49	High Density Residential	30 du/ac	75	Vacant	Yes/Yes	No/No
Residential Subtotal		22.1			662			

SITE 5 – LUPIN ROAD HIGH DENSITY

Site 5 is located in the southern half of the City, adjacent to HWY-395. The site includes 1 vacant, rectangular parcel that is approximately 17.4 acres in size. Site 5 is bordered on the south by Lupin Road, on the west by Pearmain Street, on the east by HWY-395 with no formal boundary to the north. Currently the entire site is zoned General Commercial.

Following a zone change, half of Site 5 (9.0 acres) has been rezoned to High Density allowing for 30 dwelling units per acre. The High Density portion of Site 5 (9.0 acres) could potentially yield 270 new units and has been rezoned concurrently with the adoption of the 2008-2014 Housing Element. There are a number of entitled commercial projects along HWY-395 as well as a number of existing residential neighborhoods to the west.

This site is an appropriate area to rezone, as the adjacent parcels are zoned for General Commercial and there is a significant amount of existing residential development in the area. Currently, there are also a number of entitled residential and commercial projects to the south that will also extend services, jobs, and infrastructure within close proximity of the site. The City envisions that commercial uses will be developed along the HWY-395 transitioning to high density residential and finally into high and medium density residential uses in the outlying areas. The development of higher density housing and commercial businesses in this area would help to establish a balanced mix of uses in the area. It is likely that infrastructure upgrades may be necessary to support a higher density project; however available capacity would be evaluated as projects are proposed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 10 illustrates the boundaries and location of Site 5, while Table 45 provides parcel specific information.

Figure 10 Housing Opportunity Site 5 – Lupin Road High Density

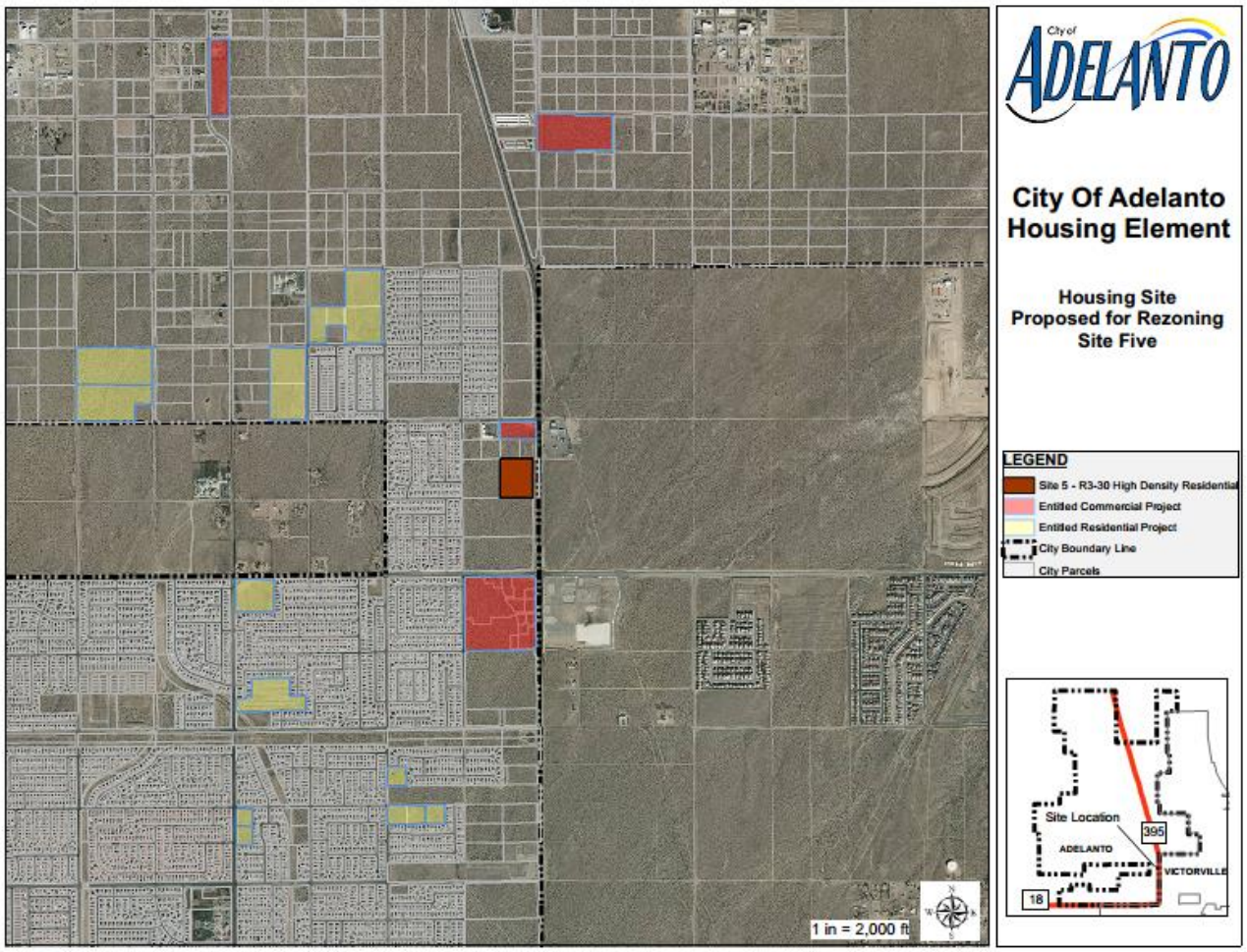


Table 45 Site 5 Inventory of Parcels Rezoned

ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
5	312855104	9.0	High Density Residential	30 du/ac	270	Vacant	Yes/Yes	No/No
Subtotal		9.0			270			

SITE 6 – VILLA STREET HIGH DENSITY

Site 6 is located in the southern half of the City, adjacent to HWY-395. The site includes 6 vacant, rectangular parcels that total approximately 29.1 acres. Site 6 is bordered on the north by Villa Street, on the west by Pearmain Street, on the east by HWY-395 with no formal boundary to the north. Currently the entire site is zoned General Commercial.

Following a zone change, Site 6 has been rezoned to High Density allowing for a minimum 30 dwelling units per acre. The High Density portion of the site (9.4 acres) could potentially yield 283 new units, and was rezoned with the adoption of the previous Housing Element. In rezoning the area from commercial to High Density the City wants to encourage the development of higher intensity uses along the highway. It is likely that commercial uses adjacent to the site would be developed fronting the highway with higher density residential transitioning into existing single family homes to the west of the site. There are a number of entitled commercial projects along HWY-395 as well as a number of existing residential neighborhoods to the west.

Similar to Site 5, this site is an appropriate area to rezone, as the adjacent parcels are zoned for General Commercial and there is a significant amount of existing residential development in the area. Currently, there are also a number of entitled residential and commercial projects to the south that will also extend services, jobs, and infrastructure within close proximity of the site. The development of higher density housing and commercial businesses in this area would help to establish a balanced mix of uses in the area. It is likely that infrastructure upgrades may be necessary to support a higher density project; however available capacity would be evaluated as projects are proposed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 11 illustrates the boundaries and location of Site 6, while Table 46 provides parcel specific information.

Figure 11 Housing Opportunity Site 6 – Villa Street High Density

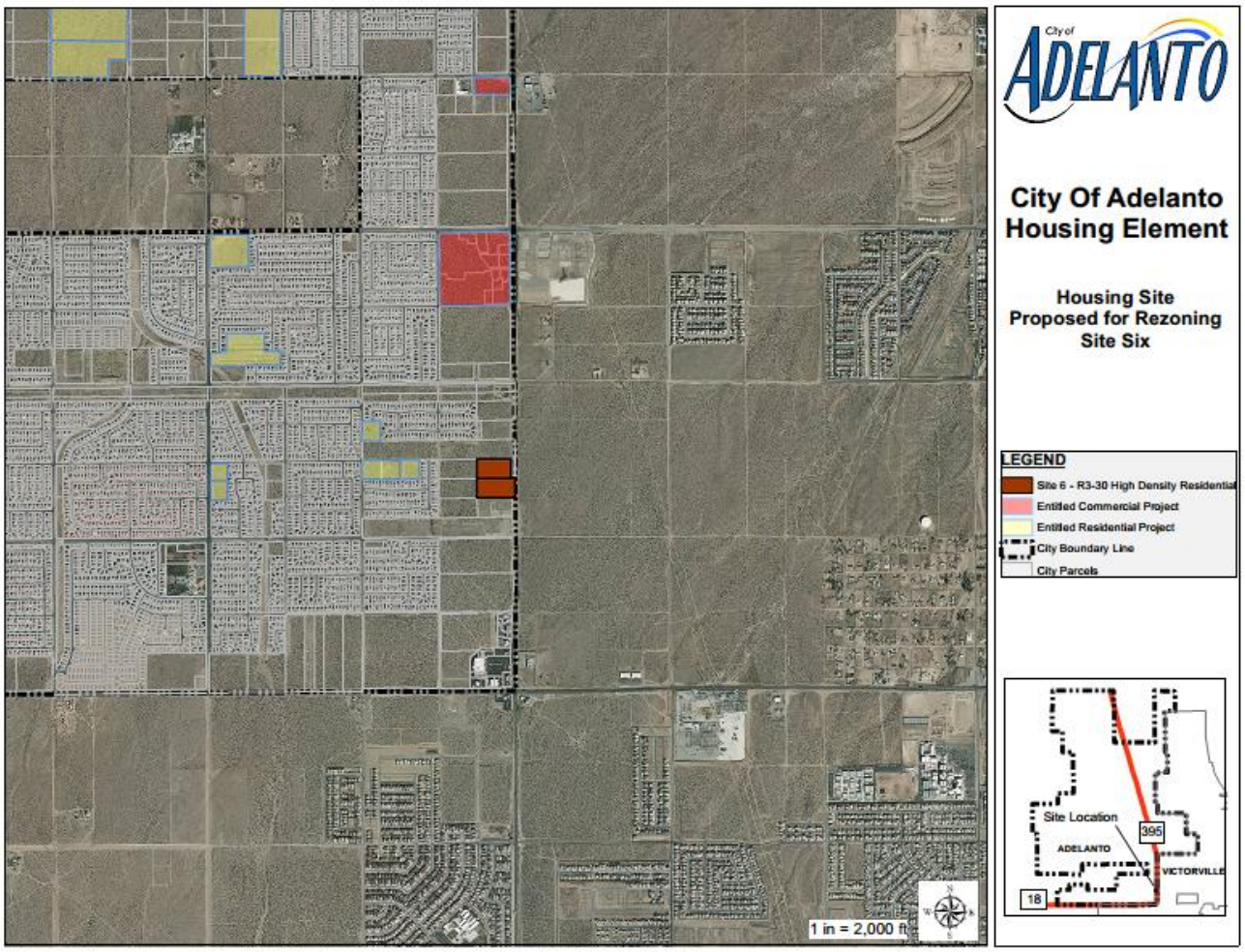


Table 46 Site 6 Inventory of Parcels Rezoned

ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
6	313532105	4.46	High Density Residential	30 du/ac	133	Vacant		No/No
6	313532107	4.98	High Density Residential	30 du/ac	149	Vacant		No/No
Subtotal		9.4			282			

SITE 7 – PEARMAIN & BEGONIA MIXED USE

Site 7 is located in the southern corner of the City, at the intersection of HWY-395 and Palmdale Road (State Highway 18). The site includes 2 vacant, parcels totaling 22.0 acres. Site 7 is bordered on the south by Palmdale Road, on the west by Pearmain Street, on the east by HWY-395 and would be located south of Begonia Road if it extended through to HWY-395. Currently the entire site is zoned General Commercial.

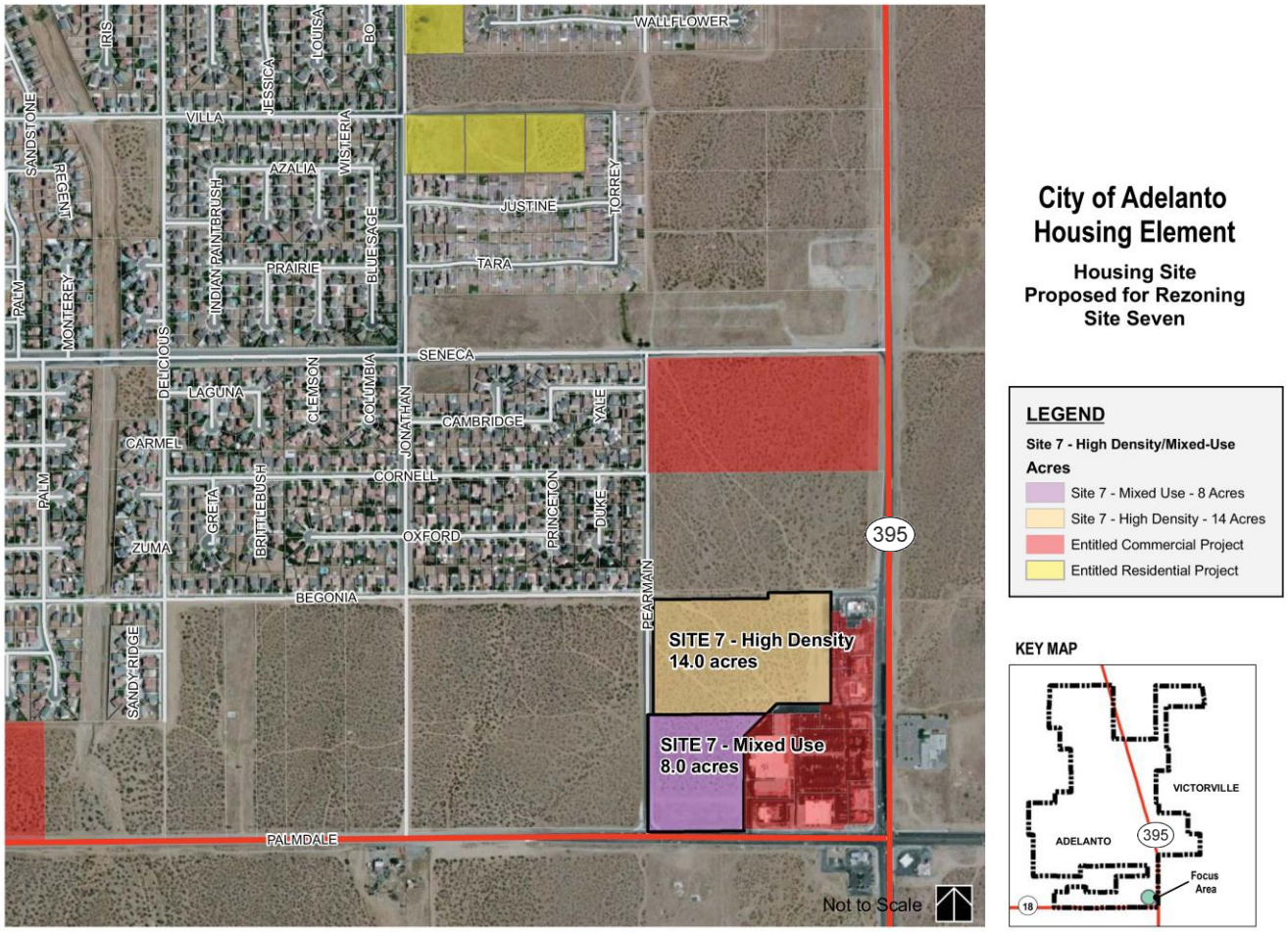
Site 7 is not part of this Housing Element but is discussed as it was part of the 2008-2014 Housing Element. Following a zone change, Site 7, which is 22 acres, will be rezoned to Mixed Use Residential allowing for 30 dwelling units per acre. Given that for mixed use sites, 50% of the developable area can be counted toward the RHNA, this site could potentially yield 330 new units. In rezoning the area from commercial to mixed use the City wants to encourage the development of higher intensity uses at a crucial intersection serving as a major gateway into the City. There is an existing commercial retail center including a grocery store and other retail and commercial uses currently operating on the area adjacent to the site. The addition of new commercial uses and higher density residential development would be compatible with the existing surrounding development. There are also a number of entitled commercial projects along HWY-395 and Palmdale Road, in addition to existing and proposed residential development to the north.

This site is an appropriate area to rezone, as the adjacent parcels are zoned for General Commercial and there is a significant amount of existing residential development in the area. The entitled residential and commercial projects in the surrounding area will extend services, jobs, and infrastructure within close proximity of the site. The development of higher density housing and commercial businesses in this area would help to establish a balanced mix of uses in the area and provide residents with new housing options in the southern portion of the City. It is likely that infrastructure upgrades may be necessary to support a higher density project; however available capacity would be evaluated as projects are proposed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 12 illustrates the boundaries and location of Site 7.

Figure 12 Housing Opportunity Site 7 – Pearmain & Begonia Mixed Use



Site 7 is not part of this study

SITE 8 – PALMDALE ROAD HIGH DENSITY

Site 8 is located along the southern boundary of the City, along Palmdale Road (State Highway 18). The site includes 2 vacant, parcels totaling 20.07 acres. Site 8 is loosely bordered by Begonia Road on the north, Palmdale Road on the south, with no formal boundary to the east or west. Generally, the site is situated east of Bellflower Street and west of Jonathon Street. Currently the parcel on the west is zoned General Commercial while the parcel on the east is zoned both General Commercial and Single Family Residential.

Following a zone change, Site 8 has been rezoned to High Density allowing for 30 dwelling units per acre. Given that for high density use sites, 100% of the developable area can be counted toward the RHNA, this site could potentially yield 602 new units. There are a number of entitled commercial projects along Palmdale Road as well as a number of existing residential neighborhoods to the north. In rezoning the area from commercial to high density the City wants to encourage higher intensity development to complement the proposed and existing commercial development in the area.

This site is an appropriate area to rezone, as the adjacent parcels are zoned for or are developed with a mix of residential and commercial uses. Currently, there are entitled commercial projects adjacent to the western edge of the site that will provide services, jobs, and infrastructure to support future development on the site. The City envisions that commercial uses will be developed along the Palmdale Road transitioning to high density residential and finally into high and medium density residential uses in the outlying areas. The development of higher density housing and commercial businesses in this area would help to establish a balanced mix of uses in the area. It is likely that infrastructure upgrades may be necessary to support a higher density project; however available capacity would be evaluated as projects are proposed.

To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Figure 13 illustrates the boundaries and location of Site 8, while Table 47 provides parcel specific information.

Figure 13 Housing Opportunity Site 8 – Palmdale Road High Density

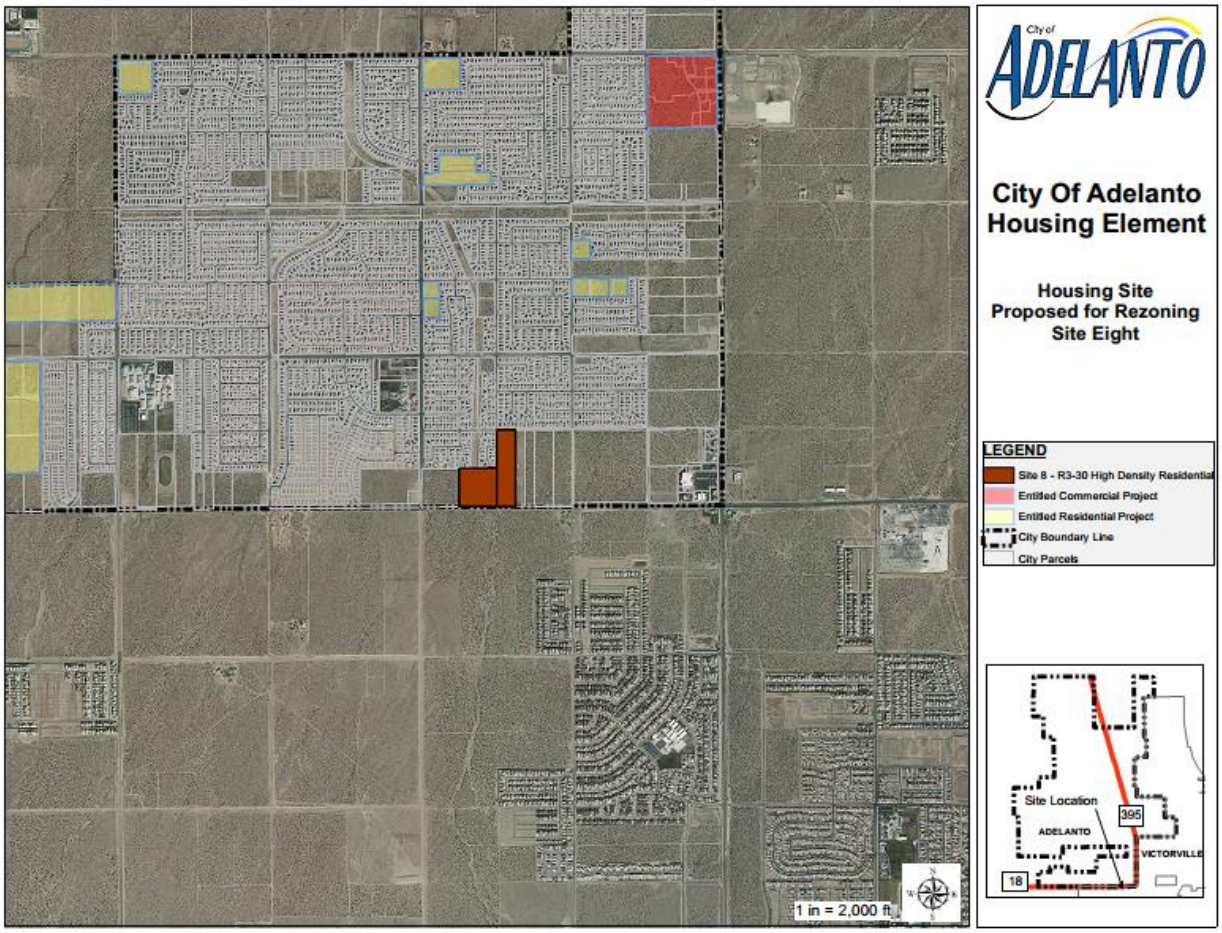


Table 47 Site 8 Inventory of Parcels Rezoned

ID	APN	ACRES	PROPOSED ZONING	PROPOSED DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
8	310348107	10.10	High Density Residential	30 du/ac	303	Vacant		
8	310348106	9.97	High Density Residential	31 du/ac	299	Vacant		
Subtotal		20.1			602			

SITE 9 – CACTUS STREET SINGLE-FAMILY RESIDENTIAL

Site 9 is located in the middle of the City, adjacent to Cactus Street. The site includes 81 vacant, rectangular parcels that total approximately 450.24 acres. Site 9 is bordered on the north by Holly Road, on the west by Raccoon Avenue, on the south by Cactus Road with no formal boundary to the east. Currently the entire site is zoned Single-Family Residential (R1).

Site 9, is zoned R1 allowing for a maximum of 4 dwelling units per acre. The site (450.24 acres) could potentially yield 1,800 new moderate and above moderate income units. The site is located adjacent to Cactus Road and is near HWY 395 to the east. It is likely that commercial uses would be developed fronting the highway with higher density residential transitioning into single family homes at this site. There are a number of entitled commercial projects along HWY-395 as well as a number of existing residential neighborhoods in the area.

Site nine has great potential to accommodate moderate and above moderate income RHNA allocations as it is already zoned for low density residential allowing for four units per acre with a minimum lot size of 7,200 square feet. There is adequate circulation provided by an east west corridor, Cactus Road that connects with HWY 395 to the east and a north south corridor provided by Bellflower Street that connects with HWY 18 to the south.

Figure 14 illustrates the boundaries and location of Site 9, while Table 48 provides parcel specific information.

Figure 14, Site 9, Single-Family Residential

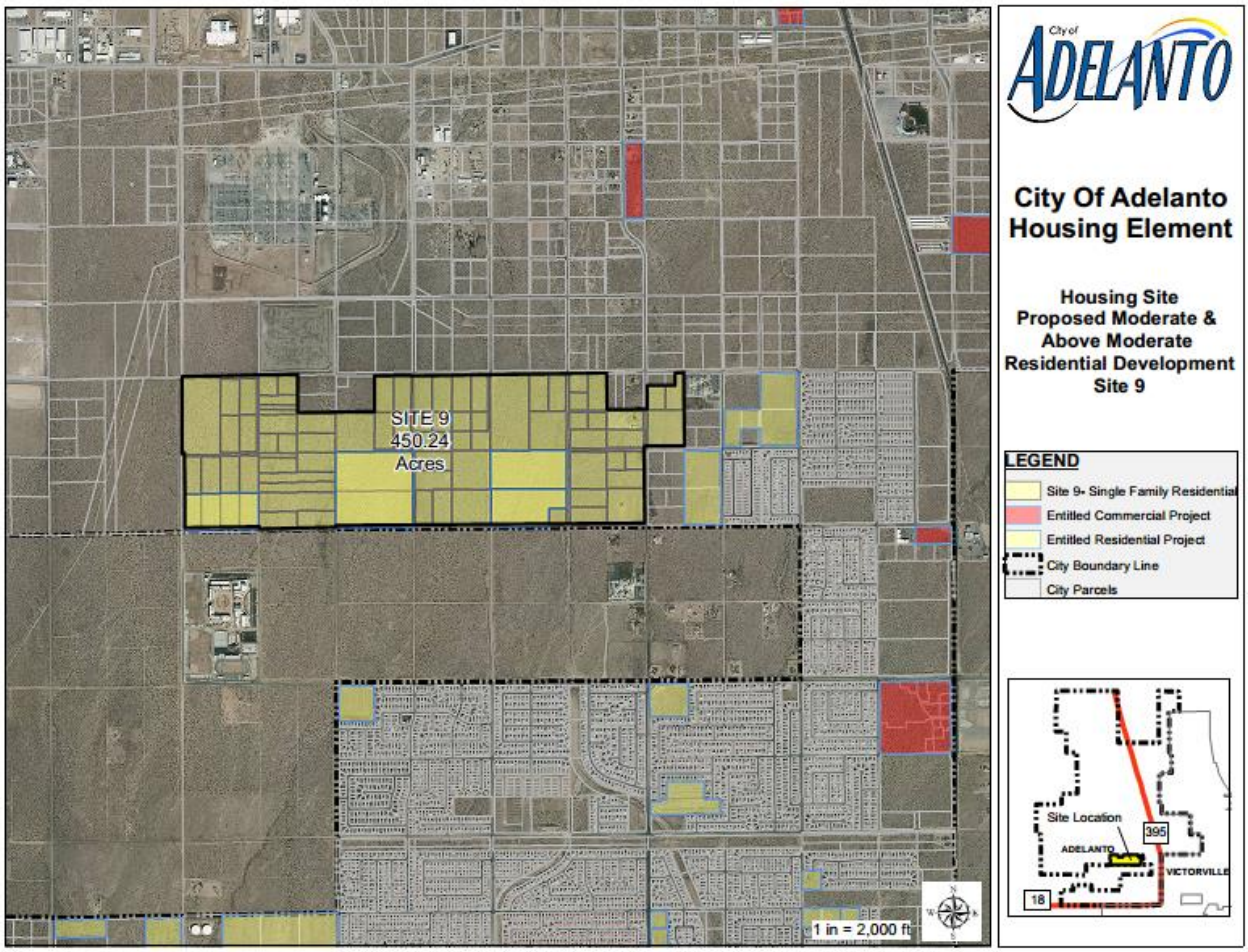


Table 48, Site 9 inventory of parcels rezoned

ID	APN's	Acres	Zoning	Unit Capacity
9	3128-371-01, 02, 03, 04, 05, 07, 08, 09, 11, 12, 15, 17, 16, 20, 21	57.23	R1	228.92
9	3128-381-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16	78.08	R1	312.32
9	3128-411-03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	76.82	R1	307.28
9	3128-421-01, 02, 03, 04, 05, 06, 07, 08	77.91	R1	311.64
9	3128-451-01, 02, 03, 04, 05, 06, 10, 11, 12, 13, 14, 15	66.56	R1	266.24
9	3128-461-01, 02, 03, 04, 05, 06, 07, 08, 09, 10	75.56	R1	302.24
9	3128-491-01, 02, 06	18.08	R1	72.32
	Total	450.24	R1	1,800

None of the above listed properties are located in a Flood or Fault zone.

SUMMARY OF AVAILABLE SITES

As outlined in the previous section, the City had a total combined RHNA allocation of 3,663 low and very low income units remaining for the 2008-2014 planning period. The City has a remaining RHNA need from the previous planning period of 2,166 very low income units and 1,497 low income units, totaling 3,663 units. The remaining 3,663 very low- and low-income units are accommodated as shown in the sites inventory by rezoning sites to allow for higher density projects to be developed. Table 49 provides detailed site information showing how the housing opportunity sites can accommodate the City's remaining RHNA allocation.

For the new planning period, 2014-2021 the 633 very low and 459 low income units are also accommodated by the rezoned sites that allow for higher density projects to be developed. Table 49 provides detailed site information showing how the housing opportunity sites can accommodate the City's current RHNA allocation.

Table 49
Unit Capacity Analysis for Housing Opportunity Sites

Site	Acres	Current Zoning	Zoning	Density	Unit Capacity
Site One	59.9	High Density Residential	High Density Residential	30 du/ac	1,797
Site Two	20.24	High Density Residential	Previously Rezoned	30 du/ac	607
Site Three	19.93	High Density Residential	Previously Rezoned	30 du/ac	598
Site Four	22.05	High Density Residential	High Density Residential	30 du/ac	662
Site Five	9.0	High Density Residential	Previously Rezoned	30 du/ac	270
Site Six	9.44	High Density Residential	Previously Rezoned	30 du/ac	283
Site Seven		Not Part of This Project			
Site Eight	20.07	High Density Residential	High Density Residential	30 du/ac	602
Site Nine	450.24	Single-Family Residential		4 du/ac	1,800
Total	**610.87**				**6,619**

In accordance with Program 20 of the Housing Plan sites 1, 8 and parts of site 4 identified in the inventory have been rezoned from their existing zoning to High Density Residential zones, which allow for densities of 30 dwelling units per acre. Following the implementation of Program 20 and including the sites previously rezoned, approximately 4,819 lower income units can be accommodated. Table 49 shows by site the City's efforts to accommodate their total RHNA allocation for the 2008-2013 and 2014-2021 planning periods for very low, low, moderate and above moderate income units, including the acreage and realistic unit capacity for each site. Based on Table 50, shown below, the City is more than able to accommodate their remaining RHNA as Program 20 of the Housing Plan is implemented and seven of the eight sites identified above are rezoned to their proposed density.

Table 50
Accommodation of the RHNA

Income Category	RHNA 2008-2014, 2014-2021	Units Credited	Remaining RHNA	Zoned Sites	Difference Remaining
Very Low	2,464	0	2,464	2,470	0
Low	2,291	0	2,291	2,349	0
Moderate	513	0	513	500	0
Above Moderate	1,236	0	1,236	1,300	0
Total Units	**6,504**	**0**	**6,504**	**6,619**	**0**

**Moderate and above moderate housing units are accommodated in current R1 zoned land*

The City anticipates that with higher density zones, the development of affordable housing may be more easily facilitated. Allowing for a variety of developments in various areas of the City at different densities is crucial to ensuring that affordable units are not concentrated in one specific area. It is also necessary to ensure that units of varying sizes, product types and styles can be developed. Based on the City's past housing development, the current economic climate that has allowed even very low and low income households to purchase single family units and the housing opportunity sites identified in this section, the City can more than accommodate the production of affordable housing to meet their combined RHNA allocation.

Opportunities for Energy Conservation

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- 65 % of electricity consumption
- 30 % of greenhouse gas emissions
- 30 % of raw materials use
- 30 % of landfill waste
- 12 % of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also

recently required LEED certification for larger commercial and residential developments.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and storm water issues. In addition, many jurisdictions have programs related to energy, recycling, water conservation, storm water management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment.

Bothe the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

Other efforts by cities related to energy conservation include: providing information regarding energy efficient techniques for rehabilitation; referrals for residents and businesses to energy conservation programs; and local incentives for building green.

The following presents a variety of ways in which Adelanto can promote energy conservation:

- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State Sponsored energy and weatherization programs.
- Develop green (energy-efficient and environmentally-sensitive0 building standards for public buildings.
- Provide incentives, such as expedited plan checks, for private developments that are building green.
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.

- Allow higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates.
- Encourage alternative energy solutions for residential development.
- Promote financial resources available through the California Energy Commission for use of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria t rehabilitation of single and multi-family buildings.

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most services are available free of charge.

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartment of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

HOUSING SITE CONSTRAINTS

ENVIRONMENTAL CONSTRAINTS

Locations identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are few if any additional constraints that would impede the development of new housing units in the future on the identified sites.

INFRASTRUCTURE

The City's five year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

AFFORDABLE HOUSING RESOURCES

ADMINISTRATIVE RESOURCES

Primary responsibility for the implementation of the City's housing programs and activities lies with the City Manager, the Planning Department, and the Building and Safety Department.

CITY OF ADELANTO PLANNING DEPARTMENT

The primary responsibilities of the Planning Division include the overall implementation of the City's General Plan goals and policies through the application of the Zoning and Subdivision Ordinances and adoption of specific plans. In addition, the Planning Division is responsible for the long-range planning and physical development of the City. The department ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations.

CITY OF ADELANTO REDEVELOPMENT AGENCY

As previously discussed, the City of Adelanto had limited Redevelopment Agency set aside funds available during the 2008-2014 planning period. In 1993, Adelanto sold $46.8 million of tax allocation bonds secured by tax increment revenue projected to have a six percent increase for the first four years; however, the bonds valuation decreased 14.6 percent the next fiscal year, and in following years, the valuation never met its projections. The Redevelopment Agency has continued to borrow sufficient funds annually to make up the difference between net tax increment revenues and its semi-annual debt service payment obligations. As a result, the Agency is severely restricted in its ability to provide programs (Adelanto RDA 2009-2014 Implementation Plan).

In 2002, the City merged the existing two redevelopment project areas and adopted a new redevelopment area known as Project No. 3. While the merged areas are still obligated to service the City's outstanding debt and are not able to contribute to the housing set-aside fund, the new Project Area No. 3 is able to both service the debt and contribute to the set-aside fund. This new area is the sole source of revenue contributing to the City's housing set-aside fund, but provides the City with a limited amount of money for the development of affordable housing.

As required by State law, twenty percent of Agency tax increment funds are set-aside for affordable housing activities within the Redevelopment Area. The City has project the set-aside fund accruals for each fiscal year through 2014 to include:

- Fiscal Year 2009/2010: $119,446
- Fiscal Year 2010/2011: $88,485
- Fiscal Year 2011/2012: $88,485
- Fiscal Year 2012/2013: $91,725
- Fiscal Year 2013/2014: $95,030

By the end of the planning period, the redevelopment housing set-aside fund is estimated to total approximately $483,171. As limited funding is available in the housing set-aside fund for this RHNA cycle, the Housing Plan focuses primarily on education and awareness of other funding opportunities available to homeowners from other sources. Funding efforts required for most programs are minimal (i.e. providing information about services and programs on the City's website) in order to preserve funding for programs that can assist in the development of actual affordable housing units. When funds are available the City will utilize this money to provide fee waivers, on/off-site improvements, fast track processing, and other incentives to affordable housing developers as projects are presented. As mentioned in the Housing Plan and Housing Resources section funding opportunities will be prioritized for extremely low and low income unit development.

Since the Governor has discontinued all Redevelopment Agencies and funding, RDA funds are no longer available.

Implementation Tools

A variety of federal, State and local programs are available for housing activities. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table 52 summarizes financial resources available to the City and private and non-profit parties to preserve/create housing.

Table 51
Resources Available for Housing Activities, City of Adelanto

Program	Description	Eligible Activities
Local Resources		
Density Bonus	The City allows an increase in density to developers who set-aside at least10% of their project to low -income persons or 5% restricted to very low-income persons, in conjunction with at least one development incentive	Density Bonus
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available	Housing Community Facilities
County of San Bernardino Resources		
County of San Bernardino Programs	Homeownership Assistance Program, Public Housing, Authority-Owned Housing Units, Resident Services and the Housing Choice Voucher (Section 8) Program	Rental Assistance Home and Rental Rehabilitation Assistance First Time Home Buyers Assistance
State Resources – Competitive		
California Housing Finance Agency (CalHFA)	CalHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. The program operates through participating lenders who originate loans for CalHFA purchase.	Bonds for development
Low-Income Housing Tax Credits	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing.	Tax credits for low income housing developers
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, and preservation of rental housing. Administered by HCD.	Deferred loan payments
Federal Resources – Competitive		
Community Development Block Grant Program (CDBG)	This program is available and can be used to enhance and preserve the City's affordable housing stock. Funds are applied for through the County. CDBG grants benefit primarily households with incomes not exceeding 80 percent of the County area median income.	Acquisition, Rehabilitation, Economic development, and Public services

Program	Description	Eligible Activities
Neighborhood Stabilization Program (NSP)	This program is available through the County of San Bernardino Economic Development Department.	Home ownership down payment assistance program
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	Rental Assistance
Section 811/202 Program	Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities	Acquisition, Rehabilitation, New construction, and Rental assistance.
Private Resources		
Federal National Mortgage Association (Fannie Mae)	Community Home Buyer Program – Fixed rate Mortgages	Homebuyer Assistance
	Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home	Homebuyer Assistance/Rehab
	Fannie Neighbor – Under served low-income minorities are eligible for low down-payment mortgages for the purchase of single-family homes	Expand Home Ownership for Minorities

5. Evaluation of 2008-2013 Housing Element

State law (California Government Code Section 65588[a]) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Adelanto's accomplishments toward implementing the Housing Element adopted in 2012 that covers the planning period of 2008-2013. Table 52 summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in Table 53.

Table 52
Summary of 2014 Quantified Objectives and Progress

	Very Low	Low	Moderate	Above Moderate	Total
Construction Objective (RHNA)					
Goal	62	58	-	-	120
Progress	0	0	-	-	0
Rehabilitation Objective					
Goal	123	35			158
Progress	0	0	-	-	0
Conservation Objective					
Goal[1]	10	10	10		30
Progress[2]	-	-	-		N/A

[1]- The City's goal to assist 30 units as part of their weatherization program were evenly distributed between Very low, low, and moderate income levels; 10 units in each income level.
[2]- Progress of the weatherization program was unquantifiable. Southern California Gas Company does not have a database available that lists the location of participating households.

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Table 53
Review of 2008-2014 Housing Element Programs

Program		Objective	Accomplishment	Effectiveness & Appropriateness
1	**Neighborhood Rehabilitation Program**	Encourage rehabilitation of rental and ownership housing within the City through development of a public outreach program, which could consist of community workshops, volunteer workdays, and informational brochures.	During the 2008-2014 planning period, the City has had 78 single and multi-family homes rehabilitated.	Since there is little funding available, the City will continue this program and is included in the 2014-2021 Housing Element.
2	**Home Weatherization Program**	Promote energy efficient housing design and practices that are consistent with state regulations.	Since the 2008-2014 planning period, the City has promoted efficient housing design and practices.	Since all funding comes from the County, the successfulness of the program is dependent on the funding received from the County. This program is included in the 2014-2021 Housing Element.
3	**Energy Efficient Design**	Promote energy efficient housing design and practices that are consistent with state regulations.	The City has adopted a Design Element that encourages energy efficiency and adopted changes to the code to fast track single-family home solar installation.	This program is continued in the updated 2014-2021 Housing Element.
4	**Energy Conservation**	Enforce minimum energy conservation standards implemented through Title 24 to contribute to the abatement of global warming.	Adelanto instituted Title 24 fast tracks solar installations operates cash for grass and offers water saving faucets and shower heads.	This program is continued in the updated 2014-2021 Housing Element.

5	**Code Enforcement Program**	A code Enforcement program to encourage rehabilitation of housing units and front yards	The City has issued 78 rehab permits and issued warnings to hundreds of home owners about their yards. Many yards have been improved.	This program is continued in the updated 2014-2021 Housing Element.
6	**Home Ownership**	Encourages renters to purchase affordable housing scattered throughout the City.	The City advertises on their web-site home ownership programs funded by the County, State and Federal Government.	This program is continued in the updated 2014-2021 Housing Element.
7	**County Partnership Program**	Cooperate with the County of San Bernardino Community Development and Housing Department to promote resident awareness and application for County run housing assistance programs.	The City advertises on their web-site home ownership programs funded by the County, State and Federal Government.	This program is continued in the updated 2014-2021 Housing Element.
8	**Density Bonus**	Offer density bonuses to homebuilders and developers	Density Bonuses to homebuilders and developers are available for affordable units	This program is continued in the updated 2014-2021 Housing Element.
9	**Single-Family Residential Development**	Encourage developers to construct affordable housing.	The City provides information about incentives and land availability on the City website and at the public counter	This program is continued in the updated 2014-2021 Housing Element.
10	**Multi-Family Residential Development**	Encourage developers to construct affordable housing.	The City provides information about incentives and land availability on the City website and at the public counter	This program is continued in the updated 2014-2021 Housing Element.

11	**Section 8 Assistance**	Help extremely-low/very low-income families, elderly, and the disabled afford safe, decent, and sanitary housing in the private market.	The City supports the County's efforts to maintain and increase the current level of Section 8 rental assistance.	This program is continued in the updated 2014-2021 Housing Element.
12	**Residential Development Standards**	Annually review the development standards and permitting process to reduce constraints for developers to construct affordable housing	The City continually reviews and updates the development code and standards and encourages affordable housing	This program is continued in the updated 2014-2021 Housing Element.
13	**Extremely Low Income and Special Needs Housing**	Encourage the development of Emergency and Transitional Housing	The City has updated their code to allow Emergency and Transitional Housing in certain areas	This program is continued in the updated 2014-2021 Housing Element.
14	**Water and Sewer Service Providers**	Within 30 days of adoption of the Housing Element, deliver the Housing Element to all providers of sewer and water services within the City	The City will provide the water and sewer service provider with a copy of the Housing Element	This program is continued in the updated 2014-2021 Housing Element.
15	**Flood Management**	Review Safety and Conservation Elements to consider flood risks when making land use decisions	The City reviews the Safety and Conservation Elements prior to making land use decisions	This program is continued in the updated 2014-2021 Housing Element.
16	**Reasonable Accommodation**	Provide reasonable accommodation to individuals with disabilities	The City provides information to enforce reasonable accomodation	This program is continued in the updated 2014-2021 Housing Element.
17	**Enforce Fair Housing Laws**	Assist in education and awareness of fair housing protections	The City provides information to educate residents of fair housing protections	This program is continued in the updated 2014-2021 Housing Element.

18	**Public Information Program**	Provide information on Housing Programs	The City provides information on Housing Programs	This program is continued in the updated 2014-2021 Housing Element.
19	**Forclosure Prevention**	Provide information on Forclosure Prevention	The City provides information on Forclosure Prevention	This program is continued in the updated 2014-2021 Housing Element.
20	**Adequate Sites**	Provide adequate sites to meet the current RHNA requirements	The City has rezoned enough land to accommodate the RHNA for the 2008-2014 and 2014-2021 planning periods	Completed.
21	**Large Sites Program**	Engourage development of a variety of housing types and affordability	The City offers incentives for development of affordable housing with density bonuses	This program is continued in the updated 2014-2021 Housing Element.

6. HOUSING PLAN

The Housing Plan sets forth the City's overall housing goals in the form of Goals, Policies, and Programs.

While most General Plan element programs are located in Appendix A, programs for the Housing Element are contained within the Element. This format will facilitate the periodic update (every eight years) of the Housing Element, as required by State Law. This Plan identifies goals, policies, and programs that guide housing policy for the City for 2014-2021. The goals, policies, and programs are consistent with the direction of the other General Plan elements, specifically the Land Use Element.

ISSUES AND OPPORTUNITIES – BACKGROUND TO AVAILABLE HOUSING FUNDS

As previously discussed, the City of Adelanto does not have any Redevelopment Agency Set Aside Funds due to previous debt and obligations with the County of San Bernardino. In 1993, Adelanto sold $46.8 million of tax allocation bonds secured by tax increment revenue projected to have a six percent increase for the first four years; however, the bonds valuation decreased 14.6 percent the next fiscal year, and in following years, the valuation never met its projections. The Redevelopment Agency has continued to borrow sufficient funds annually to make up the difference between net tax increment revenues and its semi-annual debt service payment obligations. As a result, the Agency is severely restricted in its ability to provide programs.

Housing Goals

Adelanto's housing goals, policies, and programs address the following five major areas:

H.1. Conserve, preserve, and improve the condition of the existing affordable housing stock.

H.2. Assist in the development of affordable housing.

H.3. Address and where appropriate, and legally possible, remove governmental constraints to housing development.

H.4. Promote equal housing opportunity

H.5. Provide adequate sites to achieve housing variety and meet the 2008-2013 and 2014-2021 RHNA.

These goals are required by and delineated in State Law (California Code Section 65583 [c][1]).

GOAL H.1: PRESERVE AND IMPROVE THE HOUSING STOCK

Maintaining and improving the quality of the existing housing and residential neighborhoods in Adelanto is a high priority. Continued maintenance of the existing housing stock ensures high-quality neighborhoods. Housing activities that help achieve these goals include rehabilitation of single- and multi-family housing units and preservation of assisted housing units.

Policy H.4.1	Encourage the maintenance and enhancement of the existing housing stock.
Policy H.4.2	Increase awareness among property owners and residents of the importance of property maintenance.
Policy H.4.3	Encourage the rehabilitation of residential properties by homeowners and property owners

Program 1: Neighborhood Rehabilitation Program

The Neighborhood Rehabilitation Program is focused on rehabilitating rental and ownership housing units within the City of Adelanto. The program will be facilitated by the City, with support from local community groups. The program will target units in need of minor rehabilitation, painting, and other exterior improvements primarily in the northern portion of the City (north of Air Expressway) as this area consists of older homes in need of regabilitation. As the population of the City grows, the CDBG entitlement through the County of San Bernardino will also grow and these allocated funds will be used to supplement and support the program. Senior citizen and handicapped households will be given high priority. The City will also investigate the possibility of purchasing distressed apartments and rehabilitating them for low- and very low-income households.

Action:

- Encourage rehabilitation of 100 rental and owner occupied housing units within the City during the planning period through development of a public outreach program, which could consist of

community workshops, volunteer workdays, and informational brochures.

Time Frame: Program will be established within one year of Housing Element adoption, administration of the program will be ongoing, including the cultivation of community volunteer contacts, potential site identification, distribution of informational brochures and posting on the city website. Community workshops will be held annually to determine which projects are to be selected and completed within the year depending upon available funding and volunteer support.

Responsible Agency: Planning Division
Funding Source: County Funding through CDBG and HOME

Program 2: Home Weatherization Program

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations. The City will periodically distribute literature or post information on their website regarding energy conservation and weatherization programs, and encourage homeowners and landlords to apply for funding through these programs to upgrade their properties. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. Currently there are two programs available for homeowners in Adelanto including:

Action:

- County of San Bernardino – Low Income Energy Efficiency Weatherization Program
- Southern California Edison – CARE/FERA Rate Programs; Energy Management Assistance Program; Energy Assistance Fund

Time Frame: Informational brochures will be added in public places and on the city website within a year of Housing Element adoption and updated

	annually or when changes to the programs occur.
Responsible Agency:	Planning Division
Funding Source:	Southern California Edison; County of San Bernardino

Program 3: Energy Efficient Design

During the planning period the City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, building orientation, energy efficient appliances, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. The Planning and Housing divisions will encourage maximum utilization of Federal, State, and local government programs that assist homeowners in providing energy conservation measures.

In addition the City of Adelanto is in the process of implementing the, "Adelanto North 2035 Sustainable Community Plan," which is the result of the State of California Sustainable Communities Planning Grant and Incentives Program. The Adelanto North 2035 Sustainable Community Plan will propose a new paradigm for desert communities in San Bernardino County. This planning process creates a framework facilitating collaboration between public and private entities to promote sustainable development approaches, protect environmental resources, and forge a strong physical and economic connection between Southern California Logistic Airport (SCLA) jobs center and new mixed-use neighborhoods in North Adelanto. The Sustainable Community Plan will establish land use, transportation, infrastructure, economic development, and resource protection strategies that promote sustainable development approaches, particularly by reducing automobile usage and fuel consumption, and requiring cluster development approaches that protect and respect the sensitive desert environment. It is anticipated that the Sustainable Community Plan will be based on the concept of activity

centers surrounded by residential neighborhoods linked to the adjacent jobs/business centers. Activity centers would create new dynamic focal points and transit hubs. These would allow for community events to take place, such as farmers' markets, craft shows, and cultural performances. In addition, "smart growth: and "healthy Community" concepts are anticipated to be keystones in the Sustainable Community Plan.

Action:

- In conjunction with Program 16, Public Information, the City will provide workshops and/or other information on how to utilize programs to address energy conservation objectives.
- Revise the Zoning Code to create a new mixed use zone to develop jobs, services and housing within a walkable area within 18 months.
- Implement the North Adelanto 2035 Sustainable Community Plan.

Timeframe: Workshops are held annually to provide information on available programs to residents and Developers on Energy Efficiency Design; Informational brochures are also available in public places and on the City website on energy conservation objectives and programs. Additionally, the North Adelanto 2035 Sustainable Community Plan will be implemented throughout the coming year which will include revisions to the Zoning Code and the creation of a new Mixed Use zone.

Responsible Agency: Planning Division

Funding Source: General Fund, Grant Funding

Program 4: Energy Conservation

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs throughout the State, but reduce operating expenses and expenditure of natural resources over the long run and contribute to the abatement of global warming. In addition to Title 24 the City of Adelanto has instituted a number of water and energy saving measures. In recent years Adelanto completed a Zoning Code update allowing

homeowners to more easily apply to implement solar panels in residential zones. The City also operates a "cash for grass" program where homeowners can sell their yards to be converted to California friendly fauna as well as a program offering water saving faucets and shower heads.

In addition to City run programs, Southern California Edison offers a program available to income-qualified households. Under the Energy Management Assistance Program, Southern California Edison pays all the costs associated with purchasing and installing energy-efficient appliances and equipment. The City will continue to market the availability of this program to eligible customers.

Action:

- Continue the Cash for Grass and water efficiency programs to provide services to at least 30 homes annually
- Educate homeowners on available energy management programs via flyers and City website.

Timeframe: Ongoing
Responsible Agency: Planning Division
Funding Source: General Fund

Program 5: Code Enforcement

The City's Code Enforcement program will encourage the identification of housing units in need of rehabilitation in the City. The objective of the City's Code Enforcement Program is to bring substandard units into compliance with City Code. The City's code enforcement officers work closely with the Planning Division, Redevelopment Agency, and public to identify units in need of housing assistance. This program usually involves absentee landowners who have neglected their properties. These efforts are intended to result in the improved maintenance of housing units throughout the City.

Property owners are also informed of any rehabilitation loans or grants for which he/she may be eligible to assist in correcting the code violation.

Action:

- Encourage rehabilitation of at least 10 rental and owner occupied housing units annually within the City by enforcing and informing

residents of the City's rehabilitation programs. Corrections will be addressed on a case-by-case basis.

Time Frame:	Ongoing
Responsible Agency:	Successor Agency
Funding Source:	General Fund for Administration, Owners will rehabilitate their homes to meet the minimum standards

GOAL H.2: HOUSING TO MEET THE NEEDS OF ALL INCOME LEVELS

Adelanto encourages the development of housing units affordable to all segments of the population.

Policy H.2.1	Explore approaches to residential development that decrease the cost of housing and increase the opportunity for affordable homeownership.
Policy H.2.2	Encourage development of affordable rental units for low-income and very low-income households.

Program 6: Home Ownership

The Homeownership Program encourages renters to purchase affordable housing scattered throughout the City. Given the low interest rates and affordable housing prices available, the City will encourage renters to purchase available homes located in the City. This program will target all households with an emphasis on large family households and female-headed households. As additional CDBG Funds become available through the County, they may be used, to supplement this program. Funding will be prioritized to assist extremely low- and very low-income households. The City will also investigate the availability of Federal HOME funds allocated by the County of San Bernardino.

Action:

- Continue to encourage renters to purchase affordable housing scattered throughout the City and set a goal of reducing the rental housing stock by 10 units annually.
- Investigate supplemental down payment assistance options

Time Frame:	Ongoing
Responsible Agency:	Redevelopment Agency
Funding Source:	County Funding, through Future CDBG or HOME

Program 7: County Partnership Program

As a means of further leveraging housing assistance, the City will cooperate with the County of San Bernardino Community Development and Housing Department to promote resident awareness and application for County run housing assistance programs. These programs include:

- Home Ownership Assistance Program (HAP)
- Community Development Block Grant Programs
    - The Fair Housing Program
    - The Single Family Home Improvement Loan Program
    - The Senior Home Repair Program
- Mortgage Revenue Bond (MRB) Programs
- The Neighborhood Stabilization Program (NSP)

The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered, the City will be responsible for providing program information on the City's website, and at City Hall.

Action:

- Provide information and increase awareness of housing programs offered by the County on the City's website and City Hall.
- Direct qualified residents, when applicable to the County's programs for assistance.

Time Frame:	Ongoing
Responsible Agency:	Planning Division
Funding Source:	County Funding, through Future CDBG or HOME

Program 8: Density Bonus

State law requires cities to offer density bonuses to homebuilders and developers as a means of encouraging the development of affordable housing units for extremely low, very low, low, and moderate-income households. Density bonuses and financial incentives or regulatory concessions are granted when a developer proposes to construct affordable housing.

Consistent with State law, developers in Adelanto can apply for a density bonus of 20 to 35 percent, depending on the number, size and type of affordable units provided. Concessions or exceptions to the City's development standards will also be offered as a means of further facilitating the development of new housing units. The City will encourage use of the density bonus provisions of State Law by providing information on their website and at the public counter. In addition to the density bonus incentive the City will offer development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Action:

- Continue to encourage homebuilders and developers to use the density bonus provisions of State Law by providing advertising of the program at the public counter and on the City website. Set a goal of gaining 100 affordable units within the planning period

Time Frame:	Ongoing
Responsible Agency:	Planning Division
Funding Source:	Department Budget

Program 9: Single Family Residential Development

The Single Family Residential Development Program is intended to facilitate the development of fifty (50) new residential units in the City. These units are anticipated to meet the City's need for single-family homes, manufactured housing, and mobile home units available to residents to purchase for ownership. This program will focus on facilitating public-private partnerships between housing developers and

the City. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households. The City has determined that there is available vacant land and existing infrastructure capacity to meet this goal.

Action:

- Continue to encourage developers to construct affordable housing by providing information about incentives and land availability on the City's website and at the public counter.

Time Frame:	Information will be added in public places within a year of Housing Element adoption and continually updated as necessary to encourage and facilitate new affordable housing development.
Responsible Agency:	Planning Division; Redevelopment Agency
Funding Source:	Market Financing; Redevelopment set-aside fund

Program 10: Multi-Family Residential Development

The Multi-Family Residential Development Program will provide ten (10) new multi-family units in the City. The City anticipates that two (2) units will be for low-income qualified residents and eight (8) units will be very low-income qualified residents. As land prices are currently inexpensive and development costs low in Adelanto, developers are able to build units affordable to low income and very low-income households that are considered to be "market-rate". To encourage new multi-family development the City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households. The City will encourage developers to build rental housing to meet the needs of this program.

Action:

- Facilitate the development of new multi-family units by providing developers with information about development incentives and land availability on the City's website and at the public counter.

Time Frame:	Information will be added in public places within a year of Housing Element adoption and continually updated as necessary to encourage and facilitate new affordable housing development.
Responsible Agency:	Planning Division; Redevelopment Agency
Funding Source:	Market Financing; Redevelopment set-aside fund

Program 11: Section 8 Assistance

The Housing Choice Voucher Program helps extremely-low/very low-income families, elderly, and the disabled afford safe, decent, and sanitary housing in the private market. The program is funded by the U.S. Department of Housing and Urban Development (HUD). Tenant and property owners enter into a lease agreement, in which the tenant pays no more than 40 percent of his or her adjusted income directly to the property owner as rent. In a separate agreement, the San Bernardino County Housing Authority pays the remaining portion of the contract rent directly to the property owner. Participants are able to select any housing that meets the requirements of the program, and is not limited to units located in subsidized housing projects.

Action:

- Continually support the San Bernardino County Housing Authority efforts to maintain, and possibly increase, the current level of Section 8 rental assistance to fund housing assistance for extremely low, very low-, and low-income households.
- Direct eligible households to the program through direct referrals and the City website.
- Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.

Time Frame:	Ongoing
Responsible Agency:	Planning Division; Redevelopment Agency
Funding Source:	HUD Section 8 Housing Voucher Program

Goal H.3: Removal of Governmental Constraints

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate-income households due to their limited resources for absorbing the costs. The City is committed to removing governmental constraints that hinder the production of housing. In addition to the density bonuses and flexible development standards already in place, the City proposes revisions to the Zoning Ordinance to encourage housing opportunities for extremely low-income households and special needs persons.

Policy H.3.1	Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State law.

Program 12: Residential Development Standards

This program requires the City to annually review their development standards, development and permitting process and required on and off-site improvements and seek input from affordable housing developers to identify requirements that may constrain the development of affordable housing, market rate housing or housing for disabled residents. City Staff, when reviewing their standards, will focus on how development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development as per subdivision (f) of Section 65589.5 of the Government Code. The City currently exercises flexibility when evaluating housing proposals and is committed to working with developers to build new residential units which may result in modifications to or deviations from existing development standards. The City will continue to, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development or redevelopment of housing. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units.

Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.

Action:

- Review annually, the City's development standards, permit process and times, and required on and off-site improvements to identify constraints that should be removed or offset.
- As parking standards are a common constraint to the development of affordable housing, as part of the annual evaluation, Staff will specifically review, closely monitor and discuss with developers the City's parking requirements for multi-family development. Based on the annual evaluation, the City will modify or remove constraints within 1 year, as necessary, to encourage multifamily development.
- Continue fast track processing, fee modifications and development standard modifications, on a case by case basis, when feasible.

Timeframe:	Annually
Responsible Agency:	Planning Division
Funding Source:	General Fund and Redevelopment set-aside

Program 13: Extremely Low Income and Special Needs Housing

Extremely low-income households and households with special needs often have limited housing options in San Bernardino County. Housing types appropriate for these groups include emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To encourage the development of affordable units, the City will offer a density bonus incentive, development concessions, site improvement assistance, fast track processing, and RDA and/or HOME funding when available. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households. The development standards for emergency shelters are intended to encourage and facilitate the use and only subject shelters to the development and management standards that apply to other allowed uses with the Light Manufacturing/Manufacturing Industrial zones. Additionally, as part of the Governmental Constraints analysis, the following revisions to the City of Adelanto Zoning Code, as required by State law, are identified as appropriate to better facilitate the provision of a variety of housing types:

Actions:

- Amend the Zoning Code to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SRO).
- The Zoning Code has been amended concurrently with the adoption of this Housing Element to allow transitional and supportive housing as a residential use.
- The Zoning Code has been amended to provide for emergency homeless shelters as a conditional use in the Light Manufacturing/Manufacturing Industrial zones. Adelanto has approximately 700 acres of available Light Manufacturing land and 9,900 acres of vacant Manufacturing Industrial land. Figure 4 identifies possible parcels between 2-5 acres that could accommodate an emergency homeless shelter with approximate 20 beds. These zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services.
- Develop additional objective standards for emergency shelters to regulate the following, as permitted in SB2 within the planning period:
    - The maximum number of beds/persons permitted to be served nightly;
    - Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
    - The size/location of exterior and interior onsite waiting and client intake areas;
    - The provision of onsite management;
    - The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
    - The length of stay;
    - Lighting and Security during hours that the emergency shelter is in operation.

Time Frame:	By June 2014
Responsible Agency:	Planning Division
Funding Source:	General Fund

Program 14: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Adelanto a copy of the 2014-2021 Housing Element.

Action:

- Within 30 days of adoption of the Housing Element, deliver the Housing Element to all providers of sewer and water service within the City of Adelanto.

Time Frame:	Within one year of Housing Element adoption
Responsible Agency:	Planning Division
Funding Source:	General Fund

Program 15: Flood Management

In accordance with Government Code Section 65302, the City shall review and revise where appropriate the Conservation and Safety Elements to consider flood risks when making land use decisions. Specifically, the City shall upon the next revision of the housing element on or after January 1, 2014, the Conservation Element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.

Upon the next revision of the housing element on or after January 1, 2014, the Safety Element shall identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding.

Action:

- Ensure that flood risks are considered when making land use decisions

Timing Frame:	Within one year of Housing Element adoption
Responsible Agency:	Planning Division
Funding Source:	General Fund

Goal H.4: Promote Equal Housing Opportunity

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability.

Program 16: Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend for all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statues.

Action:

- Create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.
- Provide information to residents on reasonable accommodation procedures via public counters and the City website

Time Frame: Ongoing
Responsible Agency: Planning Division
Funding Source: General Fund

Program 17: Enforce Fair Housing Laws

Fair housing information is provided through the County of San Bernardino's Housing Authority. To assist in education and awareness of fair housing protections the City of Adelanto will provide available information from the County's Housing Authority to interested residents.

The City will also revise the definition of family in the Zoning Code to comply with federal and State housing laws. The definition shall not distinguish between related and unrelated persons and not impose numerical limitations on the number of persons that may constitute a family. The City will ensure that information about specific rights is available to all City residents by providing information on the City's website, at City Hall and in other public places.

Action:

- Continue to abide by and enforce fair housing laws.
- Continue to provide information to help increase awareness of fair housing protections
- Provide referral and assistance to people who claim to be victims of housing discrimination
- Establish an updated definition of family within the City's Municipal Code.

Time Frame: Ongoing
Responsible Agency: Planning Division
Funding Source: Housing Authority of San Bernardino County

Program 18: Public Information Program

The City will provide information on the housing programs to interested residents. Information can be distributed through a variety of methods including public discussion at City Council meetings, public hearings on the Housing Element and General Plan Update, press releases to the local newspapers, and/or bi-annual inserts in the water billings-informing owners and renters of the housing programs that are available. Information on the housing programs will also be available to residents at the public counter at City Hall and from City Planning Staff.

Time Frame:	Information will be added in public places within a year of Housing Element adoption and continually updated as necessary.
Responsible Agency:	Planning Division
Funding Source:	General Fund

Program 19: Foreclosure Prevention

Like most southern California communities, Adelanto is experiencing an increase in foreclosures in the community. To mediate the situation, the City directs residents to the San Bernardino County Neighborhood Stabilization Program which is designed to help residents purchase and rehabilitate affordable, foreclosed homes in eligible areas. When HOME and General Funds are available the City will provide foreclosure counseling and mediation services. Information on foreclosure assistance will be made available at City Hall, at the library and other public places The City's partnership with the County has also led to discussions of how CDBG funds may be used to create additional services to prevent additional foreclosures.

Action:

- Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.

Timeframe:	Information will be added in public places within a year of Housing Element adoption and continually updated as necessary.
Responsible Agency:	Planning Division
Funding Source:	General Fund

Goal H.5: Provide Adequate Sites to achieve housing variety

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing.

Policy H.1.1	Provide a range of different housing types and unit sizes for varying income ranges and lifestyles.
Policy H.1.2	Encourage the provision of housing to meet the needs of Adelanto families.

Program 20: Adequate Sites

Based on units developed and approved, the City has met a portion of its RHNA, with a remaining RHNA of 2,841 housing units, including 633 units for very low income households, 459 units for low income households, 513 units for moderate income and 1,236 units for above moderate income. To accommodate their remaining RHNA allocation the City of Adelanto has identified nine housing opportunity sites totaling approximately 610 acres that have been rezoned or are already rezoned as identified in the Housing Resources section. The City has created two new zones known as the High Density Residential and the Mixed Use zone, both with a minimum density of 30 units per acre. All of the parcels identified in the sites inventory have been rezoned, allowing for an appropriate density to accommodate all the housing needs.

The City has identified Sites one through six and sites eight and nine in the land inventory that exclusively accommodate residential uses. Sites one through six and site eight allow for 30 units per acre. Rezoned sites have been selected from the parcel listings in detailed sites tables provided in the Housing Resources section, and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multifamily residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code.

The City will report on the progress of this rezone in its annual progress reports required pursuant to Government Code Section 65400 and due on

April 1st of each year. As the City must also accommodate for very low and low income units from the 2008-2013 and 2014-2021 planning periods, all inventory sites have been rezoned.

Action:

- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
- Provide technical assistance and information on available parcels upon developer request.
- To maintain compliance with subdivision (f) of Section 65589.5 of the Government Code the City will ensure, through Program 13, that constraints to the development of affordable housing, market rate housing and housing for special needs groups, including emergency shelters are addressed and removed as necessary.
- Implement the North Adelanto 2035 Sustainable Community Plan within the next 18 months amending the Development Code and General Plan to include a new Mixed Use Zone.

Time Frame:	2014-2021 Planning Period
Responsible Agency:	Planning Division
Funding Source:	General Fund, Grant Funding

Program 21: Large Sites Program

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3-7 acres in size. To facilitate the subdivision of larger parcels (>15 acres) the City will provide incentives and technical assistance to facilitate and encourage development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City will offer on a case-by-case basis the following incentives for the development of affordable housing including but not limited to: priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care and special needs housing. To determine the

effectiveness of this program monitor the number of large sites available to be developed for a variety of income groups the City will monitor this program and assess its effectiveness on a bi-annual basis.

Action:

- The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.
- Provide technical assistance and information on available parcels upon developer request.

Time Frame:	Ongoing, as projects are submitted to City of Adelanto Planning Division
Responsible Agency:	Planning Division
Funding Source:	General Fund

Summary of Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on 2014 and ending 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Adelanto cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low--, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need Table 54 presents the City's quantified objectives in three categories: construction of new affordable units, program assistance and the conservation of affordable housing.

Table 54
Quantified Objectives

	Income Level					
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
RHNA	317	316	459	491	1,236	6,482
Construction Objective (Remaining RHNA)	317	316	459	491	1,236	6,482
Rehabilitation Objective*	25	25	25	25	0	100
Conservation Objective**	0	0	0	0	0	0

* The City will work to identify units in need of rehabilitation and direct residents to any County programs that are available.
**Adelanto has no at-risk units