

City of Hesperia

2021-2029 Housing Element

Revised August 2022

City of Hesperia
Planning Department
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1 Introduction

The Housing Element represents an awareness of the need within the City of Hesperia to ensure that housing is provided for all economic segments of the community. The element is one of the seven required elements of a General Plan, per state law, and also satisfies the legal requirements that housing policy be a part of the General Plan. The goals and policies of the Housing Element promote the development of affordable housing and are consistent with all state laws. This Housing Element meets the City's Regional Housing Needs Allocation (RHNA) and is in compliance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

1.1 Community Context

Hesperia is located off Interstate 15 in the southwestern corner of San Bernardino County in an area known as the Mojave River Valley. The City contains approximately 74.77 square miles of land area. Nearby communities include Adelanto, Apple Valley, and Victorville. Although Hesperia was not incorporated until 1988, the City has a rich history. It is believed to be the original tribal headquarters of the Mojave Indians. Because of Hesperia's location at the headwaters of the Mojave River, the City served as a resting place for Spanish missionaries dating back to the 1700s. In 1885, upon completion of the area's first railroad depot, the area was officially named Hesperia. A local businessman acquired the township and formed the Hesperia Land and Water Company in the same year. In the late nineteenth century, the area was known for its abundant grape crops; in the twentieth century, Hesperia was again a major rest stop as it was the final stop before the dreaded Cajon Pass. In 1924, Route 66 was realigned west of Hesperia and the City was no longer a major stopping point.

Hesperia's population grew relatively slowly until the completion of several major highways, including Routes 66, 91, 395, and Interstate 15 in the 1940s and 1960s. After completion of these roads, suburban growth transformed the small town of 5,000 people in 1970 to a moderately sized community of over 60,000 by 2000. Hesperia's growing population prompted an increase in economic growth in the City. However, Hesperia remains a semi-rural community with a variety of housing opportunities, including custom-built villas, modern subdivisions with access to various amenities, and large-lot residential zoning.

In January 2019, the City population was estimated to be 94,203, an increase of about 57 percent in the 19 years since the 2000 Census. The California Department of Finance reported an increase in average household size from 3.12 persons per household in 2000 to 3.57 persons in 2019. This could mean a trend toward larger families, or a trend toward extended families sharing living quarters. During this same period, the housing stock increased by 39.4 percent. Single-family homes make up about 83 percent of the housing stock, the multi-family share is about 12 percent, and mobile homes comprise the remaining 5 percent. The majority of the Hesperia housing stock is also relatively new, with only 11 percent of all housing units built before 1970. Over two-fifths of the housing stock is less than 20 years old (constructed since 2000). Most homes in the City are well maintained; however, some older units may be in need of nominal rehabilitation. Programs offered by the City to encourage rehabilitation will prevent deterioration.

Demographic shifts are occurring in the City. In 1990, 77 percent of the population was White. The Hispanic share of the population was 19 percent, while about 2 percent of the City's residents were Black. The 2010 Census documented an increase in Hispanic residents to 49 percent of the City population. The share of Black residents also increased to 5.8 percent. By 2019, the estimated demographics of the City

were approximately 33 percent White, 4 percent Black, 2 percent Asian, and 1 percent Native American/Alaskan Native, with 2 percent belonging to some other race or two or more races. Approximately 58 percent of the population was Hispanic or Latino of any race.

The median home price in Hesperia was \$185,000 in 2008, which dropped further to \$136,500 in February 2009 and to \$110,000 in January 2012. Prices have since recovered, rising to \$151,750 in July 2013 and \$280,000 in December 2019. The overall average rent in the City was estimated at \$1,470 as of December 2019. Although lower-income households are able to afford a majority of the rental units in the City, most are not able to afford homeownership. Hesperia has been actively addressing its housing issues by developing affordable housing, improving the existing housing, and providing assistance to households in need. As part of this Housing Element update, the City will assess its current housing issues and the cost-effectiveness of housing programs to ensure that an appropriate and effective housing strategy is developed for the 2021-2029 planning period (from October 15, 2021, through October 15, 2029).

1.2 Role of Housing Element

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident populations can be met. This Housing Element covers the planning period of October 15, 2021, through October 15, 2029, and identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development;
- Promoting equal housing opportunities; and
- Affirmatively furthering fair housing.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher-density neighborhoods. Diversity in the types of housing in the City is necessary to accommodate populations with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues.

The Hesperia Housing Element consists of the following major components:

- **Introduction:** An overview of the purpose and contents of the Housing Element (Chapter 1).
- **Community Profile:** An analysis of the demographic and housing characteristics and trends (Chapter 2).
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Chapter 3).
- **Housing Resources:** An evaluation of resources available to address housing goals (Chapter 4).
- **Past Accomplishments:** A review of past accomplishments under the previous Housing Element (Chapter 5).
- **Housing Plan:** A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Chapter 6).

1.3 Public Participation

Public participation by all economic segments in preparation of the Housing Element is important and is required by state law. To meet this requirement, Hesperia residents had several opportunities to review and comment on the City's Housing Element and to recommend strategies.

1.3.1 Community Housing Meeting

As a part of this Housing Element update, the City held workshop meetings dedicated specifically to housing issues. A workshop was held in conjunction with a regularly scheduled PC meeting on April 9, 2020 at 6:30. A staff report was prepared for the meeting and was presented to the Planning Commission. The recording of the meeting is available on the City website. A second workshop was held on June 10, 2021. That meeting was held at 5:30 in the Council Chambers. The recording of the workshop is available on the City website. A third workshop was held on November 4, 2021. That meeting was held at 5:30 in the Council Chambers. The workshop was not recorded. These meetings were advertised in the *Hesperia Daily Press* and *Hesperia Star* and special invitations were sent out to agencies serving low- and moderate-income households, as well as persons with special needs. Agencies invited to the meeting are listed later in Section 1.3.3.

1.3.2 Planning Commission Public Hearing

A public hearing was conducted on Thursday, November 4, 2021, before the Planning Commission to review the draft Housing Element.

1.3.3 Consultation with Service Providers

To expand the efforts of community outreach, these service providers and agencies were solicited for input on housing needs. The following agencies were invited to the Community Housing meeting and the Planning Commission hearing:

- Behavioral Awareness
- Call for Life Pregnancy Center
- County of San Bernardino
- Feed My Sheep
- Hesperia Housing Authority
- Hesperia Police Department
- High Desert Communities Food Bank
- High Desert Domestic Violence
- High Desert Homeless Services
- Holy Family Food Bank
- Inland Fair Housing and Mediation Board
- Kid 2 Kid Closet
- Legal Aid Society of San Bernardino (Legal Aid)

- Moses House Ministries
- Oak Hills Food Bank
- San Bernardino County Library Administration
- San Bernardino County Office of Homeless Services
- Victor Valley Community Services Council
- Victor Valley Domestic Violence
- Victor Valley Family Resource Center

1.3.4 Public Review of Draft Housing Element

The City initially sent an informal draft to HCD in early 2020. The preliminary draft of the Housing Element was made available on the City's website for public review from April 3, 2020 through May 18, 2020.

The draft housing element was formulary submitted to HCD on November 18, 2021. Consistent with State requirements, the draft HE was available on the City's website 10 days prior to the submittal. The draft Housing Element remained on the City's website, but was subsequently updated with the second draft that was submitted on April 5, 2022. Consistent with State requirements, the second draft was available on the City's website 10 days prior to the submittal. The Housing Element remained on the City's website, and was again updated with the 3rd draft that was resubmitted on September 7, 2022. Consistent with State requirements, the third draft was available on the City's website 10 days prior to the submittal. The Housing Element continues to remain available on the City's website.

1.3.5 Public Hearings

Public hearings were conducted before the Planning Commission on ____ and City Council on ____ prior to adoption of the final Housing Element.

1.4 Relationship to Other General Plan Elements

The Hesperia General Plan consists of seven elements: 1) Land Use; 2) Circulation; 3) Open Space; 4) Conservation; 5) Safety; 6) Noise; and 7) Housing. This Housing Element was prepared under the requirements of Senate Bill (SB) 375, which established a new eight-year Housing Element cycle, beginning October 15, 2021.

The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, residential densities established in the Land Use Element are incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by flood waters, are recognized in the Housing Element. As individual elements of the General Plan are updated/amended in the future, the City will review and revise the Housing Element as necessary to ensure that internal consistency is maintained.

1.4.1 Safety Element

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as State Responsibility Areas, as defined in Section 4102 of the

Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. SB 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two emergency evacuation routes. Upon adoption of the Housing Element, the City will complete the required update to the Safety Element, as required by the Government Code.

1.4.2 Environmental Justice Element

Pursuant to SB 1000, jurisdictions that have “disadvantaged communities” must adopt a new Environmental Justice Element upon the revision of two or more elements of the General Plan.

Upon the adoption of two or more General Plan element updates, the City will be required to include an Environmental Justice Element to address the needs and health of “disadvantaged communities,” as defined in the state government code. Jurisdictions with census tract CalEnviroScreen (CES) scores in the top 25th percentile of the state are mandated to adopt Environmental Justice Elements. Hesperia contains a single tract (Tract 6071010011) that meets the definition of a disadvantaged community and will thus be required to adopt amendments to the General Plan addressing the needs of north Hesperia. The City will begin drafting the Environmental Justice Element concurrently with the Safety Element.

1.5 Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 Census, as well as the American Community Survey, provide the basis for population and household characteristics. In addition, the 2010 Census must be used in the Housing Element to ensure consistency with other regional, state, and federal housing plans. Several sources are used to provide reliable updates of the 2010 Census, including the following:

- Population and demographic data updated by the California Department of Finance
- Housing market information, such as home sales and rents
- Special needs populations information, including services available to them
- Lending patterns for home purchase and home improvement loans

In addition to the 2010 Census and American Community Survey, state and local sources, as well as real estate and title company reports, were consulted to provide the most recent picture of the City’s housing. In some cases, the 2010 Census has the most recent data available.

2 Community Profile

Ensuring adequate housing for all Hesperia’s present and future residents is a primary housing goal for the City. To realize this goal, the City must effectively target its programs and resources toward those households with the greatest need. This chapter discusses the characteristics of the City population and housing stock in order to better define the nature and extent of unmet housing needs in Hesperia.

2.1 Demographic Profile

Population characteristics affect the amount and type of housing needed in a community. Factors such as population growth, age and income distribution, and employment trends influence needs such as the type of housing needed and the ability to afford housing.

2.1.1 Population Growth

Hesperia has experienced major population growth since its incorporation in 1988. From 1990 to 2019, Hesperia experienced a population increase of 91 percent. As of January 2019, Hesperia’s population was estimated to be 94,203. As shown in **Table 1**, Hesperia’s population growth from 2010 to 2019 was higher than that experienced by the neighboring Apple Valley, and Barstow, but lower than the nearby cities of Adelanto, Victorville, and the whole of San Bernardino County.

Table 1: Population Growth

City or County	Total Population 2010	Total Population 2019	Total Population 2030 (Projected)	Percent Change 2010-2019	Projected Percent Change 2019-2030
Hesperia	91,400	94,203	117,141	3.1%	24.3%
San Bernardino Co.	2,076,274	2,149,031	2,478,888	3.5%	15.3%

Sources: Bureau of the Census, 2010; 2019 American Community Survey; SCAG Regional Transportation Plan Forecast, 2016-2040.

Development activity has slowed considerably since 2006, but Hesperia is expected to undergo some additional growth in the next few years, with the population expected to increase by another 24.3 percent to 117,141 residents by 2030.

2.1.2 Age Trends

Demand for housing is often affected by the age of the residents. Different age groups may prefer certain types of housing that correspond to different circumstances and ability to afford housing. Traditionally, young adults prefer affordable apartments, condominiums, and small single-family units. Older adults typically prefer large homes as they raise families with children. As circumstances change and children leave home, seniors often trade in larger homes for smaller, moderate-cost condominiums and single-family units that require less maintenance. As seniors continue to age, many require housing with supportive services to assist in activities of daily living.

The age composition of Hesperia residents has remained stable since 2010, even with growth in the overall population. **Table 2** shows preschool age children (ages 0-4 years) comprised 8.4 percent of the population in 2010 and 7.7 percent in 2019. The proportion of school age children (5-19 years) also decreased, going from approximately 27.4 percent to 25.8 percent of the population. The proportion of college age residents increased from 7.0 percent to 7.9 percent in 2019.

Table 2: Age Characteristics

Age Groups	2010		2019		Percent Change in # of Persons
	Persons	Percent	Persons	Percent	
Preschool (0-4 years)	7,604	8.4%	7,242	7.7%	-5.0%
School Age (5-19 years)	24,749	27.4%	24,255	25.8%	-2.0%
College Age (20-24 years)	6,268	7.0%	7,400	7.9%	15.3%
Young Adults (25-44 years)	23,243	25.8%	23,868	25.3%	2.6%
Adults (45-64 years)	20,157	22.3%	21,804	23.1%	7.6%
Seniors (65+ years)	8,152	9.0%	9,634	10.3%	15.4%
Total Population	90,173	100.0%	94,203	100.00%	4.3%
Median Age	30.5		31.2		

Sources: Bureau of the Census, 2010; 2019 American Community Survey.

While young adults (ages 25 to 44) continued to comprise the largest share of Hesperia residents, their overall share in the community decreased from 25.8 percent in 2010 to 25.3 percent in 2019. In contrast, the proportion of older adults ages 45 to 64 increased from 22.3 percent in 2010 to about 23.1 percent in 2019. The median age increased from 30.5 to 31.2 years.

The number of senior residents (ages 65 and up) increased between 2010 and 2019 from 9 percent to 10.3 percent. The steady rate but increased number of seniors in Hesperia may indicate that seniors feel comfortable staying in the community as they age.

2.1.3 Race and Ethnicity

San Bernardino County, as well as California as a whole, has become increasingly diverse in terms of race, ethnicity, and culture. These changes can have implications on the nature and extent of housing needs since different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their preferences for housing.

According to the American Community Survey, Hispanic/Latino residents comprised of the largest racial/ethnic group in Hesperia, followed by non-Hispanic White residents (**Table 3**). However, the proportion of non-Hispanic White residents declined from 41.1 percent in 2010 to 33.1 percent in 2019. The proportion of Hispanic residents, on the other hand, increased from 48.9 percent in 2010 to 58.1 percent in 2019. Asian and Black residents comprised only small proportions of the population both in 2010 and 2019. However, the proportion of Black residents decreased from 5.4 percent in 2010 to 3.9 percent in 2019 and the Asian population increased to 2.2 percent.

Because of increasing marriage among members of different racial/ethnic groups, resulting in the growing number of multi-race children, the 2000 Census introduced a new category – “two or more races.” This marked the first time that respondents were allowed to select more than one race on the Census. This recent Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2019 American Community Survey, 1.5 percent of the Hesperia residents identified themselves as being of mixed racial/ethnic heritage.

Table 3: Race/Ethnicity

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
Non-Hispanic White	46,082	41.1%	31,175	33.1%
African American	5,226	5.4%	3,689	3.9%

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
Asian/Pacific Islander	2,154	1.9%	2,048	2.2%
Hispanic/Latino	44,091	48.9%	54,763	58.1%
Other Race ¹	781	0.9%	1,075	1.2%
Two or More Races	1,717	1.9%	1,453	1.5%
Total	90,173	100.0%	94,203	100.0%

Sources: Bureau of the Census, 2010; 2019 American Community Survey.

Notes:

1. The Census "Other Race" includes American Indian, Alaskan Native and individuals indicating an 'other' race.

2.2 Household Characteristics

2.2.1 Household Type

Household characteristics play an important role in defining housing needs. Household type, household income, and the presence of special needs populations are all factors that affect the housing needs of a community.

According to the 2019 American Community Survey, there were 27,185 households in Hesperia, representing a 2.9 percent increase from the 2010 Census. **Table 4** shows that the vast majority (67 percent) of Hesperia households were families. In 2010, families made up 80 percent of the total households in the community.

Among family households, the predominant type was married couples with children. The number of married couples with children experienced a decline from 2010 to 2019. Married couples without children experienced an increase in the proportion of family types. The number of "other" non-family households in Hesperia has shown the most marked increase (213 percent). There was a 25 percent increase in the number of singles households. The number of elderly people living alone increased by 32 percent. Family households saw a 13.7 percent decrease from 2010 to 2019.

What is a household?

A household is defined 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 convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

Table 4: Household Characteristics

Household Type	2010		2019		Percent Change in # of Households
	Households	Percent	Households	Percent	
Households	26,431	100%	27,185	100%	2.9%
Family Households	21,146	80.0%	18,242	67.1%	-13.7%
Married With Children	7,602	28.8%	6,898	25.4%	-9.3%
Married No Children	7,195	24.2%	6,776	24.9%	-5.8%
Other Families	6,349	24.0%	4,568	16.8%	-28.1%
Non-Family Households	5,285	20.0%	8,943	32.9%	69.2%
Singles	4,036	15.2%	5,029	18.5%	24.6%
Elderly Living Alone	1,660	6.3%	2,191	8.1%	32.0%
Other Non-Families	1,249	4.7%	3,914	14.4%	213.4%
Average Household Size	3.41		3.52		

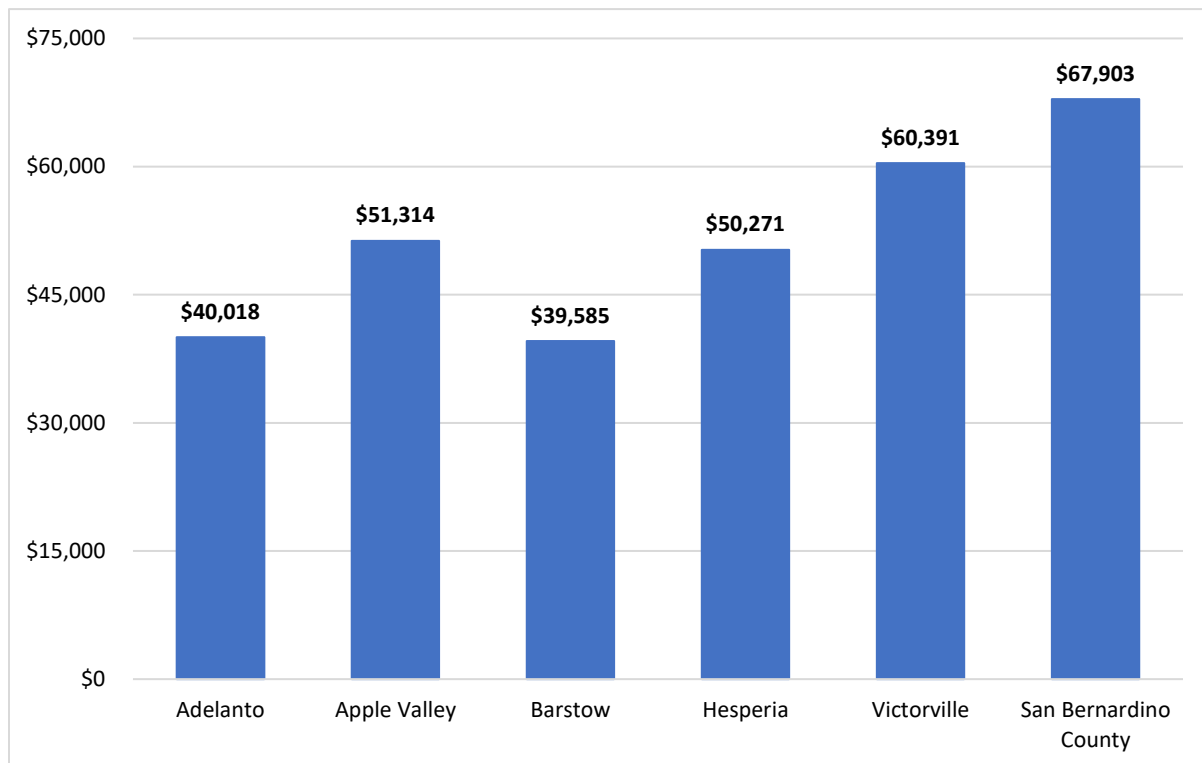
Sources: Bureau of the Census, 2010; 2019 American Community Survey.

2.2.2 Household Income

Income is the most important factor affecting housing opportunities, determining the ability of households to balance housing costs with other basic necessities. While housing choices, such as tenure (owning versus renting) and location, are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

The U.S. Census Bureau conducts the American Community Survey of communities with populations larger than 60,000 people every five years. The income data from the 2018 American Community Survey is presented in **Figure 1** below. Hesperia's median household income in 2018 was \$50,271, while the median income of San Bernardino County was \$67,903.

Figure 1: Estimated Median Household Income, 2018



Source: Bureau of the Census, 2018.

For planning and funding purposes, the California Department of Housing and Community Development (HCD) categorizes households into five income groups based on the County Area Median Income (AMI):

- Extremely Low Income – up to 30 percent of AMI
- Very Low Income – 31 to 50 percent of AMI
- Low Income – 51 to 80 percent of AMI
- Moderate Income – 81 to 120 percent of AMI
- Above Moderate Income – greater than 120 percent of AMI

Extremely low-, very low-, and low-income groups combined are referred to as lower-income groups. Household income is adjusted for household size. A household's eligibility for local, state, and federal funds is determined primarily by its income according to these categories.

California began requesting analysis of households defined as extremely low-income in the 4th cycle Housing Element. While a city is not obligated to include a separate category of sites designated for extremely low-income households in its suitable sites inventory, Government Code Section 65583(a) specifies that the housing element as a whole must analyze the obstacles and needs for this category and include proposed actions and programs to meet those needs.

While the RHNA does not include a separate extremely low-income category, Hesperia estimates that 50 percent (allowed per state methodology) of the projected housing need for very low-income households qualifies as extremely low-income households.

2.2.3 Income by Household Type and Tenure

Approximately 21 percent of small family households, 17 percent of large households, and 12 percent of all elderly households were lower income (earned less than 80 percent AMI). Specifically, about 7 percent of all elderly households, 13 percent of large households, and 12 percent of small family households earned very low income (less than 50 percent of the AMI). Although 48 percent of Hesperia earns more than 80 percent of the AMI, there is still a significant proportion of the community that earns below 80 percent.

Table 5: Household Income Profile by Household Type, 2012-2016

Households	Total Households	Extremely Low Income	Very Low Income	Low Income	Moderate/Upper Income
		(0-30% AMI)	(31-50% AMI)	(51-80% AMI)	(81%+ AMI)
Number					
Elderly	5,070	750	1,155	1,200	1,965
Small Families	12,390	1,810	1,280	2,530	6,770
Large Families	4,980	895	2,530	1,095	2,640
Others	3,150	1,175	6,770	1,315	1,315
Total	26,210	4,635	3,690	5,200	12,685
Percentage					
Elderly	19.3%	2.9%	4.4%	4.6%	7.5%
Small Families	47.3%	6.9%	4.9%	9.7%	25.8%
Large Families	19.0%	3.4%	9.7%	4.2%	10.1%
Others	12.0%	4.5%	25.8%	5.0%	5.0%
Total	100.0%	17.7%	14.1%	19.8%	48.4%

Sources: HUD Comprehensive Housing Affordability Strategy dataset, 2012-2016; SCAG Pre-certified Housing Data.

Extremely low-income households often experience substandard housing and disproportionate housing needs at a higher rate than the average population. **Table 6** shows the percentage of extremely low-income households that experience cost burden or overcrowding in the City of Hesperia, and in the region as a whole. In the extremely low-income population in Hesperia, both renters and owners experience overcrowding and cost burden at a lower rate than the County. Overcrowding is not a predominant issue in the City of Hesperia.

Table 6: Extremely Low-Income Households with Overcrowding or Cost Burden by Tenure, 2018

		Cost Burden	Overcrowding
Hesperia	Owner	66.0%	1.2%
	Renter	74.8%	5.8%
San Bernardino County	Owner	86.0%	5.0%
	Renter	89.8%	16.0%

Source: HUD Comprehensive Housing Affordability Strategy dataset, 2014-2018.

2.3 Employment Market

Highly correlating to household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Hesperia's location in a rapidly growing part of California with access to the Interstate 15 transportation corridor makes it an attractive place for medium-sized firms now and larger firms in the future. Major employers in Hesperia include the Hesperia Unified School District, County of San Bernardino, Walmart, Target, and Stater Bros. Markets.

Table 7: Major Employers in Hesperia

Name of Employer	Type of Service	Number of Employees
Hesperia Unified School District	Education	2,817
County of San Bernardino	Government	648
Walmart Supercenter	Retail	405
Super Target	Retail	320
Stater Bros. Markets	Groceries	320
City of Hesperia	Government	261
Arizona Pipeline Company	Utilities	213
In-N-Out Burger	Food Service	143
Robar Ent/Hi Grade Material	Construction	129
Double Eagle Transportation	Transportation	126
Hesperia Recreation & Park District	Government	106

Source: City of Hesperia, 2020.

Note: Only institutions that employ over 100 individuals are listed.

About 23 percent of Hesperia residents were employed in the management and professional field (**Table 8**). In comparison, 29 percent of the County residents were employed in these generally higher paying jobs. However, the City had a larger proportion of residents employed in the transportation, construction, and maintenance fields.

Legal and management occupations have the highest average salaries in the Riverside, San Bernardino, Ontario Metropolitan Statistical Area (MSA) while food preparation, care and service related, and farming occupations have the lowest. Sales and office occupations employ the greatest number of people in Hesperia (23.3 percent). Most industries that employ Hesperia residents have average salaries around the area median. However, management occupations and construction occupations pay above the median average salary (**Table 8** and **Table 9**).

Table 8: Employment Profile of Residents

Occupations of Residents ¹	Hesperia		San Bernardino County	
	Persons	Percent	Persons	Percent
Management, business, science, and arts occupations	8,290	22.9%	269,769	29.5%
Service occupations	6,142	17.0%	170,014	18.6%
Sales and office occupations	8,435	23.3%	209,911	23.0%
Natural resources, construction, and maintenance occupations	5,026	13.9%	93,112	10.2%
Production, transportation, and material moving occupations	8,298	22.9%	171,708	18.8%
Total	36,191	100%	914,514	100.00%

Sources: 2019 American Community Survey; Bureau of the Census.

Note: Civilian population 16 years and over.

Table 9: Average Yearly Salary by Occupation Riverside-San Bernardino-Ontario, MSA 2018

Occupations	Average Salary
Management	\$114,960
Legal	\$113,060
Healthcare Practitioners and Technical	\$93,430
Architecture and Engineering	\$85,030
Computer and Mathematical	\$82,770
Life, Physical and Social Science	\$79,000
Business and Financial	\$67,380
Education, Training and Library	\$65,660
Community and Social Service	\$55,860
Construction and Extraction	\$55,490
Protective Service	\$54,670
Art, Design, Entertainment, Sports and Media	\$52,560
Installation, Maintenance and Repair	\$50,970
Office and Administrative Support	\$39,230
Sales	\$38,630
Production	\$37,730
Transportation and Material Moving	\$37,500
Median	\$36,610
Healthcare Support	\$36,040
Buildings and Grounds Cleaning and Maintenance	\$32,840
Food Preparation and Serving Related	\$27,240
Personal Care and Service	\$27,210
Farming, Fishing and Forestry	\$26,560

Source: Bureau of Labor Statistics, 2018.

2.4 Housing Problems

2.4.1 Overcrowding

Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care.

In 2010, approximately 8 percent of Hesperia households lived in overcrowded conditions, inclusive of nearly 2 percent in severely overcrowded living conditions (**Table 10:**). This was a lower rate than the San Bernardino County average of approximately 9 percent. In 2019, about 7.2 percent of all households were overcrowded while 1.6 percent were severely overcrowded in Hesperia.

What is overcrowding?

Overcrowding is defined as a household with more than one person per room (excluding bathroom and kitchen). Severe overcrowding is a household with more than 1.5 persons per room.

Table 10: Overcrowding, 2010 and 2018

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
2010						
Total Overcrowded (> 1.0 person/room)	1,169	6.6%	905	12.6%	2,091	8.4%
Severely Overcrowded (>1.5 persons/room)	195	1.1%	337	4.7%	548	2.2%
2018						
Total Overcrowded (> 1.0 person/room)	688	4.1%	1,265	13.1%	1,953	7.2%
Severely Overcrowded (>1.5 persons/room)	177	1.3%	245	2.5%	422	1.6%

Sources: 2010 and 2018 American Community Survey; SCAG Pre-certified housing data.

2.4.2 Overpayment

Overpayment for housing (also known as housing cost burden) is defined as a housing cost that exceeds 30 percent of a household's gross income. Housing overpayment is problematic for low- and moderate-income households in that it leaves little resources to pay for other living expenses. Because housing overpayment is also concentrated among the most vulnerable people, reducing the burden of housing cost is an important housing goal. In 2010, 18,217 households in Hesperia overpaid for housing; approximately 33 percent (6,090 households) of these households overpaying for housing were renter households and 65 percent (12,127 households) were owner households. In 2016, 10,377 households in Hesperia overpaid for housing; approximately 52 percent (5,354 households) of these households overpaying for housing are renter households and 48 percent (5,023 households) are owner households.

Housing overpayment varies by income, tenure, and household type. Housing overpayment occurs in various groups in Hesperia. Extremely low-income and very low-income renters generally overpaid for housing. Specifically, the overpayment issues for renters were more prevalent among households made up of elderly and small families.

In the extremely low- and very low-income groups, 36 percent of owners were overpaying for housing compared to 64 percent of renters. In the low-income group, 60 percent of owners were overpaying for housing compared to 40 percent of renters. The moderate-income group shows different trends as fewer renters were overpaying in all household types. No renters or owners were overpaying for housing in the large families. This implies that rental and owner-occupied housing in Hesperia is generally affordable to moderate-income households.

Table 11: Overpayment (Cost Burden), 2016

Household by Type, Income, & Housing Problem	Renters			Total Renters	Owners			Total Owners	Total Households
	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)		Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)		
Extremely Low Income	195	1,235	695	2,925	555	575	360	1,710	4,635
Cost Burden 30%-50%	20	40	70	120	100	40	4	159	279
Cost Burden>50%	120	900	430	1,975	265	430	105	1,030	3,005
Total Extremely Low Experiencing Cost Burden				2,095	-	-	-	1,189	3,284
Very Low Income	395	1,105	300	2,045	760	500	350	1,645	3,690
Cost Burden 30%-50%	125	685	170	1,020	285	150	95	590	1,610
Cost Burden>50%	145	460	80	795	120	175	120	430	1,225
Total Very Low Income Experiencing Cost Burden				1,815	-	-	-	1,020	2,835
Low Income	280	1,100	555	2,130	920	1,430	290	3,070	5,200
Cost Burden 30%-50%	95	580	200	940	320	515	260	1,140	2,080
Cost Burden>50%	0	80	10	145	155	245	4	484	629
Total Low Income Experiencing Cost Burden				1,085	-	-	-	1,624	2,709
Moderate / Above Moderate Income	360	1,405	620	2,965	1,605	5,365	300	9,720	12,685
Cost Burden 30%-50%	55	189	20	319	275	565	135	1,045	1,364

Household by Type, Income, & Housing Problem	Renters			Total Renters	Owners			Total Owners	Total Households
	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)		Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)		
Cost Burden>50%	0	0	0	40	60	50	0	145	185
Total Moderate / Above Moderate Experiencing Cost Burden				359				1,190	1,549
Total Households	1,230	4,845	2,170	10,065	3,840	7,870	1,300	16,145	26,210
Cost Burden 30%-50%	295	1,494	460	2,399	980	1,270	494	2,934	5,333
Cost Burden>50%	265	1,440	520	2,955	600	900	229	2,089	5,044
Total Households Experiencing Cost Burden				5,354				5,023	10,377

Sources: HUD Comprehensive Housing Affordability Strategy, 2012-2016; SCAG Pre-certified housing data.

2.5 Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and/or disability status, among others. In Hesperia, persons and households with special needs include seniors, persons with disabilities, large households, female-headed households, homeless individuals, farmworkers, and students. **Table 12** summarizes the special needs groups in the City. A list of resources available for these special needs groups can be found in **Table 17** at the end of this section.

Table 12: Special Needs Households, 2019

Special Needs Group	# of Persons or Households	# (%) of Owners	# (%) of Renters	% of Total Households or Persons
Persons Aged 65+	9,634	--	--	10.2%
Households with Members Age 65+	7,701	--	--	28.3%
Elderly Headed Households	4,909	3,918	991	18.1%
Elderly Living Alone	2,191	1,087	478	2.3%
Disabled Persons	11,991	--	--	12.7%
Large Households	6,704	3,942	2,762	24.7%
Single Parent Households	2,759	--	--	10.2%
Female Headed Households	4,993	--	--	18.4%
Female Headed Households with Children	2,064	--	--	7.6%
Farmworkers	35	--	--	0.04%

Special Needs Group	# of Persons or Households	# (%) of Owners	# (%) of Renters	% of Total Households or Persons
Households in Poverty	3,533	--	--	13.0%
Homeless	32	--	--	0.04%

Sources: Bureau of the Census, 2010 Census; 2015-2019 American Community Survey.

2.5.1 Affirmatively Furthering Fair Housing

The City is a participant in planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing, and enforcement activities. To affirmatively further fair housing in Hesperia, the City will work with regional partners to identify, address, and eliminate housing discrimination as identified in the *5-Year Consolidated Plan and Analysis of Impediments (AI) to Fair Housing Choice*. This document identifies specific local actions that can be taken to expand fair housing choices for all. The current AI for FY 2020-2024 outlines numerous actions for the City that apply locally. Some of the most significant actions follow:

- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, homeless individuals, etc.
- Conduct random fair housing testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.
- Diversify and expand the housing stock to accommodate the varied housing needs of different groups.
- Work collaboratively with local housing authorities and affordable housing providers to ensure that affirmative fair marketing plans and de-concentration policies are implemented.

In Hesperia, ‘affirmatively further fair housing’ means the elimination of discrimination in all aspects of housing, including home sales, rentals, housing policies, and financing. Furthermore, the City of Hesperia’s residents are entitled to equal access to housing opportunities regardless of their race, color, religion, sex, national origin, disability/medical conditions, familial status, age, ancestry, sexual orientation, gender identify, gender expression, source of income, or any other arbitrary reason.

The City will address local fair housing impediments in the AI and assess the funding and resources needed and available to conduct fair housing activities. The City will partner with other government and non-government agencies to advance fair housing protection and expand implementation and enforcement of fair housing laws and regulations.

The City of Hesperia receives Community Development Block Grant (CDBG) funds from the federal Department of Housing and Urban Development (HUD). As a recipient of these funds, the City certifies that it will affirmatively further fair housing. The City currently contracts locally with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing and landlord/tenant services to residents and landlords in Hesperia. Legal Aid will help mediate and will assist with filling fair housing complaints, and the City refers complaints to Legal Aid. Legal Aid also conducts free educational workshops for housing providers and tenants, as well as conducting fair housing testing to ascertain if fair housing issues are occurring in the City.

The Economic Development Department (EDD) develops, manages, and promotes programs and projects that improve the City's housing stock and provide affordable housing opportunities. The EDD provides initial ongoing subsidies to affordable rental housing projects within City limits. These affordable housing projects are targeted to very low-, low-, and moderate-income persons. The EDD also contemplates participation in developer-based proposals for affordable housing projects throughout the year.

The City of Hesperia's contracted fair housing service provider is the IFHMB, a nonprofit, public benefit corporation that has served San Bernardino County and parts of Riverside and Imperial Counties in Southern California since 1980. Funded by numerous grants and awards, the IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. Located in the City of Ontario with satellite offices in San Bernardino, Victorville, Barstow, Indio, and El Centro, California, the IFHMB assists thousands of individuals each year through its numerous programs at no charge to the consumer.

2.5.2 Senior Households

According to the 2019 American Community Survey, 9,634 Hesperia residents were 65 years of age or older, representing 10.3 percent of the total population. A total of 7,701 households in the City had at least one member over the age of 65.

Many senior-occupied households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes.
- **Income:** People aged 65 and over are usually retired and living on a limited income.
- **Health care:** Seniors are more likely to have high health care costs.
- **Transportation:** Many of the elderly rely on public transportation, especially those with disabilities.

The High Desert area has several licensed care facilities that provide assisted living, nursing care, and general services to seniors. There are currently 13 licensed residential facilities for the elderly in the City of Hesperia with a total capacity of 190, according to the California Department of Social Services. Programs are available via County funding to provide meal delivery for elderly residents, caregiver services, employment assistance, and more.

As shown in **Table 13**, the elderly population lives on a lower median income than the population as a whole. A common special need of the elderly population is attention to living on a fixed income. Programs available include technology and interview training for low-income elderly residents to enter the job force after age 55.

Table 13: Median Income of Elderly Population

	City of Hesperia Median Income	San Bernardino County Median Income
Total	\$50,271	\$67,903
Age 65+	\$40,159	\$48,615

Source: American Community Survey 5-Year Estimates Table B19049.

2.5.3 Persons with Disabilities (Including Developmental Disabilities)

Persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

In addition to accessible housing, the disabled population needs housing in accessible areas. The City of Hesperia utilized CDBG funding to improve city conditions by paving dirt roads, bringing manhole covers up to grade, and adding right-of-ways in the middle of roads, among other projects.

According to the American Community Survey, 9,830 persons with one or more disabilities resided in Hesperia in 2019, representing 10.5 percent of the City's population. Of the population with disabilities, 3,856 were seniors. At the end of June 2019, there were a total of 852 persons residing in Hesperia with developmental disabilities. Of these, 717 lived at home with a parent/guardian or family; 50 lived in independent/supportive living; 38 lived in community care facilities; 36 lived in foster/family homes, and 11 were classified as "other." Of the 843 persons, 425 are under the age of 18, and 418 are 18 and older. According to the California Department of Social Services, 11 adult residential care facilities are located in Hesperia. These facilities provide a total capacity of 56 beds.

Table 14: Disability Status, 2019

	Age under 18		Age 18 to 64		Age 65+		Total
	Population	%	Population	%	Population	%	
With a hearing difficulty	42	0.1	1,402	2.5	1,713	17.8	3,157
With a vision difficulty	106	0.4	1,021	1.8	1,075	11.2	2,202
With a cognitive difficulty	445	2.1	2,123	3.8	1,136	11.8	3,704
With an ambulatory difficulty	74	0.3	2,429	4.4	2,610	27.1	5,113
With a self-care difficulty	137	0.6	1,062	1.9	1,141	11.8	2,340
With an independent living difficulty	-	-	2,161	3.9	2,090	21.7	4,251

Source: 2015-2019 American Community Survey.

Notes:

Persons may have multiple disabilities.

2.5.4 Large Households

Large households are defined as those consisting of five or more members. These households are considered a special needs group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. In 2010, 6,812 Hesperia households had five or more members. Approximately 61 percent of the City's large households were living in owner-occupied homes and 39 percent were renters. As previously shown in **Table 11**, moderate-income, large-family renter households had no overpayment

problems. First-time homebuyer assistance, rehabilitation assistance, and other affordable housing programs can help address housing needs of this special needs group.

As shown in **Table 15**, large households experience cost burden at a higher rate than the population as a whole in the City of Hesperia. The County has emergency rental assistance for families approaching risk of homelessness.

Table 15: Large Households with Housing Problems and Cost Burden

		HESPERIA		SAN BERNARDINO COUNTY	
		Large	All	Large	All
HOUSING PROBLEMS	Owner-Occupied	39.2%	32.5%	47.2%	35.4%
	Renter-Occupied	75.4%	62.2%	76.9%	61.2%
	All Households	54.3%	43.3%	60.0%	45.8%
COST BURDEN	Owner-Occupied	99.2%	29.1%	28.9%	31.2%
	Renter-Occupied	97.0%	55.0%	55.6%	54.7%
	All Households	98.4%	38.4%	40.1%	40.7%

2.5.5 Single-Parent Families

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. In 2017, there were 4,881 female-headed households in the City of Hesperia. About 57 percent of these female-headed households included children under the age of 18.

Female-headed households with children in particular tend to have lower incomes, thus limiting housing choice for this group. Female-headed households need affordable housing in areas suitable for child-rearing and with access to transit networks, schools and parks, and daily services. Provision of affordable housing with easy access to public transportation, child care, and other recreational facilities can help address the housing needs of this group.

2.5.6 Farmworkers

Persons in the farming industry tend to earn lower incomes compared to those employed in other industries. Based on the California Economic Development Department research, persons employed in farming, forestry, and fishing occupations in the Riverside/Ontario/San Bernardino MSA earned approximately \$26,560 in 2018, well below the wages of most other occupations in the region.

The American Community Survey estimates 35 persons in the farming, forestry, and fishing occupations. The American Community Survey also estimates 78 persons in the farming, mining, and forestry industries. These occupations, particularly in urban areas, include gardeners, landscapers, and people who work in plant nurseries. Given the limited number of farmworkers in the City, general affordable housing programs in the City can address the needs of this group.

2.5.7 Homeless Persons and Residents Living in Poverty

The 2019 Homeless Count and Survey indicated that Hesperia had 32 homeless persons (**Table 16**). Among those, 19 were unsheltered. In addition to the homeless, the 2019 American Community Survey reported that 13.3 percent of Hesperia residents were living in poverty. Persons living in poverty are at risk of becoming homeless in the event of losing their incomes/employment or facing unexpected expenses.

Table 16: Homeless Population by Jurisdiction, 2020

Jurisdiction	Sheltered		Unsheltered	Total Number of Homeless
	Shelter	Transitional Housing		
Adelanto	0	13	11	24
Apple Valley	7	0	24	31
Barstow	3	27	78	108
Phelan	0	0	2	2
Victorville	132	21	298	451
Hesperia	7	6	19	32
San Bernardino County	537	198	2,390	3,125

Source: San Bernardino County Homeless Count and Survey, 2020.

The City of Hesperia has limited resources to address homeless needs. San Bernardino County's leading authority on the region's homeless population is the San Bernardino County Homeless Partnership. The Partnership exists to develop a countywide system that nurtures and strengthens the emergency shelter network system for removing homeless persons from the streets and aims to build a program that provides opportunities for reintegration into the community. Shelters serving the High Desert area, including Hesperia, are included below in **Table 17**, along with resources for other special needs groups discussed.

Table 17: Resources for Special Needs Groups

Special Needs Group	Program	Description
Elderly	S. B. County Senior Information and Assistance	Referrals for assistance and programs for senior citizens.
	Inland Counties Legal Services	Free legal assistance to eligible seniors aged 60 and older.
	The Alzheimer's Association	Nationwide system designed to help identify individuals who are memory impaired due to Alzheimer's disease or a related disorder.
	Senior Employment Program S. B. County One Stop Center	Training program for income eligible participants aged 55 or older.
	Victor Valley Community Services Council	Provides senior visits, transit services and minor home repair.
Elderly and Disabled Persons	Inland Fair Housing Mediation Board	Fair housing services and tenant/landlord mediation services.
	Victor Valley Transit	Local curb-to-curb transportation service for the certified disabled and frail elderly.
Disabled Persons	Mojave Deaf Services	Provides counseling, rent assistance, individual living skills classes, advocacy, and assistance with paperwork to the deaf and blind.
	S.B. County Library	Provides tutoring services to illiterate adults.

Special Needs Group	Program	Description
Single Parent Households	After School Activities Program	Provides students with sports activities, arts and crafts projects, enrichment programs and organized indoor and outdoor games. Homework assistance, computer skills, behavioral counseling, and guidance are also provided.
	Kids Kamp	Summer program that includes organized indoor and outdoor activities, sports, open swim, arts and crafts, and games.
	Call For Life Pregnancy Center	Provides free confidential pregnancy test, counseling, information, referrals to doctors, and practical aid.
	Behavioral Awareness	Provides group therapy and life-skill classes for low-income youth and parents.
Youth Services	Kid-2-Kid Closet	Provides donated or used clothes, school supplies and free haircuts.
Homeless and Persons in Poverty	Victor Valley Family Resource Center	Provides transitional housing and homeless assistance.
	Legal Aid Society	Provides counseling advise and preparation of documents to facilitate resolutions in family law, guardianships, conservatorships, and minor or individual rights.
	High Desert Community Food Bank	Provides food to low-income and homeless persons and families.
	Holy Family Food Bank	
	Feed My Sheep	

2.6 Housing Stock Characteristics

This section discusses various housing characteristics and trends that affect housing needs in Hesperia. Important characteristics include housing types, the tenure and vacancy rates, housing age and condition, housing cost and affordability, and housing problems.

2.6.1 Housing Types

In 2019, Hesperia had 29,893 housing units, a 3 percent increase from the housing stock of 29,004 units in 2010. Single-family homes made up the vast majority of Hesperia's housing units at 83 percent. Many of these were detached single-family homes, with only 2 percent of all single-family homes being attached (planned unit developments, townhomes, etc.). The overall proportion of single-family homes has remained stable from 2000.

There were 3,550 multi-family units in Hesperia in 2019. Multi-family homes had a 7 percent increase in number of units from 2010. The proportion of multi-family units, however, has slightly increased since 2010. The number of mobile homes experienced a slight increase between 2010 and 2019.

Table 18: Housing Unit Type, 2010 and 2019

Housing Unit Type	2010		2019		Percent Change in # of Units
	Units	Percent	Units	Percent	
Single-Family Homes	24,181	83.4%	24,822	83.0%	2.7%
Detached	23,476	80.9%	24,116	80.7%	2.7%
Attached	705	2.4%	706	2.4%	0.1%
Multi-Family Homes	3,320	11.4%	3,550	11.9%	6.9%

Housing Unit Type	2010		2019		Percent Change in # of Units
	Units	Percent	Units	Percent	
2-4 units	1,502	5.2%	1,636	5.5%	8.9%
5+ units	1,818	6.3%	1,914	6.4%	5.3%
Mobile Homes	1,503	5.2%	1,521	5.1%	1.2%
Total	29,004	100%	29,893	100.0%	3.1%

Sources: Bureau of the Census, 2010; California Department of Finance, 2019.

2.6.2 Housing Tenure and Vacancy

From 2010 to 2019, the tenure distribution in Hesperia changed. There was a decrease in owner-occupied housing, from 66 percent to 57 percent, and a corresponding increase in renter-occupied units from 27 percent to 43 percent (**Table 19**).

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5–6 percent for rental housing and 2–3 percent for ownership housing are generally considered optimum, where there is balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices. The vacancy rate citywide has decreased from 7.7 percent to 6.7 percent overall (**Table 19**). In Hesperia, owner vacancy decreased from 3.3 percent to 2 percent while rental vacancy decreased from 6.3 percent to 1.5 percent.

Table 19: Housing Tenure and Vacancy

Tenure & Vacancy	2010		2019	
	Units	Percent	Units	Percent
Total Housing Units	26,965	100.0%	29,136	100.0%
Occupied Units	24,889	92.3%	27,185	93.3%
Owner-Occupied	17,709	65.7%	15,476	56.9%
Renter-Occupied	7,180	26.6%	11,709	43.1%
Vacant Units ¹	2,076	7.7%	1,951	6.7%
Rental Vacancy	1,699	6.3%	445	1.5%
Owner Vacancy	890	3.3%	588	2.0%

Source: American Community Survey, 2010 and 2019.

Note:

1. Vacant units include units for sale, units for rent, boarded-up units, or units vacant for other reasons (e.g. second homes). Most vacant homes are due probably to foreclosures in the “shadow market.”

2.6.3 Housing Age and Condition

Housing age is frequently used as an indicator of housing condition. Most residential structures over 30 years of age will require minor repairs and modernization improvements, while units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. A unit is generally deemed to have exceeded its useful life after 70 years of age.

Approximately 40 percent of Hesperia’s housing stock was built prior to 1980 and therefore may require minor repairs and modernization improvement (**Table 20**). Another 25.7 percent of the housing stock was

constructed in the 1980s, reflective of the housing boom at the time. These units will either reach 40 years of age in a few years or have already reached this age.

Table 20: Housing Age

Year Structure Built	Number	Percent of Total
Built 2014 or later	620	2.1%
Built 2010 to 2013	175	0.6%
Built 2000 to 2009	4,682	16.1%
Built 1990 to 1999	4,364	15.0%
Built 1980 to 1989	7,481	25.7%
Built 1970 to 1979	8,892	30.5%
Built 1960 to 1969	1,054	3.6%
Built 1950 to 1959	1,760	6.0%
Built 1940 to 1949	108	0.4%
Built 1939 or earlier	0	0.0%
Total	29,136	100.0%

Sources: Bureau of the Census; 2015-2019 American Community Survey.

According to the 2019 American Community Survey, 68 units in Hesperia had incomplete plumbing, 234 units were without heat, and 155 units were without a complete kitchen. These units with significant problems accounted for less than 2 percent of the housing stock in Hesperia. Given the relatively young age of the housing stock, the number of units requiring substantial rehabilitation or replacement is limited. The City Community Development staff completed a survey of 454 homes in the City. Based on the percentage of units surveyed, staff estimated that 1,396 units in the City require some rehabilitation and 253 units are dilapidated and may require replacement.

2.6.4 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Hesperia residents.

Homeownership Market

During the Great Recession, the downturn in the housing market led to decreases in housing prices throughout the High Desert region. Median home sales price data are compiled by DataQuick for cities and counties throughout the state. Overall, in 2019, Hesperia's median home sales price was reported at \$280,000, representing an increase of 84.5 percent from 2013 (**Table 21**).

Table 21: Median Home Sales Price, 2013-2019

Jurisdiction	# of Homes Sold	2013 Median Price	2019 Median Price	% Change (2013-2019)
Adelanto	53	\$128,000	\$239,000	86.70%
Apple Valley	213	\$145,000	\$272,000	87.60%
Hesperia	138	\$151,750	\$280,000	84.50%
Victorville	243	\$153,000	\$275,000	79.70%

Sources: Escrow Junction Inc. Market Condition Report, 2019; DataQuick Real Estate News, 2013.

Rental Market

Websites were searched in December 2019 and rental price information was collected for housing units for rent within the City (**Table 22**). In December 2019, rents for one-bedroom units ranged from \$800 to \$1,200 per month with an average rent of \$1,015, while two-bedroom units rented for \$995 to \$1,752 with an average rent of \$1,273. Larger units were more expensive. Rents for three-bedroom units ranged from \$1,200 to \$2,000, with an average rent of \$1,545, while four-bedroom and five-bedroom units were offered at rents ranging from \$1,600 to \$2,700 per month, with average rents of \$1,902 and \$1,820, respectively. There were only two listings for a five-bedroom household.

Table 22: Rental Rates, December 2019

Unit Size	Number of Listings	Rent Range	Average Rent
One-Bedroom	9	\$800–\$1,200	\$1,015
Two-Bedroom	17	\$995–\$1,752	\$1,273
Three-Bedroom	11	\$1,200–\$2,000	\$1,545
Four-Bedroom	9	\$1,600–\$2,700	\$1,902
Five-Bedroom	2	\$1,745–\$1,895	\$1,820
Total	48	\$800–\$1,895	\$1,511

Sources: www.move.com, accessed 12/03/19; www.forrent.com, accessed 12/03/19; www.Craigslist.com, accessed 12/03/19.

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD develops income limits for state programs (**Table 23**).

Table 23: Maximum Household Income by Household Size, 2021

Income Category	Household Size				
	1	2	3	4	5
Extremely Low Income (0-30% AMI)	\$16,600	\$19,000	\$21,960	\$26,500	\$31,040
Very Low Income (31-50% AMI)	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700
Low Income (51-80% AMI)	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300
Median Income (81-100% AMI)	\$54,250	\$62,000	\$69,750	\$77,500	\$83,700
Moderate Income (81-120% AMI)	\$65,100	\$74,400	\$83,700	\$93,000	\$100,450

Source: California Department of Housing and Community Development, 2021.

Using the state income limits and former California Redevelopment Law on maximum housing cost-to-income ratios, the maximum affordable home and rental prices for residents in San Bernardino County are estimated (**Table 24**). The market affordability of the City's housing stock for each income group is discussed below.

Extremely Low-Income Households: Extremely low-income households are those making up to 30 percent of the area median income (AMI). These households can afford monthly rents of up to \$663. Most market-rate apartments in the City, however, rent for much higher and extremely low-income households

would find it difficult to secure affordable rental housing in Hesperia. Based on median home prices in 2019, these households would also not be able to afford to purchase homes in the City.

Very Low-Income Households: Very low-income households are classified as those earning between 31 and 50 percent of the AMI. These households can afford monthly rents of up to \$988 and homes up to \$136,275 (**Table 24**). Very low-income households can afford some of the City’s smaller market-rate rental units, but these would likely be inadequate in size and lead to other problems, such as overcrowding. Homeownership is also not affordable to these households.

Low-Income Households: Low-income households earn up to 80 percent of the AMI. Low-income households can afford monthly rents of up to \$1,580 and homes up to \$218,040 (**Table 24**). These households will have little trouble securing appropriately sized rental housing in the City; however, finding adequately sized affordable homes for purchase may still be difficult.

Median-Income Households: Median-income households make 100 percent of the AMI. These households can afford monthly rents of up to \$1,938 and homes up to \$267,375 (**Table 24**). Median-income households are able to afford nearly all of the rental housing opportunities in the City. Households in this income group are also easily able to purchase adequately sized homes.

Moderate-Income Households: Moderate-income households earn up to 120 percent of the AMI. Households in this income group can afford monthly rents of up to \$2,325 and homes up to \$320,850. All housing opportunities within the City, both rental and ownership, are affordable to moderate-income households.

Table 24: Housing Affordability by Income Level

	Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$26,500	\$39,500	\$63,200	\$77,500	\$93,000
Monthly Income	\$2,208	\$3,292	\$5,267	\$6,458	\$7,750
Maximum Monthly Gross Rent	\$663	\$988	\$1,580	\$1,938	\$2,325
Maximum Purchase Price	\$91,425	\$136,275	\$218,040	\$267,375	\$320,850

Sources: California Department of Housing and Community Development 2019; www.realtor.com.

1. Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost
2. Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 3.798%

2.6.5 Affordable Housing

Tenant-Based Housing Choice Vouchers

The Housing Authority of the County of San Bernardino (HACSB) administers the tenant-based Section 8 Housing Choice Vouchers in Hesperia. The most recent Voucher Management System report from HUD reports that HACSB actively manages 10,172 housing choice vouchers. Of those receiving vouchers, 81 percent of all households were female-headed (approximately 8,239).

Publicly Assisted Rental Housing

Housing that receives governmental assistance is often a significant source of affordable housing in most communities. Because of its significance, this section identifies publicly assisted rental housing in Hesperia, evaluates the potential of such housing to convert to market rate during a ten-year planning period (2019 to 2029), and analyzes the options and associated costs to preserving the at-risk units, i.e.,

affordable units whose government assistance/deed restriction are expiring and may convert to market-rate value. In general, it is more economical to maintain affordable housing than it is to replace it.

Table 25 provides the inventory of assisted rental housing units in Hesperia. Ten publicly assisted developments in Hesperia offer 718 affordable units to low- and moderate-income households. These projects are deed-restricted as long-term affordable housing. One project, the Three Palms Apartments at 9800 Seventh Avenue, #250, with 113 low-income senior units, is expected to lose its affordability covenants in 2030, but covenants would remain intact during the planning period of this 6th Cycle Housing Element. Program 13 requires the City to track, monitor, and conduct proper notification for affordable housing units.

Table 25: Assisted Developments

Project Name	Units	Target Population	Funding	Affordability Expires	Phase
Sunrise Terrace I	22 very low income 87 low income	Family	Agency, HOME, Tax Credits, Bonds	2061	Completed
Sunrise Terrace II	16 very low income 55 low income	Family	Agency, HOME, Tax Credits, Bonds	2061	Completed
Village at Hesperia I	14 very low income 53 low income	Senior	Agency, HOME, Tax Credits, Bonds	2063	Completed
Village at Hesperia III	17 very low income 4 low income	Senior	Tax Credits	2061	Completed
Santa Fe Apartments	89 low-income units	Family	Tax Credits Density Bonus	2047	Completed
Three Palms Apartments	113 low income	Seniors	Tax Credits and Density Bonus	2030	Completed
San Remo I	50 very low income 14 low income	Family	Agency and Tax Credits	2064	Completed
The Villas at Hesperia / Crossings West	31 very low income	Family	Agency, Tax Credits, Bonds	2064	Completed
San Remo II	39 very low income 19 low income	Family	Agency, Tax Credits	2064	Completed
Villas Apartments West	20 very low income 75 low income	Senior	Bonds	2072	Completed
Total	718				

Source: City of Hesperia, 2019.

In Hesperia, the cost of conserving assisted units is estimated to be significantly less than that required to replace the units through new construction. The difference between extremely/very low-income and market-rate rents requires the most subsidy; preserving low- and moderate-income units does not require as much subsidy. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction. HACSB performs this work for jurisdictions throughout San Bernardino County, including Hesperia. Both HACSB and the City are responsible for the preservation and replacement of assisted housing units.

To maintain the existing affordable housing stock, HACSB works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to nonprofit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental assistance.

Construction of Replacement Units

Currently, programs that fill this role are managed by HACSB. The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Presently, the cost of land can range from a low of approximately \$12,000 per acre to approximately \$290,000 per acre. The cost to develop new housing in western San Bernardino County ranges from \$118 to \$176 per square foot depending on the type and quality of finishes.¹

There are three methods of assisting low-income tenants living in at-risk units: 1) providing monthly rental subsidies in the private market, 2) acquiring and preserving the presently subsidized units, and 3) constructing comparable replacement units.

Qualified Entities

HCD keeps a current list of all of the qualified entities across the state. A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects. The qualified entities that HCD lists for San Bernardino County are in **Table 26**.

¹ <https://home-builders.promatcher.com/cost/san-bernardino-ca-home-builders-costs-prices.aspx>. Accessed 8/30/2021.

Table 26: Qualified Entities

Organization	City	Phone Number
Innovative Housing Opportunities, Inc.	Irvine	(949) 863-9740
Abbey Road Inc.	North Hills	(818) 332-8008
ROEM Development Corporation	Santa Clara	(408) 984-5600 x17
CSI Support & Development Services	Monrovia	(626) 599-8464
Coalition for Economic Survival	Los Angeles	(213) 252-4411
Orange Housing Development Corporation	Orange	(714) 288-7600
Nexus for Affordable Housing	Orange	(714) 282-2520
The East Los Angeles Community Union (TELACU)	Los Angeles	(323) 838-8556
Southern California Presbyterian Homes	Glendale	(818) 247-0420
Housing Corporation of America	Laguna Beach	(323) 726-9672
Coachella Valley Housing Coalition	Indio	(760) 347-3157
BUILD Leadership Development Inc.	Newport Beach	(949) 720-7044
Century Housing Corporation	Culver City	(310) 642-2007
Neighborhood Housing Services of the Inland Empire, Inc.	San Bernardino	(909) 884-6891

Source: California Department of Housing and Community Development, 2020.

However, given the fact that the owners of all of the housing units listed in **Table 25** intend to continue to renew their financing programs with HUD, there is no need for qualified entities to acquire these properties.

2.6.6 Financing and Subsidy Resources

The Housing Element must identify all federal, state, and local financing and subsidy programs that are available as preservation resources. These resources are:

- Low Income Housing Tax Credits (LIHTC)
- CalCHA bonds
- California Housing Finance Agency
- CalHome
- SB2 Permanent Local Housing Allocation
- HOME Investment Partnership Program

3 Constraints

This section describes various market, governmental, and environmental constraints on the development of housing that meets the needs of all economic segments of Hesperia's population.

3.1 Removal of Governmental and Nongovernmental Constraints

AB 879 requires cities to examine how locally adopted ordinances impact the cost and supply of housing development, as well as the impact of processing timelines. This section identifies market, governmental, infrastructure, and environmental constraints in compliance with this bill. The City has many ordinances that impact cost and supply of housing development. The ordinances applicable to multi-family developments permit developments by-right within the Multi-Family Residential (R3), Medium Density Residential (MDR), and High Density Residential (HDR) zones. These developments are not subject to a discretionary process or Planning Commission consideration. If developments meet objective standards, they are approved administratively. In addition, all by-right developments can receive approval within 4 to 6 weeks, assuming a complete application is received. Processing these projects by-right with an objective standard and in an expedited fashion reduces processing times and costs for developers. In the Regional Commercial zone, mixed-use developments may qualify for a 50 percent reduction in the parking space requirement. All multi-family developments are allowed to have carports, in lieu of enclosed garages, which also reduces costs.

Pursuant to AB 879, local agencies must analyze local efforts to remove nongovernmental constraints that result in a shortfall of an agency's achievement of its RHNA requirements at all income levels. In the past, the City or Housing Authority (formerly the Redevelopment Agency) has acquired land for the purpose of producing affordable and market-rate residential developments. In many cases, the City transfers and exchanges these lands to developers; many have resulted in approvals and/or construction of multi-family developments of all income levels. In such cases, the City is able to sell the land at a reduced rate, making housing development feasible and cost-effective for developers.

To address identified constraints, the City is incorporating Program 18, to provide housing for the homeless and extremely low-income households; Program 19, to better provide for farmworker housing; Program 20, to better provide housing for people with disabilities; Program 21, to provide permit streamlining; Program 22, to remove constraints on multi-family development; Program 23, to better develop affordable housing; and Program 24, to promote development on large sites.

3.2 Market Constraints

Market constraints significantly affect the cost of housing in Hesperia and can pose barriers to housing production and affordability.

Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. Hesperia's convenient and accessible location in the High Desert led to the City becoming one of the state's most affordable places to live. High levels of new construction activity, coupled with low interest rates, caused the California housing market to peak in the summer of 2005. After that, however, a poorly performing economy and flawed lending practices led to an implosion of the housing market.

The High Desert region of California has been hit hardest by the downturn in the housing market. The area experienced some of the largest declines in home prices statewide. Dramatically lower housing prices, however, greatly improved affordability in Hesperia and surrounding communities. The production of housing has resumed, but not at pre-recession rates.

Land and Construction Cost

Construction costs are the largest component of total costs for a single-family detached unit, accounting for 30 to 40 percent of the finished sale price. 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 include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in August 2019 are as follows:

- Type I or II, Multi-Family: \$147.35 to \$167.27 per square foot
- Type V Wood Frame, Multi-Family: \$112.76 to \$117.40 per square foot
- Type V Wood Frame, One and Two Family Dwelling: \$121.24 to \$128.74 per square foot

The unit costs for residential care facilities generally range between \$142.33 and \$146.98 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc.

At present, the cost of construction in the High Desert is approximately \$163.51 per square foot.

3.2.1 Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

Table 27 summarizes the disposition of loan applications submitted to financial institutions in 2018 for home purchase, refinance, and home improvement loans in Hesperia. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, or "other" (e.g., withdrawn by the applicant, or incomplete).

Table 27: Disposition of Home Purchase and Improvement Loan Applications, 2018

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	911	79.9%	6.8%	13.3%
Conventional Purchase Loans	1,035	74.1%	8.4%	17.5%
Refinance	2,460	49.3%	21.5%	29.2%
Home Improvement Loans	324	36.7%	51.5%	11.7%
Total	4,730	59.8%	17.8%	22.4%

Source: <https://ffiec.cfbp.gov/> 2018.

Notes:

1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.
3. This data includes Census Tract 100.17, which includes parts of Oak Hills and excludes Census Tract 100.09, which includes parts of Victorville.

Home Purchase Loans

In 2018, a total of 1,035 households applied for conventional loans to purchase homes in Hesperia. The overall loan approval rate was 74 percent and 8 percent of applications were denied. Another nearly 18 percent of applications were withdrawn by the applicant. A total of 911 applications were submitted for the purchase of homes in Hesperia through government-backed loans (e.g., Federal Housing Administration, Veterans Affairs) in 2018; among these applications, 80 percent were approved and nearly 7 percent were denied. Approximately 13 percent of these applications for government-backed loans were withdrawn by the applicant.

Home Improvement Loans

Home improvement loans were more difficult for Hesperia residents to obtain than any other type of loan, most likely a result of the lowered home appraisals in the City. Just 37 percent of the applicants for home improvement loans were approved, while nearly 52 percent were denied by lending institutions in 2018. Almost 12 percent of these applications were withdrawn by the applicant. The large proportion of home improvement loan denials may be explained by the nature of these loans. Home improvement loans are usually second loans and therefore many applicants may already have high loan-to-income ratios.

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the City of Hesperia offers a variety of programs, including the First Time Homebuyer Down Payment Assistance Program and the Owner-Occupied Housing Rehabilitation Program. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.

Refinance Loans

Relatively low interest rates led Hesperia residents to file 2,460 applications for refinancing in 2018. Almost half (49 percent) of these applications were approved, while nearly 22 percent were denied. An additional 29 percent of applications for refinance loans were withdrawn by the applicant.

Foreclosures

With low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g., aggressive marketing, hidden fees, negative amortization), many households nationwide purchased homes that were beyond their financial means between 2000 and 2005. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that were larger than the worth of the homes, foreclosure was the only option available to many households.

Hesperia’s construction activity has increased slightly, and the number of properties in foreclosure has dropped dramatically since 2009, when 2,357 homes in Hesperia were listed as foreclosures. In the November-December edition of the *Market Condition Report*, published in January 2013, 95 homes were on the market in Hesperia. Of these, only 18 were bank-owned and 11 more were considered short sale. Of the 246 homes in escrow, only 41 were bank-owned and 102 as short sale. In September-October 2019, 308 homes were on the market in Hesperia. Of the 138 homes in escrow, only 17 were bank-owned and one more was considered a short sale.

3.3 Governmental Constraints

Local policies and regulations can impact 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 issues may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints in Hesperia.

3.3.1 Land Use Controls

General Plan Land Use Element

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

Hesperia's land use controls are designed to maintain the predominantly low-profile residential nature of the community. In 2010, the City completed a General Plan update, the first comprehensive update since the original General Plan was adopted in 1991. The update covered the entire City and all seven elements of the General Plan. Of particular importance is the goal to convert the plan to a one-map system where all land uses will be designated on the General Plan map, eliminating the zoning map and any remaining inconsistencies. This now enables the public to easily determine the appropriate land uses for any parcel in the City and sphere of influence. The Land Use Element designates 49,960 acres (41 percent) of the City's total land inventory for residential uses. Higher-density residential uses, located in the central part of the City near service, commercial, and employment activity centers, are surrounded by lower-density residential uses. Current residential densities in Hesperia cover a wide spectrum and are summarized in **Table 28** below. The 2021-2029 Housing Element does not include any changes to the City's inventory of multi-family zoned land. The new RHNA requirement can now be met entirely within the City, including areas that are part of the Main Street and Freeway Corridor Specific Plan, as well as areas outside of specific plans.

The 6th Cycle Housing Element relies on the C2, R3, and RC zones to meet the lower-income RHNA requirements. At present, these zones do not provide development standards at densities that would allow for the feasible development of housing that would meet the lower-income RHNA requirement. While the development standards of these zones are expected to change to accommodate densities of up to 30 dwelling per acre (du/acre) upon revision of the City's Zoning Code in October 2022, the present development standards constitute a constraint on development.

Table 28: Residential Land Use Categories and Zoning Districts

Land Use (Zoning)	Density (du/acre)	Character
General Agricultural (A2)	0.0-0.2	Characterized by large lot sizes, varying topography, and proximity to the Mojave River
Limited Agricultural 2½ (A1-2½)	0.21-0.4	Intended to protect rural lifestyles within the City
Limited Agricultural (A1)	0.41-1.0	Intended to continue the current rural lifestyle for residents living in agriculturally designated areas

Land Use (Zoning)	Density (du/acre)	Character
Rural Residential-Special Development (RR-SD)	0.0-0.4*	Includes areas with minimal or no infrastructure or public services, varying topography, environmental sensitivity, or other development constraints
Rural Residential-2½ (RR-2½)	0.0-0.4	Characterized by large lot sizes and sparse single family residential development, free from environmental constraints, which have been identified for protection of rural lifestyles
Rural Residential-1 (RR-1)	0.41-1.0	Characterized by rural residential uses on a minimum of 1 acre lot size and is intended to protect large animal keeping
Rural Residential- 20,000 (RR-20000)	1.1-2.0	Intended for single-family residential uses with some large animal keeping
Single-Family Residence- 18,000 (R1-18000)	2.1-2.4	Intended for single-family residences that do not keep large animals
Single-Family Residence (R1)	2.5-4.5	Intended for detached single-family residential uses characterized by a more suburban setting
Single-Family Residence- 4,500 (R1)	4.6-8.0	Intended for single-family residential uses with a variety of lot sizes, housing types, and public amenities
Multiple Family Residential (R3)	8.1-15.0	Intended for multiple family uses in an urban setting

Source: General Plan Land Use Element, 2010.

Note:

* = With a Specific Plan maximum density becomes 2.0 du/acre. du/acre = dwelling units per acre.

Specific Plans

The City of Hesperia has adopted three specific plans—Summit Valley Ranch, Tapestry, and Main Street and Freeway Corridor.

Summit Valley Ranch Specific Plan: This plan was adopted in 1997. No construction activity has occurred within this plan, and it is set to expire in 2022. While technically valid (due to the existing development agreements), the age of the environmental documents will necessitate that this plan be updated and the plans be revised and reapproved. It is uncertain that this development would materialize and thus create opportunities for affordable housing during the planning period to be discussed later, for this planning period. In any case, the City anticipates much of its future residential growth will occur within the Main Street and Freeway Corridor Specific Plan area, which, upon buildout, will add over 12,500 new housing units to the City.

Main Street and Freeway Corridor Specific Plan: The purpose of this Specific Plan is to establish a development framework for the City's Main Street and Freeway corridors. The plan also sets forth a strategy for public investment and improvements along the corridor, including circulation, parking, parks and streetscape improvements. The Specific Plan area consists of two corridors, Interstate 15 and Main Street, approximately 18 miles in length and with a total area of over 16 square miles. The Main Street corridor extends from I Avenue on the east to about a mile west of the interchange at the Interstate 15 freeway. The Interstate 15 corridor extends between the northern and southern City limits. The Specific

Plan area is almost 80 percent vacant or underdeveloped. The Main Street and Freeway Corridor Specific Plan was adopted in October 2008.

The Specific Plan area contains three single-family residential land use designations: Low Density Residential, Very Low Density Residential, and Rural Residential. Two multi-family residential zones, Medium Density Residential and High Density Residential, are also included. A zone that permits mixed-use development in the area adjacent to the Civic Center has also been established to provide the opportunity for live/work uses in an environment that is otherwise typically residential in character. The development standards of each of these zones are detailed in **Table 29** below.

Table 29: Main Street and Freeway Corridor Specific Plan Residential Land Uses

Zones	Min. Lot Area	Max. Height	Max. Density (Net)	Max. Lot Cover.
Low Density	4,500 s.f.	35 feet	2-8 du/acre	50%
Very Low Density	18,000 s.f.	35 feet	0.5-2 du/acre	35%
Rural	7,200 s.f.	35 feet	0-2 du/acre	40%
Medium Density	3,000 s.f./unit	35 feet	8-15 du/acre	60%
High Density	1,800 s.f./unit	35 feet	15-20 du/acre	60%
Mixed-Use	7,200 s.f.	35 feet	2-8 du/acre	60%
Regional Commercial	10 acres	45 feet	15-25 du/acre	n/a

Source: Main Street and Freeway Corridor Specific Plan, 2008.

Note: s.f. = square feet; du/acre = dwelling per acre.

Within the Main Street/Interstate 15 District only, multi-family residential development (as a part of a mixed-use development) is allowed in the Regional Commercial zone. Mixed-use development is defined as an integration of residential uses with compatible commercial uses, vertically or horizontally, within the same building or structure. A mixed-use project may also constitute separate buildings or structures on the same property of land, so long as there is a pedestrian connection between buildings that integrates and unifies the project. In addition to the development standards summarized above in Table 29, vertical mixed-use buildings in the Regional Commercial zone are subject to the following standards:

- The minimum living area for residential units in a mixed-use project shall be 600 square feet for a studio unit, with 200 square feet for each additional bedroom.
- A maximum of 30 percent of the residential units may be one bedroom or smaller.
- The entrances to the residential uses shall be separate and distinct from commercial uses. These entrances shall be secured.
- Residential parking shall be secured and separated from public parking.
- Residential units shall have adequate sound insulation to protect occupants.
- Mixed-use developments shall be designed so that odors emanating from businesses on the ground floor do not impact uses above.
- Refuse facilities shall be located and screened to minimize impacts from related odor and noise.
- Commercial loading facilities shall be located to minimize noise impacts and maintain access to residential areas.

These standards are intended to foster a safe and decent residential environment and provide a range of housing options, including housing suitable for families.

Tapestry Specific Plan: The purpose of the Tapestry Specific Plan is to set a framework that describes the master plan and provide a guide to the future development of the community. The Tapestry site is approximately 9,365.5 acres and is located at the southern end of the City of Hesperia. The Tapestry Specific Plan was adopted in January 2016 and was approved with a total of 15,633 dwelling units. The project site currently consists primarily of agricultural (cattle grazing) lands and native habitat.

The varied topography includes rolling hills, steep bluffs, canyons, and low-lying pasture lands along the West Fork of the Mojave River. The project site is located approximately 8 miles east of Interstate 15 along Ranchero Road or State Route 138. State Route 173 generally serves as the southern and eastern boundary. The northerly boundary is Ranchero Road. Silverwood Lake, a recreational lake that is part of the State Water Project, is located approximately a quarter mile south of the southern project boundary.

The Specific Plan area contains three single-family residential land use designations: Very Low Density Residential, Low Density Residential, and Low Medium Residential. Two multi-family residential zones, Medium Density Residential and High Density Residential, are also included. A zone that permits mixed-use development has also been established to provide the opportunity for live/work uses in an environment that is otherwise typically residential in character. The development standards of each of these residential zones are detailed in **Table 30** below.

Table 30: Tapestry Specific Plan Residential Land Uses

Zones	Min. Lot Area	Max. Height	Max. Density (Net)	Max. Lot Cover.
Very Low	18,000 s.f.	35 feet	1-2.5 du/acre	30%
Low	7,200 s.f.	35 feet	2-4.5 du/acre	50%
Low Medium	5,000 s.f.	35 feet	4-8 du/acre	60%
Medium	2,900 s.f.	35 feet	7-15 du/acre	65%
High	Condo/Flats	55 feet	14-25 du/acre	None
Mixed Use Commercial	Condo/Flats	55 feet	18-30 du/ac	None

Source: Tapestry Specific Plan, 2016.

Note: s.f. = square feet; du/acre = dwelling per acre.

A senior or active adult community is anticipated to be developed on the southwest side of the aqueduct. Although there is no specific land use designation for this land use, parcels are anticipated to be included in the senior community. This community is likely to be gated and include trails, parks, a clubhouse and recreation center with a focus on active uses for the 55 and older market.

Tapestry has applied for a grading permit and is expected to start construction in 2022. The first homes are expected to be sold in 2024. The first phase will include 2,100 +/- units, and is generally expected to be completed by the end of the 6th Cycle. Approximately 500 units per year are expected to be constructed thereafter.

Cumulative Effects

Cumulatively, the City's land use controls are designed to maintain the predominantly low-profile residential nature of the community. The City has adopted multiple specific plans to provide for future residential growth. Combined with the City's anticipated rezoning of its R3 zone and its planned amendments to its Main Street and Freeway Corridor Specific Plan, the cumulative effects of the City's land use controls are not anticipated to form a constraint on development.

3.3.2 Residential Development Standards

The development standards of Hesperia's six existing residential zoning districts are summarized in **Table 31**. Parking requirements for single-family and multi-family residential uses in Hesperia are summarized in **Table 32**. The City's parking requirements mandate enclosed garage spaces for both single-family dwellings and condominiums. Multi-family dwellings are not required to have enclosed garages, but a covered space is required.

The City has recently completed several affordable housing projects and is in the planning/approval stages for several additional affordable housing projects, indicating that the City's existing development standards do not constrain affordable housing development.

Table 31: Residential Development Standards

Zoning	Min. Lot Area (square feet)	Max. Height	Minimum Lot (ft.)		Setbacks (ft.)			Max. Lot Cover.
			Width	Depth	Front	Side	Rear	
R1 (SLS) ¹	4,500	2 ½ stories or 35 ft.	50	75	10-20	5	15	50%
R-1	7,200		60	100	15-55 ²	5	15	40%
R-3							10	60%
RR	20,000			10		15	40%	
A-1	43,560		100	n/a			10% lot width ³	n/a
A-2	217,800		300				6	

Source: City of Hesperia Municipal Code, Title 16 Development Code, 2019.

Notes:

1. SLS = small lot subdivision
2. Depending on the type of street abutting the property
3. No less than 6 feet or more than 15 feet

Table 32: Parking Requirements

Housing Type	Requirements
Single-Family Dwelling	1-4 bedrooms: 2 garage spaces 5+ bedrooms: 3 garage spaces
Multi-Family Dwelling	1 covered space per unit with 100 cubic feet of lockable storage space and 0.25 guest spaces per unit dispersed throughout development Studio: 1.25 spaces per unit One Bedroom: 1.75 spaces per unit Two+ Bedrooms: 2.25 spaces per unit
Condominium	At Unit: 2 garage spaces Guest Parking: 0.25 spaces per unit
Mobile Home Park	At Unit: 2 spaces per unit, 1 of which must be covered Guest Parking: 1 space per 5 units

Source: City of Hesperia, Municipal Code, Title 16 Development Code.

Flexibility in Development Standards

The City encourages housing variety by developing flexible residential development standards. The maximum height limit may be increased subject to the approval of a Minor Exception Permit. For projects qualifying for a density bonus, state parking standards will be used. The City has also outlined certain concessions for development standards in its Landscape Ordinance. Affordable housing developments are permitted to use 1-gallon shrubs and 5-gallon trees, instead of the otherwise required 5-gallon shrubs and 15-gallon trees.

In order to promote a more efficient use of the land and create a more desirable and affordable living environment by providing greater design flexibility, the City has established a set of requirements, design standards, and conditions for planned development projects. The City's Development Code defines planned residential developments as residential projects consisting of a maximum of 500 dwelling units. Planned residential developments are projects that are compatible with, and not a significant departure from, surrounding land uses. Residential densities for planned developments are determined by the General Plan; however, increased densities may be granted through the City's density bonus provisions. The Planning Commission may also alter adopted design standards, in instances where the altered standards would more adequately serve the intent and purposes of the planned development.

Density Bonus Program

The City of Hesperia has established a density bonus program to encourage the production of housing for lower- and moderate-income households by offering developers density increases beyond the maximum allowed under the applicable zoning district and General Plan Land Use Element in exchange for the construction of below-market rate units. In addition, other development incentives may be permitted.

Current state law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. In May 2011, the City's Development Code was updated to reflect these new requirements.

Under AB 1763, housing projects where all units are affordable to low- and very low-income residents qualify for an 80 percent density bonus, except that up to 20 percent of the total units in the development may be for moderate-income households. AB 1763 provides for a fourth incentive and concession to 100 percent affordable projects. For housing projects that qualify as a special needs or supportive housing development, AB 1763 completely eliminates all local parking requirements. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day. The development code was amended in 2020 to reflect the changes in Density Bonus Law.

Local Ordinances

At present, the City does not have a short-term rental ordinance in place. A review of the VRBO website in February 2022 showed three short-term rental properties currently present within the City limits, while a review of the Airbnb website showed five. Thus, while these types of ordinances have the potential to pose a governmental constraint on housing in cities, particularly cities with large tourist economies, current data indicates the effects of short-term rentals to be negligible when compared to the total housing stock of the City. Thus, it is not a constraint on development.

At present, the City also does not have an inclusionary housing ordinance. Thus, this is not a constraint on development.

Measure N

On November 3, 2020, Hesperia voters passed a ballot measure (Measure N) titled "Hesperia Sustaining Affordable Water Supply & Ensuring Responsible Growth Measure." Measure N establishes new regulations for residential density, apartment floor space, and the length of time for tract and parcel maps.

State law currently limits the City's ability to make land use changes that would reduce density for residential development. Under Government Code Section 65589.5 (Senate Bill 330 and SB 8), some of

the changes would not take effect until allowed by State law, currently January 1, 2030. Other changes would take effect immediately.

Residential Density Changes (would not take effect until allowed by State law, currently January 1, 2030):

Measure N reduces the maximum density for new single-family homes from 8 to 3 units per acre. The new minimum lot size would be one-third acre. Measure N also reduces the maximum density for new multi-family dwellings from 25 to 8 units per acre. Measure N does not affect any lots that are contained within an existing final map, development agreement, or a tentative map that has not yet expired. This provision of Measure N is currently preempted by state law (SB 330 and SB 8). While this provision does not apply for the current RHNA cycle, upon the sunset of SB 8 on January 1, 2030, this provision would pose a constraint on the development of housing in the City. This would affect future Housing Element cycles.

Apartment Floor Space (would not take effect until allowed by State law, currently January 1, 2030):

Measure N also requires voter approval to reduce the current development standards regulating minimum square footage requirements for apartment floor space. Currently, the City requires 675 square feet of space per studio unit; 875 square feet for a one-bedroom unit; 1,075 square feet for a two-bedroom unit; 1,275 square feet for a three-bedroom unit; and 1,475 for units with four bedrooms or more. These numbers are higher than what was previously required for multi-family dwellings. From October 4, 2016, to June 4, 2019, the minimum apartment size requirements were 550 square feet for a studio apartment; 650 square feet per one bedroom; 850 square feet per 2 bedroom/1 bath; 950 square feet per 2 bedroom/2 bath; and 1,075 square feet per three-bedroom unit. On June 4, 2019, the City returned the minimum apartment size standards to pre-2016 size requirements. Because the current apartment size standards are higher than the requirements that were in place during 2016–2019, and they can only be reduced via ballot measure, they represent a constraint on development.

Table 33: Minimum Floor Area Requirements for Multi-family Units

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom+
Market Rate Units	675	875	1,075	1,275	1,475

Source: City of Hesperia, 2020.

Table 34 illustrates the size and densities of approved multi-family dwellings in the City during the period (2016–2019) when minimum unit sizes were lowered to 650 square feet per one-bedroom unit, 850 square feet per two-bedroom unit, and 1,075 square feet per three-bedroom unit. The vast majority of such projects would not be allowed under the current minimum square footages established under Measure N, save for SPR 18-00008 and SPR 18-00009, for a total of 25 units out of the 254 approved multi-units with known square footages. Thus, these minimum square footages can be considered a constraint on development.

Table 34: Recently Approved Multi-Family Residential Projects

Projects	Units	Density (du/ac)	Bedrooms	Square Feet	Status
SPR17-00003	10	12.5	2	878	Permits pulled in 2018. No construction.
SPR17-00004	44	13.7	2	950	In Permit Process
SPR17-00005	44	14.2	2	856	Built
SPR17-00010	28	10.8	2	856	Built
SPR17-00014	10	10.0	2	990	Built
SPR17-00016	14	6.7	2	1,039	Includes zone change from Commercial to MDR

Projects	Units	Density (du/ac)	Bedrooms	Square Feet	Status
SPR18-00006	56	11.0	2	1,039	Under Construction
SPR18-00008	16	11.3	2	1,104	In Permit Process
SPR18-00009	9	11.2	2	1,140	In Permit Process
SPR18-00013	23	9.6	2	891	Grading/Plan Check
SPR21-00006	34	15.5	-	-	Submitted
SPR21-00018	10	14.5	-	-	Submitted
SPR21-00019	8	16.3	-	-	Submitted

Source: City of Hesperia, 2021.

Time limits for tentative parcel and tract maps would not take effect until allowed by State law, currently January 1, 2030

Finally, Measure N reduces the maximum time limit for tentative tract and parcel map approvals for residential projects from 36 to 24 months, and would prohibit the City from authorizing any discretionary extensions. Currently, a developer would have 24 months to complete any conditions of approval and record a final map, or the tentative map will expire. This could potentially represent a constraint on development.

3.3.3 Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. **Table 35** summarizes the City's zoning provisions for various types of housing.

Table 35: Provisions for Various Housing Types

	R1	R3	RR	A1	A2
Single-Family ¹	P	P	P	P	P
Multiple-Family	--	P	--	--	--
Factory-Built Housing/Mobile Homes	P	P	P	P	P
Second/Accessory Dwelling Unit	P	P	P	P	P
Residential Care Facility (6 or fewer persons)	P	P	P	P	P
Residential Care Facility (> 6 persons)	C	C	C	C	C

Source: City of Hesperia Development Code, 2019.

Note: C = Conditionally Permitted, P = Permitted

1. Single-family not permitted in the High Density Residential zone of the Main Street and Freeway Corridor Specific Plan.

Single-Family

Single-family residences are permitted in all residential zones in the City, except the High Density Residential zone of the Main Street and Freeway Corridor Specific Plan, unless a project is inconsistent with the residential densities laid out in the General Plan. Single-family residential development requires land dedication, impact fees, or a combination of both for developing parks or recreational areas for residents.

Multiple-Family

Multiple-family housing is permitted in the City's R3 zone. Multi-family development requires the same type of land dedication or payment of fees for parks and recreational use as single-family residential development. However, the City also requires these developments to construct recreational facilities on-site, making the developments into whole communities.

The City plans to utilize its C2 zone for housing with the adoption of this Housing Element. Until the City adopts a revised Zoning Code and Development Code, the current permitted uses of the C2 zone would represent a constraint on development.

Factory-Built Housing/Mobile Homes

Manufactured housing and mobile homes can be an affordable housing option for lower- and moderate-income households. A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted.

Pursuant to state law, the City explicitly permits manufactured housing placed on a permanent foundation in all residential zones. Such housing is subject to the same development standards and design review as stick-built housing as set forth by the zoning district regulations. Hesperia's Development Code includes mobile home parks and trailer courts in its definition of residential units. Mobile home parks and the addition of mobile home spaces require a land use dedication or impact fee just as multi-family and single-family development.

Accessory Dwelling Units and Junior Accessory Dwelling Units

An accessory dwelling unit (ADU) is an additional detached or attached dwelling unit that provides complete independent living facilities for one or more persons. The unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary unit is situated.

A junior ADU will typically be smaller than an ADU, constructed within the walls of an existing single-family residence, and requiring owner occupancy of the single-family residence where the unit is located.

In October 2019, SB 13, AB 68, and AB 881 were adopted into law with the intention of facilitating the construction of ADUs in California. One key component of the new ADU laws is that the City is now required to allow junior ADUs. In June 2020, the Development Code was amended to be consistent with state law. The following is a list of City regulations applicable to ADUs and junior ADUs:

- Detached ADUs can be up to 1,200 square feet, shall be fully self-contained (including sanitation), and do not share internal access with the primary dwelling unit. An attached ADU may be up to 50 percent of the area of the principal unit, up to a maximum of 1,000 square feet.
- A junior ADUs may not exceed 500 square feet in size and must be contained entirely within a single-family residence. Junior ADUs must include an efficiency kitchen, can have an internal

access to the primary dwelling unit, and can share sanitary facilities (such as a restroom) with the primary unit.

- Both provide independent living units with an exterior entrance into the unit.
- ADUs are allowed on lots that are zoned for agricultural, single family, multi-family, or mixed use, and that contain an existing or proposed single-family or multi-family dwelling.
- On properties zoned for single-family residential, one ADU and one junior ADU may be permitted.
- On properties zoned for multi-family, up to 1 unit may be converted from existing non-habitable space. In addition, up to two detached accessory dwelling units may be permitted.
- Lots not connected to sewer shall be a minimum of 1 acre in size. Junior ADUs may be located on any size lot and are not considered a new unit for the purposes of calculating sewer requirements.
- A minimum 4-foot side yard and rear yard setback is allowed. The front yard and street side yard standards of the underlying zoning designation shall apply.
- For single-family lots, owner occupancy requirement is suspended until January 1, 2025. For a junior ADU, owner occupancy is required.

AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low-, low-, or moderate-income households in their housing elements. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. The Development Code will be amended within one year following certification of the Housing Element to address the requirements of AB 671.

Since January 1, 2014, 14 second units have been constructed or are in development in the City.

Farmworker Housing

The City's Development Code currently does not address farmworker housing. The City will amend its Development Code to comply with state laws with regard to farmworker housing. Specifically, pursuant to the state Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by-right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by-right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted. No conditional or special use permit or variance can be required.

Emergency Shelters

Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. SB 2, enacted in October 2007, requires local governments to identify one or more zoning districts that allow emergency shelters without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's unsheltered homeless population. Hesperia's unsheltered homeless population is estimated at 21 individuals.

Hesperia's current Development Code explicitly addresses emergency shelters. In 2014, the City amended the Development Code to permit homeless shelters by-right, without discretionary review, within the Medium Density Residential (MDR) and Mixed Use (MU) zones of the Main Street Corridor and Freeway Specific Plan, consistent with state law. The MDR and MU zones are located primarily along Main Street and near a variety of services. These zones include 373 parcels, totaling 463 vacant acres. This capacity is sufficient for accommodating at least one emergency shelter and Hesperia's estimated unsheltered homeless population of 21 persons.

Transitional Housing

Under Housing Element Law, transitional housing is defined as buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2).

This definition does not encompass all forms of transitional housing. Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months).

The Hesperia Development Code does address transitional housing facilities. In 2014, the City amended the Development Code to address the provision of transitional housing. Transitional housing that is group housing for six or fewer persons is permitted by-right as a residential use where residential use is permitted. Transitional housing that is group housing for seven or more persons is conditionally permitted as residential care facilities in the R1, R3, and RR zones. Transitional housing not configured as group housing is permitted as a residential use and subject to the same permitting processes and requirements as other similar housing in the same zones. The City does not have a distance separation for group homes and residential care facilities.

Supportive Housing

Under Housing Element Law, supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code 50675.14 [b]).

The target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services

provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (California Health and Safety Code 53260 [d]).

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Hesperia Development Code does address the provision of supportive housing. As local land use and zoning powers give the jurisdiction the authority to regulate the use, but not the user, the Zoning Code was amended in 2014 to address the provision of supportive housing. Supportive housing that is group housing for six or fewer persons is permitted by-right as a residential use where residential use is permitted. Supportive housing that is group housing for seven or more persons is conditionally permitted as residential care facilities in the MDR and Mixed Use zones within the Main Street and Freeway Corridor Specific Plan. Supportive housing not configured as group housing is permitted as a residential use and subject to the same permitting processes and requirements as other similar housing in the same zones.

Single-Room Occupancy Units

Single-room occupancy (SRO) units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. In 2014, the City amended the Development Code to facilitate the provision of SROs consistent with AB 2634 enacted in 2007. SROs are permitted with a conditional use permit (CUP) in all residential zones of the Main Street and Freeway Corridor Specific Plan area and all residential zones out of the Specific Plan. Findings will be the same as those required for all land uses requiring a CUP.

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all zones where residential uses are permitted. According to the California Department of Social Services, Community Care Licensing Division, 11 licensed adult residential facilities are located in Hesperia.

Pursuant to the Hesperia Development Code, small residential care facilities serving six or fewer clients are permitted in all residential zones. This provision is consistent with the Lanterman Act. Large residential care facilities serving seven or more clients are conditionally permitted in all residential zones.

Definition of a Family: Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the development code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not housing for families that are similarly sized or situated. The Hesperia Development Code defines a family as “a person or persons living together as a single housekeeping unit in a dwelling unit.” This

definition accommodates different household types including unrelated persons living together and therefore would not constrain the development and rehabilitation of housing for persons with disabilities.

Building Codes: The City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. With few exceptions, all ground-floor dwelling units are to be on an accessible route, and must be accessible into and throughout the entire unit, incorporating certain adaptable features (e.g., repositionable kitchen counters, bathtub grab bars). Furthermore, Government Code Section 12955.1 requires that 10 percent of the total dwelling units in townhouse-type multi-story apartments and condominiums without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code (CBC), and federal Americans with Disabilities Act (ADA) is assessed by the Building and Safety Division of the Community Development Department as a part of the building permit submittal. Building and Safety has no statutory authority to enforce the ADA. Moreover, the ADA does not authorize state or local agencies to enforce its regulations.

Reasonable Accommodation Procedures: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the development code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City currently has no established process in place and reasonable accommodations are granted on a case-by-case basis. The City will amend its Development Code to implement a reasonable accommodation procedure to address reasonable accommodation requests relating to zoning and land use regulations.

Permits and Fees: As there is no established procedure in place, no specific permits or fees are required for reasonable accommodation requests.

3.3.4 Development and Planning Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. **Table 36** summarizes the City's planning fee requirements for residential

development. Planning fees for a typical medium-sized multi-family project (of approximately 12 units) total approximately \$5,000 per unit. For a typical single-family residential project, developers can expect planning fees to total approximately \$3,000 per unit. In addition to City fees charged at the time building permits are issued, developers are required to pay a number of development impact fees. Developers can expect to pay approximately \$12,352 in development impact fees per unit for a single-family residential project and \$8,381 in development impact fees per unit for a multi-family project. Although these fees are necessary to offset the impact of development on City services and infrastructure, fee deferrals and other regulatory incentives or concessions that result in identifiable cost reductions may be available for projects eligible for a density bonus. The City may also provide assistance with development and planning fees based on a project's individual economic situation. This was offered in conjunction with a similar fee reduction by the Hesperia Recreation and Park District. In March 2016, an ad hoc committee began meeting to evaluate the development impact fees and conducted a nexus study of applicable projects. The nexus study included capital projects identified as necessary to support growth in the City. In May 2018, the Development Impact Fee Study was adopted. There was a slight decrease in the development impact fees for single-family residential and a slight increase in development impact fees for multi-family residential.

In general, the overall cost of construction in the High Desert area is \$163.51 per square foot. If building a single-family, 2,500-square-foot house, this would equate to approximately \$409,000 in construction costs. When compared to the approximately \$31,000 in development impact fees (see **Table 36**) this would indicate that the City's requisite fees contribute approximately 7.5 percent to the total construction cost. This ratio is approximately 13 percent for a multi-family unit (total per unit construction costs approximating \$143,000). This indicates that the City's fees add a proportionally greater cost onto multi-family development when compared to single-family development. This may indicate a constraint on multi-family development.

Table 36: Development and Planning Fees

Development Process		Related Fee
Planning and Zoning		
Conditional Use Permit		CRB with \$2,128 min.
Document Review		CRB with \$68 min.
Variance		\$971
General Plan Amendment		CRB with \$695 min.
Specific Plan Amendment/Zone Change		CRB with \$695 min.
Subdivisions		
Tentative Tract Map		\$CRB with \$1,975 min., + \$2 per lot, addressing fee
Tentative Parcel Map (Residential)		\$466 + \$2 per lot
Environmental Review		
Initial Study with Negative Declaration		\$971
Environmental Impact Report		Reimbursement Agreement
Development Impact Fees		
	Single Family Residential (per unit, assuming 2,500 square feet)	Multi-Family Residential (per unit, assuming 875 square feet)
Fire Suppression	\$ 648.00	\$ 491.00
Police Facilities	\$ 10.00	\$ 8.00
Animal Control Facilities	\$ 223.00	\$ 176.00
City Hall Facilities	\$ 530.00	\$ 424.00
Records Storage Facilities	\$ 26.00	\$ 20.00

Development Process	Related Fee	
Drainage	\$ 963.00	\$ 367.00
Streets	\$ 9,952.00	\$6,895.00
Subtotal	\$12,352.00	\$8,381.00
Park Fee	\$5,486.50	
School Fee	\$5.25/square foot + \$25 admin fee	
	\$13,150	\$4,618.75
Total	\$30,988.5	\$18,486.25

Source: City of Hesperia, March 20, 2021, Fee Schedule.

Note: CRB = Cost Reasonably Borne

3.3.5 On- and Off-Site Improvements

Requirements for on- and off-site improvements are required to various degrees depending on the size, nature, and location of the proposed development. While Hesperia has experienced tremendous growth in recent years, infrastructure has not always been aligned with the amount of growth. The City is currently working to improve residential street paving and road construction in many areas. Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways, and utility connections. Bonds are required to ensure the completion of improvements to the level of code requirements.

Public street widths are specified in Hesperia's Development Code. Standard streets are required to be a minimum of 60 feet right-of-way. Residential streets have a reduced width of 50 feet as long as they are in a gated community, a low-density residential district, or an attached condominium or townhouse development.

The City of Hesperia's fee structure includes some on- and off-site improvements, which are described in the section above. Off-site improvement fees include park land fees and public facility fees, among others.

3.3.6 Building Codes and Enforcement

The City adopted and enforces the 2019 California Building Code, Volumes 1 and 2; 2019 California Plumbing Code; 2019 California Mechanical Code; 2019 California Fire Code; and 2019 California Electrical Code, which ensure that all housing units are built to specified standards. These codes are substantially determined by the International Conference of Building Officials and the State of California. The City adopted the codes with few administrative amendments pertaining to swimming pool barriers. These standards are necessary to ensure public health and safety and do not significantly increase construction costs. Code enforcement is done on a complaint basis and most violations are resolved without citation or referral to the City Attorney. Code enforcement is also done proactively for issues affecting the whole City, such as signage, or chronic problems, like blighted apartments. t

3.3.7 Processing and Permit Procedures

Certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the process does not discourage developers of housing or add costs (including carrying costs on property) that would make the project economically infeasible. The City currently has a one-stop shop system in place for all available permits, fees, and processing procedures, demonstrating its commitment to maintaining comparatively short processing times. Total processing times vary by project, but the following timelines can be used as a general guide:

- Non-hillside single-family project: 2 to 4 weeks

- Large single-family subdivisions: 8 to 12 weeks
- Multiple-family project: 4 to 6 weeks
- Multiple-family project with subdivision map: 8 to 12 weeks
- Mixed use project: 4 to 6 weeks

Table 37 summarizes the varying levels of review and the minimum time frames required to process permits prior to scheduling before a hearing. Of particular note, for projects involving multiple requests, all applications are processed concurrently. **Table 38** provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table 37: Development Plan Reviews

	Director	Zoning Review Board	Planning Commission	City Council	Staff	Processing Time
Minor Permits (Minor CUP)					X	4 to 6 weeks
Major Permits (CUP, Variance)			X			8 to 12 weeks
Tentative Tract Map			X			8 to 12 weeks
General Plan Amendment				X		12 to 16 weeks
Zone Change & Development Agreements				X		12 to 16 weeks
Planned Development				X		12 to 16 weeks

Source: City of Hesperia, Planning Department.

Time Frames

All new multi-family projects require approval of a site plan review by the Development Review Committee. Single family homes and ADUs are ministerial projects and are processed at a staff level. The Development Review Committee, which is composed of other City divisions, such as Building and Safety, Fire and Engineering, and other governmental agencies, ensures that new development projects comply with all regulations, and that they have adequate infrastructure and services.

Before the Development Review Committee approves a project, notices are given to affected and interested parties. The notice is designed to ensure that all interested parties are aware of the pending decision and are given a chance to comment before the Development Review Committee renders its decision. Noticed public hearings are required by the City Council and Planning Commission, in which the City hears public testimony for and against the land use proposal, reviews evidence, and renders its decision.

The time frame for the approval of an entitlement application varies on how many times the project is considered incomplete and resubmitted to the City, the levels of approval it requires (Development Review Committee, Planning Commission, City Council) and California Environmental Quality Act designation. Approximately, an entitlement application with an administrative approval by the Development Review Committee could take 4–6 weeks if there are no corrections to the initial application materials submitted for first review. If there are corrections, it ultimately depends on how long it takes for the applicant to revise the plans, but on average, customers are able to resubmit the plans and receive approval approximately 3–4 months after the first submittal. An entitlement application that requires

Planning Commission approval could take 3–6 months. An entitlement application that requires City Council approval could take 4–8 months. This estimation is subject to change based on the factors above.

Once a project is approved and has been submitted to the Building and Safety Division, it could take up to four weeks for each plan check review before permit issuance. This time frame will vary on how many times the project is considered incomplete and resubmitted to the City.

Table 38: Typical Processing Procedures by Project Type

	Single-Family (Non-Hillside)	Large Single-Family (with Subdivisions)	Multiple-Family	Multiple-Family (with Subdivision)	Mixed-Use
Approvals Required	Administrative Review by Building Department	Planning Commission	Development Review Committee	Planning Commission	Development Review Committee
Estimated Processing Times	2 to 4 weeks	8 to 12 weeks	4 to 6 weeks	8 to 12 weeks	4 to 6 weeks

Source: City of Hesperia, Planning Department.

Process

The City utilizes the administrative review process—the Development Review Committee—to review each major project for compliance with City codes and standards. The Development Review Committee utilizes objective criteria and performance standards to evaluate and approve the project or formulate its recommendation to the Planning Commission. The Development Review Committee assists in the review and approval process. Most projects not requiring a legislative act or a development/density bonus agreement need not be forwarded to the Planning Commission.

Hesperia’s processing procedures for new housing developments and the modification of existing residential projects include the following frequently used permits and actions: tentative maps, administrative permits and appeals, site plan reviews, variances, and planned developments. To reduce the risk that permit processing poses a constraint to the development of new housing in the City, the City plans to prioritize each new residential permit as they are submitted.

To further remove permit processing as a potential constraint, design review, development review, and site plan review have been combined into a single review.

Pre-Application Conference

The pre-application conference is a meeting to review a development proposal prior to acceptance of the application. The purpose of this conference is to acquaint the City with the intentions of the applicant; acquaint the applicant with any applicable policies and procedures; identify City ordinances and improvement standards applicable to the proposal; and identify any significant development opportunities and/or constraints on the site. The conference is intended to make the application process more efficient.

In addition to the pre-application conference, the City’s Development Review Committee holds meetings twice a month. Potential developers are welcome to attend these meetings and get feedback on their proposed projects.

Development Review

Land use applications are reviewed and approved through four basic procedures:

- A noticed public hearing by the City Council and/or Planning Commission for the reviewing authority to hear public testimony;
- Administrative review with notice;
- Administrative review without notice, when the land use decision is based on existing City law standards; and
- Tenant improvement review, when the proposal is to be located within an existing facility.

An application must be deemed incomplete or complete and accepted within 30 days. Land use decisions are rendered in varying time periods depending on the regulations. The time limit ranges from 45 days to one year. If a negative declaration is prepared, the project decision shall be rendered in six months. If an environmental impact report is prepared, the decision shall be rendered in one year. In accordance with the Subdivision Map Act, the planning agency shall render a decision on a tentative map or minor subdivision plot plan or proposed subdivision within 50 days.

The City complies with requirements under the state's Streamlining Review Act, and makes all attempts to expedite permit processing. The City attempts to complete the permitting process for residential projects within 180 days, providing a means for cutting development costs. Furthermore, it is the City's practice to devote extra staff time to priority projects that provide housing for lower-income households. The amount of time involved in processing the application, however, depends on the applicant's compliance with City ordinances and the completeness of the application.

The City does not have a separate design review board for residential development. Design review is accomplished simultaneously with the development plan review, thus avoiding multiple layers of local review procedures and/or standards.

Site Plan Review

The purpose of the site plan review process is to assist the property owner in obtaining the best utilization of his property in accordance with sound land use planning and design criteria, and to enable the planning agency to ensure that the proposed development is in conformance with the intent and provisions of all applicable City regulations and policies. Projects requiring only an administrative review of a site plan include:

- Residential developments of three dwelling units or more.
- Additions to existing multiple residential structures that will result in an increase in total floor area of 25 percent or greater.
- Projects involving a change or intensification of land use.

Residential developments of three or more dwelling units require site plan approval by the Development Review Committee public hearing. The total processing time, including the site plan approval and public hearing, for a multiple-family project is approximately 4–6 weeks. If the multiple-family project includes a subdivision, total processing times are approximately 8–12 weeks. Site plan approval is based on the following criteria:

- The site for the proposed use is adequate in size and shape to accommodate all yards, open spaces, setbacks, walls and fences, parking areas, fire and building code considerations, and other features pertaining to the application.
- The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances, or hazards.
- The proposed use is consistent with the goals, policies, standards, and maps of the Development Code, General Plan, and other applicable codes and ordinances adopted by the City.
- The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations.

In approving site plans, the Development Review Committee may also place the following conditions on the proposed project:

- Dedications and/or easements for streets, alleys, drainage, public utilities, recreational trails, flood control, and such other rights-of-way.
- On- and off-site improvements, including grading, curbs and gutters, water systems and fire protection equipment, sanitary sewer facilities, public utilities, street trees, street lighting, and landscaping.

Conditional Use Permit

The purpose of a CUP is to allow certain uses that contribute to the orderly growth and development of the City to be properly integrated into the surroundings in which they are to be located. The CUP process is intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics; provide adequate mitigation of any potentially adverse impacts; and ensure that all site development regulations and performance standards are provided in accordance with the Development Code.

Approval of a CUP is based on the following minimum criteria:

- The site for the proposed use is adequate in size and shape to accommodate all yards, open spaces, setbacks, walls and fences, parking areas, fire and building code considerations, and other features pertaining to the application.
- The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, and will not generate excessive noise, vibration, traffic or other disturbances, nuisances, or hazards.
- The proposed use is consistent with the goals, policies, standards, and maps of the Development Code, General Plan and other applicable codes and ordinances adopted by the City.
- The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations.

The City's criteria for CUP approval are objective and performance-based. These standards facilitate the staff review of the merits of the project and assist in the review and approval process. Given the substantial growth that occurred prior to the downturn of the housing market, the City's development review process is not onerous or constraining to housing development.

Development Agreements

Development agreements are granted to developers requesting a density bonus as part of the normal approval process for site plans, subdivisions, planned developments, or other land use applications in accordance with Chapter 16.12 and other adopted applicable ordinances, resolutions, or standards. Any additional incentives, as specified in Section 16.20.240, and density bonus agreements shall be approved by the City Council. The agreement may include, but not be limited to, the following provisions:

- A. The number of requested housing units above the amount allowed by the existing zoning and general plan designation, and the additional incentives requested;
- B. The number of BMR units by number of bedrooms and income group to be provided in the project;
- C. The term of affordability for BMR units, as specified in Section 16.20.250;
- D. The standards for maximum qualifying income for BMR units;
- E. The standards for maximum rents or sales prices for the BMR units;
- F. The process to be used to certify tenant/homeowner incomes;
- G. The arrangements for monitoring of the BMR units;
- H. How vacancies will be marketed and filled;
- I. Restrictions and enforcement mechanisms binding on property upon sale or transfer;
- J. Penalties and enforcement mechanisms in event of failure to maintain affordability provisions;
- K. The process and criteria for selection of a manager or management agency of multi-family projects which shall include provisions for review and approval by the City;
- L. Any other provisions deemed necessary by the city.

In approving an application for a land use decision, the City will establish reasonable conditions of approval necessary to protect the public health, safety, and general welfare. Conditions are set to be completed as the project progresses through the development process and all conditions should be completed before the project is finalized. The City does not impose any phasing requirements unless proposed by the applicant. If the project will be constructed in phases, conditions of approval will be set to make sure that the proper infrastructure is installed as the project is constructed.

Zoning and Fees Transparency

The City's website includes GIS software (Public Viewer) that provides the ability to look up zoning by property address or APN number and provides direct access to the City's zoning map, development code, and land use plans. In addition, development and building fees are posted on the City's website.

3.4 Infrastructure and Environmental Constraints

A number of environmental factors in Hesperia affect the character and density of development in the City. These include topography, natural resources, and hazards/safety concerns.

3.4.1 Natural Resources

The City of Hesperia has a Resource Conservation (RC) designation in its Development Code that is intended to encourage limited rural development that maximizes preservation of open space, watershed, and wildlife habitat areas. This designation identifies areas where rural residences may be established on lands with limited grazing potential but which have significant open space values. In addition, the RC designation establishes areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may coexist.

All RC-designated property is located outside of the City of Hesperia but within the Oak Hills Community Plan. All development within this designation is regulated by the Community Plan. The County is contemplating changing this designation to Resources/Land Management.

3.4.2 Water Supply

Hesperia's water supply is provided by the Hesperia Water District. The Hesperia Water District operates 16 wells. According to the City of Hesperia's 2015 Urban Water Management Plan, the City has adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the plan's 25-year planning period (2010–2035). The water district is administered by the City's Development Services Department and is a subsidiary of the City of Hesperia. The district maintains the closed conduits of the storm drain system and operates as a totally self-sustaining utility business enterprise, which means that virtually all of its income is generated from water and sewer service charges and facilities connection fees.

The water supply is obtained entirely from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts all of its water supply from the underground aquifers through 15 active groundwater wells and 1 stand-by well located throughout the City. Water is conveyed from the wells to the consumers via a distribution system with pipe sizes ranging between 4 and 24 inches in diameter. The ongoing waterline replacement program has removed most of the smaller waterlines and replaced them with 8-inch or larger lines. In 2019, the City maintained 14 storage reservoirs within the distribution system with a total capacity of 64.5 million gallons.

Comparisons of projected supplies and demands indicate that the City's supply capacity will consistently meet the demand requirements for all of the planning years through 2035. For the year 2035, a total retail demand of approximately 19,297 acre-feet annually is projected, compared with a projected supply capability for that same year of 19,297 acre-feet annually. Adequate water supply is available to accommodate the City's RHNA of 8,155 units for the current Housing Element cycle.

3.4.3 Stormwater Drainage

The City's storm drain and flood control systems are administered by Hesperia's Development Services Department. The San Bernardino County Department of Public Works Flood Control District is responsible for providing flood control and related services throughout the County, including the incorporated areas within cities. The San Bernardino Flood Control District has planned a system of facilities including dams, conservation basins, channels, and storm drains. The purpose of these facilities is to intercept and convey

flood flows through and away from the developed areas of the County. The principal functions are flood protection on major streams, water conservation, and storm drain construction.

3.4.4 Wastewater Facilities

The City belongs to the Victor Valley Wastewater Reclamation Authority (VWRA). This joint powers authority operates a regional treatment plant located north of Oro Grande. The VWRA recently completed two sub-regional plants, one on Mojave and Tamarisk and the other in the Town of Apple Valley. Over the years, the VWRA has completed treatment plant upgrades and several capacity increases. The regional treatment plant is currently capable of treating a portion of the flow to a tertiary level and the remaining flow to a secondary level for percolation. A majority of the highly treated wastewater is discharged into the Mojave River Basin and a small amount is currently used to irrigate landscaping at the treatment plant.

The Hesperia Regional Water Reclamation Plant will be able to supply 1.0 million gallons per day of recycled water, which can be used for irrigation purposes. In order to utilize this resource, the City must construct a distribution system to convey the recycled water to potential uses. The primary uses under Phase 1 of the project will be the Hesperia Golf Course, but many other users have been identified as well, including parks, schools, and the Hesperia Civic Center complex. The City installed purple pipe in the Civic Plaza and other areas to utilize this treated wastewater for irrigating landscaped areas. The City is also requiring larger developments to install purple pipe to facilitate the ultimate use of reclaimed water.

As a member agency of the VWRA, the City collects a development impact fee for each fixture unit and passes it onto the VWRA, which uses these funds to add capacity to its regional treatment plant. Therefore, the City has the wastewater treatment and service capacity to accommodate the RHNA of 8,155 units for the current Housing Element cycle.

3.4.5 Solid Waste Facilities

Sanitation services are administered by Advance Disposal, located at 17105 Mesa Street, Hesperia. Advance Disposal is contracted to collect solid waste within the City. Advance Disposal also operates a Materials Recovery Facility which has a capacity of 1,500 tons per day. The company's long-term plans are to continue to meet the needs of the City and its sphere of influence, which is the company's ultimate service area. This expansion began construction in 2013 and became operational in mid-2014. Hazardous waste can also be taken to the Hesperia Fire Station located at 17443 Lemon Avenue in Hesperia.

3.4.6 Schools

The Hesperia Unified School District serves the City of Hesperia as well as portions of the Oak Hills Community Plan area. In addition, the Snowline Joint Unified School District serves the west Oak Hills Community Plan area. Currently, Hesperia School District has fifteen elementary schools, three middle schools, two sixth-grade academies, and five high schools. Several charter schools and other private schools also provide educational opportunities within the City. Public school enrollment information for the 2019-20 school year is identified in **Table 39**.

Table 39: Existing School Facilities Capacity and Student Enrollment

School Level	2019-20 Facilities Capacity	2019-20 Student Enrollment	Excess/ (Shortage) Capacity
Elementary Schools (Grades K-6)	14,555	11,440	3,115
Middle School (Grades 7 & 8)	5,280	3,440	1,840
High School (Grades 9-12)	10,780	7,175	3,605

School Level	2019-20 Facilities Capacity	2019-20 Student Enrollment	Excess/ (Shortage) Capacity
Total	30,615	22,055	8,560

Construction of additional schools will be necessary to meet the number of students currently enrolled in the district, as well as future increases in student population.

3.4.7 Parks

Parks and recreation facilities provide opportunities for people to exercise and enjoy outdoor activities. It is important that the City continues to preserve open space areas for park and recreation uses to keep up with the demand of a growing population and also with the City expanding and encroaching into natural areas. The City of Hesperia and the Hesperia Recreation and Park District (HRPD) share responsibilities in providing open space recreation and activities to the residents of the City, with most public recreational facilities provided by the HRPD.

The HRPD is an independent special district within the County of San Bernardino. The HRPD encompasses approximately 100 square miles, including the City of Hesperia and portions of the unincorporated areas of Oak Hills, Summit Valley, and Phelan. The HRPD constructs and maintains parks, recreation facilities, landscape maintenance districts, and streetlights as well as providing services and programs to the community.

Hesperia Lake Park is the primary regional park in the City and within the Park District. This park has camping, equestrian camping, picnic sites, and fishing facilities. The park is utilized by residents as well as others from the High Desert region. The Hesperia Golf and Country Club also provides major recreational amenities serving both the City and the broader Victor Valley region.

Community parks are those facilities that are approximately 10 to 20 acres in size. Lime Street Park is identified in the Master Plan as a community park, along with the use of facilities at Hesperia High School and Hesperia Junior High School. Palm Street Park, Hesperia Community Park, and Malibu Park have also been designated in the Master Plan as community parks. In addition, Live Oak and Timberlane Parks are considered community parks, for a total of 114 acres of community parks.

The Park District's Master Plan identifies neighborhood parks as approximately 2 to 5 acres in size. These parks are intended to be located in areas of more intense development and to be within walking distance for residents of the neighborhood they serve. In 1988, there were two parks that were considered neighborhood parks: Timberlane and Live Oak Parks. Both parks have since been expanded or improved and are now considered community parks. Today, there are three neighborhood parks totaling 49 acres in Hesperia: Maple, Belmont, and Sapphire Parks.

In addition to those parks developed by the HRPD, the City has added an approximately 7-acre park site at the west side of the Civic Center, which includes the City Hall and library and is located on Seventh Avenue. The park includes an amphitheater, water features, and hardscape display areas that facilitate its use as a community gathering place.

3.4.8 Police Services

The City of Hesperia contracts with the San Bernardino County Sheriff's Department for police services. The Hesperia Police Department is at 15840 Smoketree Street. This station is adjacent to the City Hall and library, surrounding the Hesperia Civic Plaza Park.

3.4.9 Fire Protection

The City of Hesperia and its sphere of influence are served by the San Bernardino County Fire Protection District (County Fire). Currently there are three fire stations in the City of Hesperia: Stations 302, 304, and Station 305, as well as a station outside of the City, Station 22. In 2018, the Hesperia Fire Protection District was annexed into County Fire.

3.4.10 Library Services

San Bernardino County provides library services for the City of Hesperia and its sphere of influence through the Hesperia Branch Library, located at the Civic Center Plaza, 9650 Seventh Avenue, Hesperia.

3.4.11 Seismic and Geologic Hazards

Hesperia lies across the boundary of two very distinct geomorphic provinces, each having a unique landscape that reflects the geologic, seismic, and climatic processes that have impacted this region in the last few million years. The very southern edge of the City encroaches into the Transverse Ranges Province, a region whose characteristic features are a series of east-west trending ranges that include the San Gabriel and San Bernardino Mountains. The ranges are called "transverse" because they lie at an oblique angle to the prominent northwesterly grain of the Southern California landscape, a trend that is aligned with the San Andreas Fault. The Transverse Ranges are being intensely compressed by active tectonic forces; therefore, they are some of the fastest rising (and fastest eroding) mountains in the world. The rocks that form these mountains have been sheared and fractured under the strain of tectonic movement.

North of the mountains, the greater part of Hesperia lies within the Mojave Desert Province, an arid region of overlapping alluvial fans, desert plains, dry lakebeds, and scattered mountain ranges. Faults in the Mojave Desert Province have a predominant northwesterly trend; however, some faults aligned with the Transverse Ranges are also present. The east-west trending Garlock Fault defines the northern boundary of the province, whereas the northwest-trending San Andreas Fault roughly defines its western boundary. Hesperia is near the San Andreas Fault and several other seismically active earthquakes sources, including the North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto Faults. All of these have the potential to generate moderate to large earthquakes that will shake Hesperia. The North Frontal fault, given its location relative to Hesperia, has the potential to cause the most severe shaking in the City; loss estimation modeling indicates that a maximum magnitude 7.2 earthquake on this fault would be a worst-case scenario for the City.

In addition to ground shaking, earthquakes may generate surface fault rupture, and secondary ground failure, either in the form of liquefaction or slope failure. Fault rupture refers to offset of the ground surface along a rupturing fault during an earthquake. Structures that straddle a rupturing fault generally do not perform well. Thus, the Alquist-Priolo Earthquake Fault Zoning Act prohibits the construction of new habitable structures astride an active fault, and requires geologic studies that locate and evaluate whether the fault has moved in the Holocene to be conducted prior to development. The state geologist has identified (zoned) several faults in California for which these studies are required, but there are several other active faults that have not yet been zoned that should be evaluated in the same way. There are no

faults zoned by the State of California within the Hesperia General Plan area. The closest zoned faults include the North Frontal approximately 2 miles east of Hesperia, and the San Andreas, located at its closest approximately 4 miles to the southwest. However, some of the faults on the east side of Summit Valley, within and just south of the General Plan area, may be active.

Liquefaction is a secondary effect of seismic shaking that can cause various types of ground failure. Soils that liquefy lose the ability to support structures; buildings may sink or tilt, with the potential for extensive structural damage. For liquefaction to occur, three conditions must be met: 1) loose, recently deposited sediments typically sandy in composition; 2) shallow groundwater, typically within 50 feet of the ground surface; and 3) seismic shaking with ground accelerations over 0.2g.² Geologically young, loose, unconsolidated sediments occur throughout the Hesperia area, but shallow groundwater occurs only within the Mojave River floodplain, where water at depths of less than 30 feet has been recorded. Ground shaking of 0.2g and relatively long duration can be expected in the Hesperia area as a result of an earthquake on any of several faults in the region. Based on this information, the Mojave River floodplain has been identified as a liquefaction-susceptible area. Liquefaction-related lateral spreads (landslides that form on gentle slopes) can occur adjacent to stream channels and deep washes that provide a free face along which the liquefied mass of soil fails. Lateral spreads can cause extensive damage to pipelines, utilities, bridges, roads and other structures.

Seismic shaking can also cause loose, geologically young deposits to become more tightly packed, resulting in a reduction of the soil column, and differential settlement at the ground surface. Several areas in Hesperia are underlain by unconsolidated, young alluvial deposits and artificial fill that may be susceptible to settlement. Geotechnical studies prior to development should address this hazard on a site-specific basis. Seismically induced slope failure is a common secondary effect of seismic shaking. Although most of Hesperia is on relatively level to gently sloping terrain, there are a few natural slopes in the City that could be vulnerable to this hazard.

The hazards of sidehill fill deformation, ridgetop fissuring and shattering, and seicheing may occur locally only in a few areas of Hesperia. Sidehill deformation could potentially occur along some of the approaches to the bridges that extend across Interstate 15 or the Mojave River, where minor settlement of the bridge embankment could result in a step-up of a few inches to the actual bridge. Failure of sidehill fills could also occur locally in the foothills of the San Bernardino Mountains, on lots where grading involved the placement of fill to make a level building pad. Ridgetop shattering may occur locally in the southern part of Hesperia, in the San Bernardino Mountains, and in the foothills at the base of the mountains, to the south and east of Summit Valley Road. Seiches due to seismic shaking could occur in Silverwood Lake, Hesperia Lake, and any recharge basin in the City, if filled with water at the time of the earthquake. In unlined lakes and basins, sloshing of water against the basin sides could result in erosion and even some surficial slope failures. Water in swimming pools is also known to slosh during earthquakes, although in most cases, the sloshing water does not cause any significant damage. Given its distance from the ocean, Hesperia does not have a tsunami hazard.

All sites identified in the Sites Inventory is composed of lands within the already-developed portions of the City on generally flat land. While the City itself, like most of the Southern California, is prone to earthquakes, the sites identified in the Sites Inventory are not especially prone to earthquake hazards.

² g = acceleration of gravity. <https://earthquake.usgs.gov/learn/glossary/?term=G%20or%20g>

Those, geologic hazards are not expected to pose a constraint on development in the 6th Cycle planning period.

3.4.12 Flooding Hazards

Similar to earthquakes, floods are natural and recurrent events that generally do not pose a hazard when they occur in an undeveloped area; it is only when floods interact with the built environment, typically in the form of structures built on the floodplain, where they obstruct floodwaters, that they become hazardous. Unfortunately, as development in floodplains has increased, the average annual losses due to flooding have steadily increased.

Like most of Southern California, Hesperia is subject to unpredictable seasonal rainfall. Every few years, the region is subjected to periods of intense and sustained precipitation. Most of the flooding occurs in the numerous washes, natural drainage courses, drainage easements, and floodways. Construction of the Mojave Forks Dam in 1971 greatly reduced the impact of flooding along the Mojave River, although a few parcels adjacent to the river are still at risk. Most of Hesperia is located on alluvial fans, relatively flat to sloping areas covered with sediment deposited by shallow, intermittent streams that spread out away from their source in the mountains to the south. The historical and geological records show that alluvial fan flooding is unpredictable, and floodwaters can travel at dangerously high speeds, be highly erosive, and can carry large amounts of sediment and other debris. These characteristics make it difficult to assess the flood risk and develop reliable mitigations for alluvial fans.

Hesperia has participated in the National Flood Insurance Program since 1989. The extent of flooding in the Mojave River, Antelope Wash, the Oro Grande Wash, and the Summit Valley area has been analyzed through Flood Insurance Studies, but the entire Hesperia area has not been studied, and the flood zones are incomplete. Inundation due to a 100-year flood (a flood that has a 1 percent probability of being equaled or exceeded in any given year) can occur along the Mojave River, Antelope Valley Wash, and Summit Valley. Several structures in the Antelope Valley Wash area are located within this zone. In the Summit Valley area, most homes are above the flood zone, but access to these homes can be cut off during severe flooding of the West Fork of the Mojave River. Highways 138 and 173 and several major roadways, including I Avenue, Rock Springs Road and Ranchero Road, extend across these 100-year flood zones. Federally subsidized flood insurance is available to all Hesperia residents. Owners of all structures within the 100-year flood zone are required to purchase and maintain flood insurance as a condition of receiving a federally related mortgage or home equity loan on that structure. Residents outside the 100-year flood zone but in areas of recurrent flooding should consider flood insurance also.

Development in the Hesperia area began gradually and in a piecemeal fashion, without the benefit of a planned drainage network. Development occurred with only minor alterations to the natural topography. As a result, natural drainage courses meander through developed areas, and most streets follow the natural contours of the land, often without culverts or bridges across drainage channels. Underground pipelines, culverts, bridges, and basins are present, but are not common. This leads to localized flooding, road closures, erosion damage, and sedimentation during and following strong storms, particularly if the ground is already saturated. More recent developments, since the City's incorporation, include on-site retention basins and other engineered structures, as needed. Furthermore, in the last decade, the City has constructed several drainage facilities. Asphalt berms along several roadways control surface flows, and a nearly 2-mile-long channel with levees affords some protection to the homes near the bottom of the Antelope Valley Wash.

Flood losses in other parts of the City are caused by structures that obstruct runoff. The bermed or elevated rail lines, for example, pond water on the upstream side. The California Aqueduct has overchutes and drop inlets where it crosses the larger natural drainages, but these are sometimes inadequate, and the smaller drainages may be blocked altogether. The cumulative effect of obstructions in flood hazard areas can lead to increased flood heights and velocities. Maintenance of the numerous natural drainages is also challenging, since many channels meander through private properties.

Seismically induced inundation refers to flooding that results when water retention structures, such as dams, fail due to an earthquake. There are three dams near Hesperia that can inundate portions of the City should they fail catastrophically: Mojave Forks Dam, Cedar Springs Dam, and Lake Arrowhead Dam. Water released by the Mojave Forks Dam would be confined to the Mojave River bed, the mouth of Antelope Valley Wash channel, and several other smaller tributaries. Water released by the Cedar Springs Dam would flood a significant portion of eastern Summit Valley, an area for the most part presently undeveloped, except for Highway 173. Water from Lake Arrowhead Dam would most likely be contained within the Mojave Forks reservoir. Inundation in a smaller scale can also occur if an aboveground water storage tank suffers damage as a result of ground shaking, releasing the water stored therein. Flexible joints at the inlet/outlet connections, in addition to bracing and baffling, can help mitigate the damage resulting from water sloshing inside the tank. As of 2019, nine of the water tanks in the City meet the latest standards in water tank design; the remaining eight need to have their inlet connections retrofitted. Maintaining the structural integrity of these water tanks during an earthquake is important not only to provide water to residents, but also to fight any fires that may occur, especially those caused by earthquakes. This is especially important given that an earthquake could damage the California Aqueduct and the groundwater wells in the region.

All sites identified in the Sites Inventory have been screened to exclude areas prone to flooding. Thus, floods and flooding hazards are not expected to pose a constraint on development in the 6th Cycle planning period.

3.4.13 Fire Hazards

Wildfires are a necessary part of the natural ecosystem in Southern California, but they become a hazard when they extend out of control into developed areas, with a resultant loss of property, and sometimes, unfortunately, injuries or loss of life. The wildfire risk in the United States has increased in the last few decades with the increasing encroachment of residences and other structures into the wildland environment, and the increasingly larger number of people living and playing in wildland areas.

Hesperia is located in the lower Mojave section of the Southeastern Deserts Bioregion. The predominant vegetation assemblages in this area include desert shrub, creosote bush shrub, and succulent shrub. Other important vegetation types include Joshua Tree woodland, shad-scale scrub, blackbrush scrub, and desert scrub-steppe. About one-third of the desert floor in the Mojave section is devoid of vegetation, limiting the amount of surface fuel loads available to burn. Variations in the annual precipitation for the Mojave region have led to a significant variation in the frequency and extent of wildland fires in the area. Several historical wildland fires have occurred primarily in the southern part of Hesperia and its sphere of influence between 1930 and 2008.

Dozens of small vegetation fires, typically less than 1 acre in size, are reported in the Hesperia area annually. Experience and research have shown that vegetation management or fuel modification is an effective means of reducing the wildland fire hazard. Therefore, property owners are encouraged to follow maintenance guidelines aimed at reducing the amount and continuity of vegetation fuel available.

If high weeds, plant material, and other prohibited items are present on a property, the Fire Marshal has authority to give the property owner of record a notice to abate the hazard. If the owner does not comply within 30 days of receiving the order, the City has authority to abate the hazard and charge the property owner for the cost. Vegetation treatments include the thinning or removal of vegetation within a given distance from habitable structures to create a defensible space. A fuel modification zone is a ribbon of land surrounding a development that is designed to diminish the intensity of a wildfire as it approaches the structures. Fuel modification treatments are being developed for the Summit Valley area in Hesperia.

Building construction standards can also help reduce the fire hazard. Fire resistant and non-combustible roofing materials, finely screened attic ventilation openings, non-combustible exterior siding materials, multiple-pane windows, and tempered glass windows all can help a structure perform better in the event of a fire. Every proposed construction project in Hesperia is reviewed by County Fire for compliance with the most recent version of the California Fire Code adopted by the County.

California state law requires that if a property is located in a very high fire hazard severity zone or in a state responsibility area, it must be disclosed in real estate transactions. This is important because the relatively rapid turnover of residential ownership can create an information gap; as a result, uninformed homeowners in fire hazard areas may attempt landscaping or other modifications to their houses that could be a detriment to the fire-resistant qualities of the original structure, with potentially negative consequences. Fire hazard education of homeowners is critical.

A relatively small number of structure fires are reported annually in Hesperia, but depending on the size, age and occupancy of the structure, the economic and social losses can be substantial. Fire prevention and suppression services in Hesperia are provided by County Fire, which also provides ambulance service to the three local High Desert hospitals. Firefighting resources in and near Hesperia include four fire stations. Due to the rapid increase in population and associated rise in traffic in the last few years, emergency calls to the Fire Department have steadily risen about 3%–5% each year. Based on data provided by the City, average Fire Department response time in Hesperia in 2019 was approximately 7 minutes, 20 seconds. Response times are controlled by the distance between the responding fire station and the site; factors that may affect the response time include obstructions provided by the aqueduct and the railroad lines, multiple alarms, and traffic congestion. Based on a cumulative point system that weighs a community's fire suppression delivery system, including fire dispatch, fire department representation (in the form of equipment, personnel, training, distribution of fire stations), and water supply adequacy and condition, the Insurance Services Office (ISO) ranks a community's fire protection needs and services. Rating varies from Class 1 (best) to Class 10 (worst). Hesperia currently has a Class 3 ISO rating in the developed portions of the City and a rating of Class 4 in the outlying areas.

If needed, fire stations from adjacent communities, such as Victorville and Apple Valley, may respond to emergency calls in Hesperia. All three cities are part of the San Bernardino County Operational Area. The jurisdictions that form an Operational Area have mutual aid agreements that allow the response of additional emergency resources, as needed, from non-affected members in the group. Numerous other local, state, and federal agencies are available to assist County Fire as needed, depending on the type of incident. Emergency response in every jurisdiction in the State of California is handled in accordance with the Standardized Emergency Management System (SEMS). Since 2004, and in response to the 2001 terrorist attacks and the 2004-05 hurricane season, federal, state, tribal and local governments, in addition to non-governmental organizations and the private sector, are required to work together to "prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity." This is referred to as the National Incident Management System (NIMS). Cities are required to adopt NIMS as a condition of receiving federal preparedness assistance.

Earthquakes can cause multiple ignitions distributed over a broad geographic area. Fires can be ignited by a variety of sources, including downed electrical lines, sparks near ruptured gas pipelines, overturned electrical appliances, such as water heaters, and spills of reactive chemicals. If the earthquake has also impaired the water distribution system, limiting the water available to fight these fires, and fire department personnel are busy conducting search and rescue operations, earthquake-induced fires have the potential to be the worst case fire-suppression scenarios for a community.

All sites identified in the Sites Inventory have been screened to exclude areas prone to wildland fires. The Sites Inventory is composed of lands within the developed portion of the City. Thus, wildfires are not expected to pose a constraint on development in the 6th Cycle planning period.

3.4.14 Hazardous Materials

Hazardous materials are used every day in industrial, commercial, medical, and residential applications. The primary concern associated with a hazardous materials release is the short- and/or long-term effect to the public from exposure to these substances. Compared to other cities in Southern California, Hesperia has a relatively low number of sites that generate, use, or store hazardous materials. According to the Environmental Protection Agency (EPA), there are no Superfund sites in Hesperia, although there is one CERCLIS (Comprehensive Environmental Response, Compensation and Liability Act of 1980) site that is not on the National Priority List. There are three facilities in Hesperia listed in the most recent Toxics Release Inventory, and one such facility within one-half mile of the City, in Victorville. There are approximately 42 registered small-quantity and 10 large-quantity generators of hazardous materials in Hesperia.

There are two registered transporters of hazardous waste in Hesperia. Several more are registered in Victorville and Apple Valley. Hazardous materials are transported through the City on Interstate 15, a prescribed route for all types of non-radioactive hazardous materials, radioactive materials, and toxic inhalation hazard materials, and on the Burlington-Northern Santa Fe and Union Pacific railroad lines. Vehicles transporting hazardous materials are required to have placards that indicate, at a glance, the chemicals being carried, and whether they are corrosive, flammable, and/or explosive. The conductors are required to carry detailed “material data sheets” for each of the substances on board. These documents are designed to help emergency response personnel assess the situation immediately upon arrival at the scene of an accident, and take the appropriate precautionary and mitigation measures. The California Highway Patrol is in charge of spills that occur in or along freeways, with Caltrans and local sheriffs and fire departments responsible for providing additional enforcement and routing assistance.

High-pressure gas and hazardous liquid pipelines also extend across the City. Pipeline operators are responsible for the continuous maintenance and monitoring of their pipelines. All excavations or drilling to be conducted near pipelines should be conducted only after proper clearance by the appropriate utility agencies or companies. This is done locally by the Underground Services Alert of Southern California, or DigAlert.

All businesses that handle more than a specified amount of hazardous or extremely hazardous materials are required to submit a Hazardous Materials Business Plan to the local Certified Unified Program Agency (CUPA). In Hesperia, the local CUPA is the County Fire’s Hazardous Materials Division. These businesses are also required to prepare risk management plans, detailed engineering analyses that identify the potential accident factors present, and the mitigation measures that can be implemented to reduce this accident potential. The County of San Bernardino is designated as the Administering Agency for hazardous materials in the City of Hesperia.

Leaking underground storage tanks (LUSTs) are the primary cause of groundwater contamination by gasoline compounds and solvents. There are several federal and state programs aimed at leak reporting, investigation regulations, and standards for cleanup and remediation. California now requires all fuel tanks to be double-walled, and prohibits the delivery of gasoline or diesel to non-compliant tanks. The State Water Resources Control Board (SWRCB) is the lead regulatory agency in the development of regulations and policy for underground storage tanks. The SWRCB, in cooperation with the Office of Emergency Services, maintains an inventory of LUSTs in a statewide database called GeoTracker. As of November 2019, there were 12 reported LUST cases in Hesperia. All of these sites have been remediated; additional actions, in the form of monitoring, testing, and remediation, are not necessary. The GeoTracker list should be reviewed on a regular basis for new leaks, especially since there are at least 36 permitted underground storage tanks in the City.

The City's water comes from a network of 15 active groundwater wells located throughout the City. Since 1993, when data recording began, the Hesperia Water District has had only one health-based violation, in February 2005, for the concentration of total coliform (bacteria) exceeding the maximum contaminant level (MCL). This is a particularly good record compared to all other water purveyors that provide data to the EPA. Perchlorates, substances that are persistent in the environment and which can pose a health hazard, especially to infants and women, have been detected in water from three of the City wells. Regular monitoring of these wells will help determine whether the perchlorate readings were anomalous, or whether the water in these wells is indeed impacted and requires remediation. According to the Consumer Confidence Reports issued by the water district in 2017 and 2018, drinking water in the community does not contain this contaminant.

Based on information contained in the district's Consumer Confidence Reports, from 2010 to 2014, only two exceedances of drinking water MCLs occurred. These exceedances occurred in 2014 when the SWRCB reduced the MCL for chromium-6 to 10 parts per billion (ppb). In 2014, two of the district's wells exceeded the newly reduced chromium-6 MCL. The two wells have currently been taken out of production; however, to address this issue in the future, it is planned that the water will be blended with other sources in order to meet the MCL. On average, district-wide, chromium-6 is well below the MCL (4.3 ppb in 2014), and all other constituents sampled are well below their respective MCLs. Due to the very good quality of source water within the district, water quality is not anticipated to be a constraint on the district's water supplies.

Given that hazardous materials are often used at home, and any surplus of these materials cannot be disposed in the regular trash, San Bernardino County and the City of Hesperia have adopted a Household Hazardous Waste and Oil-Recycling Program free to residents. The local drop-off facility is located at 17443 Lemon Street. The City also has a series of programs designed to reduce the amount of waste that is taken to the landfill. There are no active landfills in Hesperia; the Hesperia Sanitary Landfill closed in 2005.

The most serious concern regarding the significant hazardous materials sites in Hesperia is the potential for leaks and reactive chemical interactions to occur as a result of an earthquake compromising their storage containers. Past earthquakes have shown that hazardous materials spills can occur even when the building does not suffer significant damage.

All sites identified in the Sites Inventory are vacant and have been screened to exclude areas that are known to contain hazardous materials. Thus, hazardous materials are not expected to pose a constraint on development in the 6th Cycle planning period.

3.4.15Overlays

Hesperia has several overlays in the General Plan that are intended to identify parcels that may be affected by natural or man-made hazards and that require special attention prior to development. There is an underlying base designation for all properties within an overlay. Developments consistent with the allowable uses and standards of the overlay and the designation are permitted. In the event the overlay district standards differ from those of the underlying designation, the more restrictive standards shall apply.

Open Space/Drainage (OS/D)

The Open Space/Drainage (OS/D) overlay designation identifies areas within the wash east of the Interstate 15 freeway that are intended to remain in a minimally developed or natural condition because of environmental constraints, special visual qualities, available natural resources, or the need for public open space. The OS/D designation is intended to protect, enhance, or maintain land for purposes of natural and cultural resource preservation, recreation, protection of sensitive environments, protection from natural hazard areas, or public uses. This designation is appropriate in areas which are unsuitable for development or which have been determined to have special value to the community in an undeveloped state.

The allowable uses within this designation include limited recreational uses such as trails and natural preserve areas. Typical permitted uses within the OS/D area would include recreational uses, horticulture, agriculture, communication facilities, and similar uses which would not involve substantial grading or construction. In addition, a portion of the OS/D area is needed for drainage purposes. Grading is strictly limited in this designation to preserve the existing natural state of the land and habitat.

100-Year Floodplain (FP)

The 100-Year Floodplain (FP) overlay is consistent with the boundaries of the Federal Emergency Management Agency's (FEMA) 100-year floodplain boundaries. Properties within this overlay have an underlying designation that will govern the land uses permitted on site, but shall also comply with FEMA's standards for building within the 100-year floodplain. The 100-year floodplain area is defined by FEMA by reviewing the long-term average period between floods of a certain size and identifying the size of a flood that has a 1 percent chance of occurring during any given year.

All structures built within the FP overlay are required to have raised pad elevations 1 foot or more above the base flood elevation identified on the Flood Insurance Rate Map.

Wash Protection Overlay

The City adopted the Main Street and Freeway Corridor Specific Plan in 2008. This includes a wash protection overlay intended to preserve the City's major washes for their drainage function, as well as their value as scenic open space. The washes serve multiple functions including natural habitat, natural drainage course, and recreation area. This plan establishes a Wash Protection Overlay that limits the construction of permanent structures within the washes' right-of-way to maintain their function as natural drainage courses. The washes' right-of-way mostly falls in private ownership. The ability to balance the multiple uses in these areas would provide flexibility to deal with site constraints and market demands while still ensuring that the overall goals of this plan are maintained.

Dam Inundation (DI)

The Dam Inundation overlay is intended to identify the potential area of flooding caused by a seismically induced inundation. This refers to the flooding that results when water retention structures such as dams fail due to an earthquake. The dam inundation area is the land that may be flooded due to failure of the Mojave Forks Dam and the Cedar Springs Dam.

Section 8589.4 of the Government Code requires an owner selling property, or an agent for the owner selling property, that is within the dam inundation area to disclose this information to prospective buyers if one of the following conditions is met:

The owner, or the owner's agent, has actual knowledge that the property is within an inundation area; or

The local jurisdiction has compiled a list, by parcel, of properties that are within the inundation area and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the parcel list.

Airport Safety Zone (AS)

The Airport Safety (AS) zone consists of the "Primary Surface" and the "Runway Protection Zone." The Primary Surface, which is immediately around the runway, is an object-free area (no structures or vehicles). It is also recommended that no structures be allowed in the Runway Protection Zone. However, very low density residential uses may be permitted as long as no portion of any structure encroaches within the airport's Approach Surfaces. All developments must obtain a standard form of Avigation easement, as recommended by the Hesperia Airport Comprehensive Land Use Plan.

Airport Approach and Transitional Zone (AAT)

Properties within the Airport Approach and Transitional Zone (AAT) are subject to additional height limitations resulting from the FAA Approach and Transitional Surfaces, as described in the Hesperia Airport Comprehensive Land Use Plan. Structures that would project within the FAA Approach and Transitional Surfaces are not allowed.

Currently, existing subdivisions of one-half acre lots lie to the north, west, and east of the airport, within the AAT overlay zone. The Hesperia Airport Comprehensive Land Use Plan recommends that development intensity in this area does not exceed the equivalent of Rural Residential 1 (with a minimum of 1-acre lot size) in the General Plan. All developments must obtain a standard form of Avigation easement.

Conclusion

Although future residential development is expected throughout the City, it is primarily to occur within the Main Street and Freeway Corridor Specific Plan and Tapestry Specific Plan areas. Tapestry is a large master planned community with an associated financing plan to bring infrastructure to the area. Residential development capacity in areas outside of the Tapestry Specific Plan area is supported by existing infrastructure (water, sewer, utilities, and paved roads) and commercial services are adjacent to these areas. Water, sewer, and dry utilities are available throughout the land identified in the City's inventory. All areas are free of significant drainage, topography, and other natural hazards. The land in the City's inventory represents the locations where development may be most feasibly attained and the City's General Plan and/or respective specific plans have already taken into consideration all constraining factors (if any) that may limit residential growth.

4 Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Hesperia. This 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.

4.1 Residential Sites Inventory

4.1.1 Regional Housing Needs Allocation (RHNA)

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because state law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. The Southern California Association of Government (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

SCAG allocates to each jurisdiction its "fair share" of the projected housing need, based on household income groupings over the eight-year planning period. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification in this Housing Element is for the 6th cycle RHNA allocation and is based on a RHNA cycle from January 1, 2022, to October 1, 2029. This RHNA time period addresses the Housing Element planning period from October 2021 to October 2029. SCAG drafted and adopted the 6th cycle RHNA allocation plan on March 4, 2021. It was then followed by HCD approval on March 22, 2021, which covers the planning period from October 2021 through October 2029.

The intent of the RHNA is to ensure that local jurisdictions not only address the needs of their immediate areas but also address their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

The RHNA is distributed by income category. For the 2021-2029 Housing Element update, the City of Hesperia is allocated a RHNA of 8,155 units as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 1,921 units (23.6 percent)³
- Low Income (51 to 80 percent of AMI): 1,231 units (15.1 percent)
- Moderate Income (81 to 120 percent of AMI): 1,409 units (17.3 percent)
- Above Moderate Income (more than 120 percent of AMI): 3,594 units (44.1 percent)

4.1.2 No Net Loss Buffer

Recent changes to state law (Senate Bill 166 – 2017) have required cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income than projected, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone for new sites that can accommodate the remaining need. For these reasons, the City is including an additional buffer of at least 15 percent above the RHNA in each category, as shown in **Table 40** for a total of 9,355 units.

- Low Income: 3,614 units
- Moderate Income: 1,616 units
- Above Moderate Income: 4,125 units

Table 40: City of Hesperia 6th Cycle RHNA plus Buffer

	Extremely Low, Very Low, and Low	Moderate	Above Moderate	Total
RHNA	3,152	1,409	3,594	8,155
No Net Loss Buffer (+15%)	462	207	531	1,200
Total Units	3,614	1,616	4,125	9,355

Source: City of Hesperia

Note: *The extremely low-income allocation is assumed to be 961 units based on the HCD-accepted methodology of assuming 50 percent of the very low-income allocation for households of extremely low income.

4.1.3 Assumed Affordability

Density

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by state law (at least 30 du/ac for Hesperia), HCD is obligated to accept sites with those density standards (30 du/ac or higher) as appropriate for

³ The City has a RHNA allocation of 1,921 very low-income units (inclusive of extremely low-income units). Pursuant to state law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. It is assumed that extremely low-income households constitute 50 percent of the very low-income group. Therefore, the City's RHNA of 1,921 very low-income units can be split between 961 extremely low- and 960 very low-income units. However, for purposes of identifying adequate sites for the RHNA, state law does not mandate the separate accounting for the extremely low-income category.

accommodating the jurisdiction's share of regional housing need for lower-income households. The City is also including a program to up-zone its RC zone from 25 du/ac to 30 du/ac, allow housing at densities of up to 30 du/ac in its C2 zone, and up-zone its R3 zone from 15 du/ac to 30 du/ac.

The proposed zoning standards are not finalized, and the City will conduct public and property-owner engagement to identify the ultimate standards in the proposed zoning. While the specific zoning provisions are not yet defined, the City will comply with the intent of its Housing Element and state law to facilitate residential development at the maximum densities allowed in the General Plan.

Size: Large Sites

Pursuant to state law, sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The City identified sites that meet these criteria for the lower-income units. The City did include five properties that have cumulative areas larger than 10 acres as eligible for the lower-income sites. Due to the rural nature of the City, many of its undeveloped parcels are between 10 and 11 acres in size. Thus, certain parcels slightly above 10 acres in size have been included as adequate sites for the lower-income RHNA, in cases where these larger lots are adjacent to residential neighborhoods, and were chosen over sites between 0.5 and 10 acres that were adjacent to industrial developments.

There are five sites that are vacant and projected to have low-income units that are above 10 acres—specifically, with acreages of 10.1, 10.2, 10.2, 10.4, and 10.9. For the purposes of development, these sites are substantially equivalent to a 10-acre site. Additionally, all of the sites are within the Main Street and Freeway Corridor Specific Plan Area, which is one of the mechanisms used to facilitate the development of housing on the sites.

Though the sites are all greater than 10 acres, only a 20 percent yield of low-income units was assumed for every site. The sites are anticipated to yield between 76 and 81 units, for a total of 386 units, 12.3 percent of total low-income units in the City. It is not anticipated that lower-income development will span the whole area of each site. Furthermore, these sites above 10 acres are not anticipated to be entirely lower-income housing. Only 20 percent of each sites' total capacity is assumed to be available for lower-income households. The City could meet its low-income RHNA without including these sites but has chosen to include them because of their vacant status, location within the Main Street and Free Corridor Specific Plan Area, and likelihood to be developed during the planning period. Discussions with the developer indicate that portions of the property are likely to be redeveloped for housing, with some units affordable to lower-income households within this planning period.

The City is including two programs to further facilitate development on large sites. Program 4: Large Sites for Lower-Income Housing Program provides a number of mechanisms to encourage development on large sites, including project streamlining and expediting the approval process for land division for projects with affordable housing units, deferral or waiver of fees related to the subdivision of projects with lower-income units, and provision of technical assistance for acquisition of funding and modification of development requirements for projects on large lots. Program 24: Large Site Development includes an expedited or automatic approval of lot splits on the sites identified in the 6th Cycle Sites Inventory, which includes the large lots identified for lower-income households, and fee waivers for the subdivision of sites included in the 6th Cycle Sites Inventory.

4.1.4 Realistic Capacity

Realistically, sites tend to be developed with fewer than the maximum number of allowable units due to setbacks, development standard requirements, and environmental and other constraints. These capacities can differ depending on these factors as well as the uses allowed in each particular zone.

To meet the extremely low-, very low-, and low-income RHNA categories, the C2, RC, and R3 zones have been identified. For the purposes of this analysis, a realistic capacity was used for the C2 and RC zones, which allow for commercial uses. The potential capacity for these zones was calculated at 25 percent of the maximum allowable density. For the R3 zone, a calculation of 80 percent was used.

These realistic capacities were determined by the City to be realistic, given recently approved multi-family developments. As shown in **Table 34**, multi-family projects were approved with densities of up to 14.2 du/acre when the maximum density allowed in the City was 15 du/acre. This indicates that, if the C2, RC, and R3 zones are revised to allow for housing up to 30 du/acre, there is a strong likelihood for future housing developments to propose higher densities. While not all projects will approach 30 du/acre, the realistic capacity of a 25 percent yield accounts for lower-density projects that might be proposed for an exurban city such as Hesperia, while also accounting for potential developments in these zones that do not include residential components.

Table 41: Lower Income RHNA Residential Capacity

Land Use Designation	Vacant Acres Identified for Lower Income Housing (30 du/acre)	Maximum Capacity (Units)	Potential Capacity (Units)
C2 Zone	125.7	3,721	895
RC Zone	201.2	6,108	1,490
R3 Zone	46.9	1,577	1,234
Total	380.13	11,316	3,619

To meet the moderate-income RHNA residential capacity, which was met through vacant land identified in the MDR zone, a calculation of 80 percent was used.

Table 42: Moderate Income RHNA Residential Capacity

Land Use Designation	Vacant Acres Identified for Moderate Income Housing (12+ du/acre)	Maximum Capacity (Units)	Potential Capacity (Units)
MDR	147.2	2,188	1,731

To meet the above moderate income RHNA residential capacity, which was met through vacant land identified in the LDR, MDR, MU, R1-4500, RER, RR-2 and VLR zones, a calculation of 80 percent was used.

Table 43: Above Moderate Income RHNA Residential Capacity

Land Use Designation	Vacant Acres Identified for Above Moderate Income Housing	Maximum Capacity (Units)	Potential Capacity (Units)
LDR	471.8	3,655	2,907
MDR	42.4	532	350
MU	9.2	45	44
R1-4500	127.1	951	776
RER	26.8	53	42
RR-2	96.2	38	30
VLR	4.6	8	5
Total	778.1	5,282	4,154

Availability of Infrastructure and Water/Sewer Services

All the sites identified for accommodating the RHNA are within the City. As part of the adoption of the General Plan, the availability of infrastructure and water/sewer services was assessed. Adequate water supply and sewer capacity is available to accommodate the RHNA of 8,155 units for this Housing Element cycle. Improvements necessary and mitigation measures were identified in the Specific Plan and/or the accompanying Program EIR. The General Plan and respective specific plans include implementation chapters that outline the priority of public improvements, responsible agencies/entities, and potential funding options. As development activities begin, individual development projects will be required to provide or pay for improvements/mitigations identified in the specific plans and/or corresponding mitigation monitoring programs.

4.2 Housing Resources

4.2.1 Financial Resources

A variety of existing and potential funding sources are available for affordable housing activities in Hesperia.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding community development activities for low-income persons. The CDBG program is flexible in that the funds can be used for a wide range of activities. The eligible activities include acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation, and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For fiscal year 2019-2020, the City of Hesperia received \$1.8 million in CDBG funding. The City Council contributes a portion of these funds to local organizations to provide supportive services for low-income persons and persons with special needs. In addition, a significant portion of the City's CDBG funding historically has been directed to augment police or code enforcement activities that provide direct assistance to the CDBG target area.

Section 8 (Housing Choice Vouchers) Rental Assistance

The federal Section 8 (Housing Choice Vouchers) program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 assistance is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. In Hesperia, as of 2020, 224 households receive rental assistance under the HUD Section 8 program.

4.3 Administrative Resources

4.3.1 City of Hesperia Community Development Department

The Community Development Department, a division of Development Services, provides a wide variety of services to the community. This division is responsible for overseeing Building and Safety, and Planning. The department coordinates all land use and development activities throughout the City and its sphere of influence. It is also responsible for implementing the City's General Plan, Municipal Code, International

Building Code, and state and federal laws. The department also serves as staff to the City Council, Planning Commission, Development Review Committee, and Community Enhancement Committee.

The Planning Division is responsible for administering the City's General Plan, Municipal Code, and Zoning Ordinances. Both current and advanced planning functions are performed by the Planning Division's staff. The Planning Division primarily serves as staff to the City Council, Planning Commission, and the Development Review Committee and coordinates the review of land use development applications, including site plans and conditional use permits, General Plan amendments, zone changes, specific plans, and development agreements. The Planning Division is also responsible for preparation of initial studies and other environmental studies. Upon approval of development applications, the Planning Division provides fast-track building plan check and grading plan review processes, as well as same day or next day final inspection scheduling.

4.3.2 Hesperia Community Development Commission (successor to the HCRDA)

The City's Hesperia Community Development Commission offers a wide variety of services to site selectors, real estate professionals, and business owners looking to expand or relocate. This department assumed all the duties and obligations of the former Hesperia Community Redevelopment Agency (HCRDA), Business Attraction Programs, and Housing Programs. The HCRDA was originally established in 1993, charged with orchestrating orderly and progressive business, housing, and community development within the City. The agency administered two redevelopment project areas encompassing 25,569 acres, of which 1,032 acres are zoned for commercial and industrial development. The third redevelopment project area within the City supported the efforts of the Victor Valley Economic Development Authority, a joint powers authority charged with orchestrating the reuse of the former George Air Force Base. After the state terminated RDAs statewide in February 2012, the Community Development Commission, as successor agency, took over and now maintains all programs and oversees the City's payment obligation schedule, in accordance with the Oversight Board established by ABx1 26.

4.3.3 Nonprofit Housing Developers

Due to the high cost of housing development, many communities have found that partnerships with nonprofit housing developers are an effective tool for creating affordable housing units. In Hesperia, several affordable housing developments have been made possible through close coordination and partnership with for-profit and nonprofit housing developers.

The City worked recently with Eagle Real Estate Group to construct a 95-unit senior affordable housing development in Hesperia, called Villas Apartments West (Phase I). A 96-unit senior affordable housing development, Villas Apartments East (Phase II), has obtained land use entitlements, and is in the process of pulling building permits, but has not begun construction. Eagle Real Estate Group of Newport Beach was founded in 2000 and has transacted over \$1 billion in real estate activities. The organization specializes in developing and rehabilitating market-rate and multi-family and affordable senior housing.

The City has worked with KDF Communities, LLC to construct four affordable housing developments within Hesperia: the Village at Hesperia I and III and Sunrise Terrace (Phase I & II), totaling 271 units. KDF Communities is a Newport Beach-based affordable housing developer established in 1996. The organization specializes in developing and rehabilitating affordable multi-family and senior housing. KDF is committed to providing social services for the residents of their affordable housing communities.

Opportunity Builders is a nonprofit development corporation that seeks to provide decent, safe, and affordable housing for low-income individuals and their families while simultaneously providing services

such as literacy classes, computer training, financial counseling, and other development tools necessary to rise in economic status and achieve self-sufficiency. Opportunity Builders has already constructed two affordable housing projects in the City of Hesperia, Three Palms Apartments and Santa Fe Apartments, totaling 202 units. The organization has also constructed several developments in the neighboring City of Victorville.

Palm Desert Development Company is a developer specializing in residential construction since 1979. The company primarily develops affordable multi-family residential real estate in Southern California and Arizona. Palm Desert is committed to building quality and affordable rental units for low-income families.

The Hesperia Housing Authority (HHA), as successor to the HCRDA, will continue to provide resources for the development of affordable housing.

4.4 Opportunities for Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Southern California Edison participates in the California Alternate Rates for Energy program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The 2007 Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units. Southern California Edison also operates the Energy Management Assistance program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy-efficient lighting and cooling, and refrigerator replacement. Finally, Southern California Edison has an Energy Assistance Fund, also known as the Rate Relief Assistance Program, in place designed to help low-income customers pay their electric bills.

Additionally, the Southwest Gas Company offers a weatherization program in an effort to increase the energy efficiency of residential units. It provides qualified limited-income customers with money-saving improvements at no cost. Examples of energy-saving measures are caulking, door weather-stripping, low-flow showerheads, and water heater blankets.

5 Review of Past Accomplishments

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the 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 provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant to addressing current and future housing needs in Hesperia. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

This section summarizes the City's progress toward its 2014-2021 RHNA for the previous Housing Element. A program-by-program review of accomplishments is contained in Appendix C.

Units Constructed

According to City records, 1,580 units have been constructed since January 1, 2014, most of which are market-rate single-family residences affordable to above moderate-income households. A total of 95 affordable units built in the City during this timeframe, a senior apartment complex (Villas Apartments West). The rental project was developed by Eagle Real Estate Group and construction was completed in 2016. The total cost of development for Phase I, 96 units (95 affordable units + 1 manager's unit), was approximately \$12.9 million. The HHA has funds in the Low-Moderate Income Housing Asset Fund (LMIHAF) to loan Eagle up to \$3,831,975 (30 percent of total project costs) to the project. The HHA loan represents \$39,916 of financial assistance per unit. The funds were loaned as a residual receipts loan bearing a simple interest rate of 2 percent per annum for the duration of the regulatory agreement of 55 years, plus an option for an additional 25 years, for a possible maturity of 80 years. The project is deed-restricted as affordable housing for 55 years.

Of the total 1,580 units built, 277 were multi-family units. According to rental data presented in **Table 22, Rental Housing in Hesperia**, the majority of available housing is affordable to moderate income households.

Units Approved, in Development, or in Review

The City has approved, or is in the process of reviewing, the development of another 362 housing units. While the market has delayed financing and construction of these projects, they are still consistent with the city's General Plan and would be continued when economic conditions improve. Among the approved/under review projects are:

- Village at Hesperia Phase II
- Granite Springs
- Main & Topaz

- Serenity Village Senior Project

Granite Springs and Main & Topaz are affordable ownership units. The other projects are affordable rental housing projects. **Table 44** provides additional information regarding the densities of these projects.

Table 44: Density of Affordable Housing Developments

Project Name	Units	GP/ Zoning	Allowable Density (du/acre)	Actual Density	Density Bonus (Y/N)
Santa Apartments	89 L	Specific Plan MDR	8-15	15.5	Y
Three Palms Apartments	113 L	Specific Plan HDR	15-20	25.7	Y
San Remo I	50 VL 14 L	Specific Plan MDR	8-15	14.9	N
San Remo II	39 VL 19 L	Specific Plan MDR	8-15	14.9	N
Horizons	14 VL 52 L	Specific Plan MDR	8-15	12.7	N
Villas at Hesperia/Crossings West	31 VL	Specific Plan MDR	8-15	9.1	N
Village at Hesperia II	7 VL 60 L	Specific Plan HDR	15-20	17.7	Y
Villas Apartments West	20 VL 75L	Specific Plan MDR	8-15	20.4	Y
Villas Apartments East	20 VL 75L	Specific Plan MDR	8-15	18.1	Y
Bella Sky	3L	Specific Plan MDR	8-15	17.7	Y

Source: City of Hesperia, 2019.

Note: VL = Very Low Income; L = Low Income; M = Moderate Income.

The HHA had provided subsidies to developers, which varied depending on the amount of financial sources available for a particular project. The last five affordable projects that received HHA assistance received between \$39,900 per unit to \$118,000 per unit. All of these projects were in the 8 to 20 du/acre range and ranged from 31 subsidized units to 95 subsidized units. For 100 percent affordable projects to increase in density from 8 to 20 du/acre to 30 du/acre would increase the cost of providing subsidies significantly, due to increased construction costs. Out of the five affordable projects the HHA recently assisted, no project had a density higher than 20 du/acre. Depending on funding availability, the HHA may continue to provide subsidies for affordable housing construction.

According to rent surveys conducted in December 2019, market-rate housing units in the City have proven to be affordable to most lower-income households. Average market-rate rents for units of all sizes, except four-bedroom and five-bedroom units, were affordable to low-income households (those making 51 to 80 percent of AMI). Moderate-income households, making 120 percent of AMI, were able to afford all rental units in Hesperia.

Effectiveness at Assisting Special Needs Populations

Accessibility Improvements

The City of Hesperia utilized CDBG funding to improve City conditions for special needs populations. These improvements included public facility and infrastructure improvements, including multiple street improvement projects and the Peach Avenue Drainage Improvement Project. Street improvements included:

- Adding a new top layer of asphalt pavement
- Constructing a 26-foot-wide asphalt concrete pavement within the middle of existing 60-foot-wide rights-of-ways
- Paving dirt roadways on Sultana Street and Muscatel Street

- Constructing an embankment
- Bringing sinking manhole covers up to grade

These street improvements improve accessibility for residents with disabilities.

Homeless

The City has allocated general fund dollars to support local service providers that provide homelessness prevention services, homeless shelter, and shelter-related services.

The County Sheriff's Department created a Homeless Outreach Proactive Enforcement (HOPE) Unit with a goal to reduce the number of homeless individuals. This unit has a 4-person staff which does proactive outreach to homeless individuals while connecting them with resources to help them transition out of homelessness.

Elderly

San Bernardino County's Department of Aging and Adult Services serves the senior population in cities throughout the County. Programs include meal delivery for elderly residents, caregiver services, employment assistance, and more.

Nutritious meals are available for pickup for anyone over the age of 60, and their spouse or caregiver. Meals may be delivered throughout the County to elderly individuals who have disabilities preventing them from picking up the County-provided meals.

For low-income residents over the age of 55, job trainings are available at minimum wage to act as a stepping stone for seniors to find more permanent employment. This includes technology training, interview preparation, and more.

6 Housing Plan

The City of Hesperia's long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs, and will guide City housing policy through the 2021-2029 planning period.

Goals are statements of community desires which are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards and/or end states for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies.

Further articulation of how the City will achieve the stated goals is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources. The programs outlined below also incorporate the near-term goals and strategies identified in the HHA's Affordable Housing Strategy (developed by the now dissolved HCRDA) and those programs, activities, and functions of the low- and moderate-income housing fund of the former HCRDA, which were transferred to the HHA by operation of law pursuant to ABx1 26 and AB 1484.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Assist in the development of housing for low- and moderate-income households;
- Conserve and improve the condition of the existing affordable housing stock;
- Promote energy conservation to ensure development of sustainable housing;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, reduce governmental constraints to the maintenance, improvement, and development of housing;
- Promote revitalization of existing substandard housing to increase the quality of life for those unable to do so without assistance; and
- Promote housing opportunities for all persons.

Table 45 summarizes the City's quantified objectives for various housing programs by income/eligibility during the planning period of this Housing Element. These quantified objectives are estimates based on program guidelines, funding sources, and past accomplishments, among other factors. Changes in market conditions and funding availability may affect the City's ability in achieving these objectives.

Table 45: Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	961	960	1,222	1,406	3,587	8,155
Rehabilitation						
Code Enf. Assistance	0	10	10	0	0	20
HRLP	0	2	3	5	0	10
CDBG-HRLP	0	2	3	0	0	5
Conservation ¹	0	269	656 (w/ 87 at risk of conversion)	28	0	866
Housing Assistance						
Section 8 ²	200	95	0	0	0	295
FTHB	0	0	10	10	0	20

Notes:

1. A total of 87 affordable housing units are at risk of converting to market rate housing during the planning period of this Housing Element. The City has 718 affordable units (see Table 25). Affordability levels of the units at this new project are to be determined, and are assumed to be evenly distributed between very low and low income categories in this table.
2. The Section 8 program is required by federal regulations to target 70 percent of the assistance to extremely low-income households.

6.1 Provision of Affordable Housing

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The HHA actively works with both nonprofit and for-profit developers in the production of affordable for-sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower-income households. The City has also made it a priority to ensure that adequate housing options are available for lower-wage workers employed in Hesperia but who cannot currently afford to live in or near the City.

GOAL 1.0 Assist in the provision of housing that meets the needs of all economic segments of the community.

Policy 1.1 Facilitate homeownership opportunities for low- and moderate-income households.

Policy 1.2 Use density bonuses and other incentives to facilitate the development of new housing for lower- and moderate-income households, and households with special needs.

Policy 1.3 Create collaborative partnerships with nonprofit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households and households with special needs.

Policy 1.4 Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy 1.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP)

This program is intended to assist eligible low- and moderate-income first-time homebuyers. The DAP will provide a portion of the eligible purchaser's total down payment. Any home that is purchased through the DAP must be affordable to persons of low to moderate income. To qualify for participation in the DAP, applicants must also have liquid (cash) assets to contribute toward the purchase prices of the home.

Objectives and Time Frame:

- Assist 20 low- and moderate-income first-time homebuyers on an annual basis.
- Apply for funding under the CalHome and State HOME programs annually, or as necessary.
- Increase the level of homeownership by reducing the number of foreclosed, vacant, and HUD-owned homes by 10 percent by the end of the 6th Cycle Housing Element period.

Responsible Agency: Hesperia Housing Authority

Funding Sources: Hesperia Housing Authority, HOME, CalHome, CDBG funds

Program 2: Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households that spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be currently “doubling up” in living arrangements to afford their own housing. The Housing Authority of the County of San Bernardino coordinates Section 8 rental assistance on behalf of the City. As of 2020, 224 households were receiving Section 8 rental assistance in Hesperia. The City will also collaborate with the Housing Authority of the County of San Bernardino in the administration of the Section 8 Aftercare Rental Assistance and the Section 8 Moderate Rehabilitation Programs.

Objectives and Time Frame:

- Provide Section 8 rental assistance through the Housing Authority of the County of San Bernardino on an ongoing basis.
- Provide information about Section 8 rental assistance on City website and at public counters. Post material no later than one year after Housing Element adoption. Update materials annually.

Responsible Agency: Housing Authority of the County of San Bernardino and Hesperia Housing Authority

Funding Sources: Section 8 funds, Housing Authority of the County of San Bernardino Housing Choice Vouchers

Program 3: Affordable Housing Development

The City will work collaboratively with for-profit and nonprofit housing developers to facilitate the development of housing affordable to lower-income households, particularly within the Main Street and Freeway Corridor Specific Plan area. Assistance and incentives to developers may include the following:

- Density bonus incentives and regulatory concessions;
- Assistance in identifying available sites;

- Financial assistance available through an application process and final approval of the City Council and Hesperia Housing Authority (HHA) Commissioners; and
- Land write-downs with sites available from the HHA.

Prioritize incentives and assistance for projects that reserve units for extremely low-income households and persons with disabilities, including persons with developmental disabilities. For example, prioritize funding for projects that apply universal design principles or exceed minimum accessibility requirements according to state and federal laws.

Objectives and Time Frame:

- Annually or as funding becomes available, issue Notices of Funding Availability (NOFAs) to solicit housing developers with experience in projects receiving state and federal funding, especially those with experience in developing quality housing for extremely low-income households and persons with disabilities, including those with developmental disabilities.
- Purchase at least eight vacant and underutilized sites in targeted locations in order to provide sites for affordable multi-family or mixed-income housing developments and pursue land banking opportunities by the end of the 6th Cycle Housing Element period.
- Identify suitable sites for inclusion in the HHA's land bank within one year of adoption of the Housing Element.
- Provide information of available large sites to interested developers on a quarterly basis.
- Provide information of available large sites at the planning counter on a continual basis.
- Provide information on incentives and funding available to facilitate affordable housing development on a quarterly basis.
- Annually evaluate the opportunity for pursuing affordable housing funds through the California Department of Housing and Community Development (e.g., HOME funds).
- Allow for the streamlining of subdividing RHNA parcels for residential development with the revision of the zoning ordinance, to be updated by October 15, 2022.

Responsible Agency: Hesperia Housing Authority

Funding Sources: Hesperia Housing Authority Funds, CDBG, HOME, other state NOFAs

Program 4: Large Sites for Lower-Income Housing Program

The City will assist in the development of housing for lower-income households on larger sites by facilitating land divisions, lot line adjustments, and specific plans resulting in parcel sizes that are feasible to facilitate multi-family developments affordable to lower-income households in light of state, federal, and local financing programs (i.e., 2-10 acres). The City will collaborate with and assist property owners and nonprofit developers to target and market the availability of sites with the best potential for development. The City aims to entitle and permit at least one site per year. In addition, the City will offer incentives for the development of affordable housing, which include, but are not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units;

- Ministerial review of lot line adjustments;
- Quarterly marketing of sites;
- Deferral or waiver of fees related to the subdivision of projects affordable to lower-income households;
- Provision of technical assistance for acquisition of funding; and
- Modification of development requirements.

Additionally, the City will prioritize incentives and assistance for projects that reserve units for extremely low-income households and persons with disabilities, including persons with developmental disabilities.

Objectives and Time Frame: (ongoing)

- Provide incentives on an ongoing basis throughout the planning period.
- Entitle one site per year throughout the planning period.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: City General Fund

Program 5: Adequate Sites Monitoring Program

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will update its land inventory annually to detail the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The inventory will also identify the number of extremely low-, very low-, low-, and moderate-income units constructed annually.

The City has identified residential capacity through mixed-use developments within the Regional Commercial district of the Main Street and Freeway Corridor Specific Plan, as well as the C2 zone in the northern portions of the City. To ensure sufficient residential capacity is maintained within these zones to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed-use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multi-family use, allowing at least 30 units per acre.

Objectives and Time Frame:

- Monitor the development of mixed-use sites on a project-by-project basis to ensure remaining capacity is adequate to accommodate the City's lower-income RHNA.
- Update the land inventory annually throughout the planning period.
- Make the land inventory available to interested developers on a quarterly basis and to the general public at the planning counter on an on-going basis.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: City General Fund

Program 6: Green Building Program

The City will incorporate a green building program as part of the revised Development Code update, scheduled to be complete by October 15, 2022. This program will be compatible with the City's Climate Action Plan or sustainable community strategies (SB 375).

Objectives and Time Frame: (Ongoing)

- Establish green building program by adopting 2019 International Building Codes (effective 1/1 /2020) and through revisions to the Zoning Ordinance (effective 10/15/2022).
- Revise the City's adopted Climate Action Plan to promote use of LEED certification (or a similar program) for new public buildings and large additions by 2025.
- Provide processing incentives established in City's alternative energy ordinance for solar and wind power to supplement energy consumption, such as counter plan check effective immediately.
- Identify options for including solar and wind power for low-income housing projects to assist tenants in reducing energy costs by 2025.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: City General Fund

Program 7: Assistance for the Homeless

The City provides homeless assistance services, emergency shelter, transitional shelter, and supportive housing to homeless persons or persons at risk of becoming homeless through an annual funding allocation process.

Objectives and Time Frame:

- Assist 50 homeless persons and lower-income persons at risk of becoming homeless annually. This program benefits primarily extremely low-income persons.
- Participate in regional efforts to develop a continuum of care system for the homeless on an ongoing basis.
- Coordinate with service providers to make available handouts of homeless resources at public counters on a quarterly basis.

Responsible Agency: Hesperia Housing Authority

Funding Sources: CDBG, Hesperia Housing Authority

6.2 Conservation of Existing Housing Stock

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is relatively new, substantial rehabilitation needs are not anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Hesperia. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.

GOAL 2.0	Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.
Policy 2.1	Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.
Policy 2.2	Utilize the Code Enforcement and Building and Safety Divisions to bring substandard units into compliance with City codes and to improve overall housing conditions in Hesperia.
Policy 2.3	Continue to offer rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.
Policy 2.4	Facilitate the removal of existing housing that poses serious health and safety hazards to residents and adjacent structures.
Policy 2.5	Work with property owners and nonprofit housing providers to preserve existing housing for low- and moderate-income households.
Policy 2.6	Continue to offer City services and facilities that encourage neighborhood pride and property maintenance.

Program 8: City of Hesperia Township Program

The City of Hesperia is currently partnering with local businesses, property owners and residents to dramatically improve the City's original township area. Under this program, the City designated streets within this area to be rehabilitated and improved. This program will strive to improve the aesthetics and safety of these streets by adding sewer, curbs, lighting, signage, sidewalks, and landscaping. The Township Program will also offer a variety of incentives for property owners to make their own improvements alongside City improvements.

Objectives and Time Frame:

- Actively pursue grants to fund this program on a yearly basis.
- Rehabilitate and improve the remaining streets as funds become available.

Responsible Agency: Hesperia Community Development Commission

Funding Sources: General Funds, Hesperia Housing Development Commission, California Infrastructure Bank, CDBG

Program 9: Code Enforcement

This program provides code enforcement services in order to eliminate slum and blight. The City maintains a proactive and reactive Code Enforcement Division. The division employs code enforcement officers who work to correct code violations and respond to complaints from residents.

Objectives and Time Frame:

- Administer code enforcement to 200 households per year within the designated low-income enhancement areas to eliminate slum and blight.
- Provide code enforcement assistance to 20 lower-income households per year.
- Provide a list of resources (online and in-person) for repairs for people who experience violations of code enforcement, including funding sources by the end of 2022.

Responsible Agency: Development Services Department/Building and Safety Division and Hesperia Housing Authority

Funding Sources: CDBG

Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)

The HRLP is a discretionary program of the Hesperia Housing Authority that assists low- and moderate-income homeowners with rehabilitating their homes. The program provides a zero percent interest fully deferred loan to rehabilitate owner-occupied single family residential properties in the City of Hesperia, with priority given to those residential properties located within the Township Area. Investor-owned, market-rate rental properties are also eligible for HRLP funds as long as the owners offer vacant properties rehabilitated by the program to persons of low- and moderate-income. The minimum HRLP loan is \$15,000, with a maximum loan amount of \$40,000, except for properties in the Township Area, where the maximum HRLP loan amount is \$50,000.

The Sewer Connection Program (SCP) was developed to complement the HRLP by providing a financing mechanism that will enable eligible households and properties within the Township Area to connect to the municipal sewer system as it becomes available. Although voluntary, the SCP is available for a limited time once municipal sewer services become available to the property. Eligible applicants have the option for applying for the agency HRLP, SCP, or both subject to the maximum loan amount.

Objectives and Time Frame:

- Provide five rehabilitation loans to assist low- and moderate-income households on an annual basis.
- Provide sewer connections to two low- and moderate-income households on an annual basis.
- Advertise program at City website and public counters effective immediately.
- Annually evaluate the City's needs and funding available, and pursue additional state HOME funds as necessary.

Responsible Agency: Hesperia Housing Authority

Funding Sources: Hesperia Housing Authority

Program 11: Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)

The purpose of this program is to assist lower-income homeowners with rehabilitating their single-family owner-occupied residences by providing a zero percent interest deferred loan of up to \$20,000 with a minimum of \$3,000. To be eligible, homes must not exceed the maximum allowable appraised value permitted by HUD.

Objectives and Time Frame:

- Provide loans to rehabilitate five lower-income housing units on an annual basis.
- Advertise program at City website and public counters effective immediately.

Responsible Agency: Development Services Department/Planning Division and Hesperia Housing Authority, Economic Development

Funding Sources: CDBG

Program 12: Lead-Based Paint Education and Outreach Efforts

This program works to reduce or eliminate lead-based paint with outreach and education by maintaining an interagency work group and public-private task force to coordinate and provide direction for prevention efforts. This program will also integrate lead hazard evaluation and reduction activities into existing housing programs and coordinate activities to identify and reduce lead hazards with all government-assisted housing rehabilitation activities.

Objectives and Time Frame:

- Provide lead-based paint education and outreach efforts to 100 low- and moderate-income households during the 6th Cycle Housing Element period.
- Provide lead-based paint testing as needed.

Responsible Agency: Development Services Department/Building and Safety and Code Enforcement Divisions, Economic Development

Funding Sources: CDBG

Program 13: Affordable Housing Monitoring

Most of the City's affordable housing projects are deed restricted as long-term affordable housing. The City will provide tenants with noticing and tenants will be provided with information about knowing their rights. As required by the funding sources used to subsidize these developments, the City will adhere to the monitoring requirements to ensure the affordability restrictions are met, income eligibilities are verified, and housing quality standards are maintained.

Objectives and Time Frame:

- Annually monitor affordable housing projects for compliance with affordability restrictions, income eligibilities, and housing quality standards.
- On the City's website, provide a link to the HCD website effective immediately.
- Notify property owners annually about compliance with the extended noticing requirement (three year, one-year, and 6-month Notice of Intent) under state law.
- Include preservation as an eligible use in Notices of Funding Availability effective immediately.
- If below market-rate units appear to be at risk of conversion, work with qualified operators, HCD, and the property owners to preserve the housing for lower-income households.

Responsible Agency: Hesperia Housing Authority

Funding Sources: CDBG, Hesperia Housing Authority, and Nonprofits

6.3 Provision of Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes, and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Hesperia General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

GOAL 3.0 **Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure.**

Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.4 Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Program 14: RC and C2 Zones

The Main Street and Freeway Corridor Specific Plan area contains five residential zones, as well as the RC zone, which allows for greater residential densities (up to 30 units per acre). In order to increase housing yields in the RC zone and C2 zones, the City will review the Development Code for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones. Specifically, the City will review the code by the end of 2023 to create objective standards for mixed-use developments, granting developers clarity and increasing the likelihood for the conversion of underutilized commercial to residential. In accordance with Government Code Section 65583.2, subdivision (h), the C2 and RC zones will allow for 100 percent residential uses, and in the case of a mixed use project, residential uses would be required to occupy at least 50 percent of a project's floor area. In accordance with Government Code Section 65583.2, subdivision (i), the C2 and RC zones will not require a Conditional Use permit, a Planned Unit Development permit, or other discretionary approval for a potential residential project.

Objectives and Time Frame: (Ongoing)

- Promote Specific Plan tools and provide information on sites available to interested developers on a quarterly basis.
- Facilitate affordable housing development using Hesperia Housing Authority funds and other funding sources on a yearly basis.

- Financial assistance may be available through an application process and final approval of the City Council and Hesperia Housing Authority Board.
- Shared parking, reduced parking, deferred fees, priority processing, infrastructure assistance, density bonuses, and design modifications are offered to projects in the Specific Plan area, as well as the entire City, by October 15, 2022.
- Create objective standards for mixed-use and residential development to encourage housing production to be approved without discretionary approval in the RC and C2 zones by October 15, 2022.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: Hesperia Housing Authority, CDBG, HOME and other housing funds

Program 15: Density Bonus Program

Consistent with state law, a local jurisdiction must offer density bonus incentives for senior housing projects and projects that reserve a portion of the units as housing affordable to very low-, low-, and moderate-income households. In conjunction with the density bonus, the jurisdiction must also offer incentives or regulatory concessions to facilitate affordable housing development. Incentives and concessions considered by the City include modified development standards and assistance with infrastructure requirements, such as water or sewer extensions.

To qualify for a density bonus and concessions or other incentives, the developer of a proposed housing project (at least five units) must provide housing units affordable to very low-, low-, or moderate-income households, and/or housing for seniors.

Objectives and Time Frame: (Ongoing)

- Market density bonus program to developers by providing information on density bonus, incentives, and regulatory concessions available to facilitate affordable housing development on a quarterly basis.
- Publish a menu of concessions and incentives from zoning and development regulations that would make affordable housing more expensive to construct immediately.
- The Development Code will be amended within one year following certification of the Housing Element to address updates to Government Code Section 65915, bringing the City's density bonus program standards in line with the state's standards.

Responsible Agency: Hesperia Housing Authority, Development Services Department/Planning Division

Funding Sources: General Funds

Program 16: Accessory Dwelling Units and Junior Accessory Dwelling Units

AB 671 requires cities to include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent.

Objectives and Time Frame: (Ongoing)

- The Development Code will be amended within one year following certification of the Housing Element (October 15, 2022) to address the requirements of AB 671.
- Aim to process and entitle 15 ADUs each calendar year.
- Update City website immediately to provide prospective ADU builders with HCD's list of grants and financial incentives, along with all relevant building and planning forms.

Responsible Agency: Hesperia Housing Authority, Development Services Department/Planning Division

Funding Sources: State Funds

Program 17: No Net Loss Reporting

Consistent with SB 166 (No Net Loss), the City will monitor the entitlement and production of housing sites to ensure the remaining unmet RHNA by each income category is maintained at all times. Findings have to be made to reduce density/downzone a potential housing site to show that there are still adequate sites available to meet RHNA in a specific income category or a rezone has to occur within 180 days to accommodate the net loss of RHNA in said income category.

Objectives and Time Frame: (Ongoing)

- To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure by October 15, 2022, to track:
 - Unit count and income/affordability assumed on parcels included in the sites inventory.
 - Actual units constructed and income/affordability when parcels are developed.
 - Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

Responsible Agency: Hesperia Housing Authority, Development Services Department/Planning Division

Funding Sources: General Funds

6.4 Removal of Governmental Constraints

Pursuant to state law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction and lowering development costs.

GOAL 4.0 Mitigate any potential governmental constraints to housing production and affordability.

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the

development of housing, particularly housing for very low-, low-, and moderate-income households and for persons with special needs.

Program 18: Housing for the Homeless/Extremely Low Income Households

In February 2014, the City amended the Development Code to address the requirements of SB 2 and AB 2634, making provisions for emergency shelters, transitional housing, supportive housing, and single-room occupancy units. The City will also amend the Zoning Ordinance to update parking standards for emergency shelters to comply with recent changes to state law (AB 139) and to provide opportunities for Low Barrier Navigation Centers to comply with recent changes to state law (AB 101).

Objectives and Time Frame:

Amend the Development Code by October 15, 2022. Then, annually monitor the effectiveness of the amended Development Code in addressing the following:

- **Emergency Shelters, Transitional Housing, and Supportive Housing:** Emergency shelters are a permitted use by-right within the Medium Density Residential (MDR) and Mixed Use (MU) Zone. Transitional and supportive housing that is group housing for six or fewer persons is permitted by-right as a residential use where residential use is permitted. Transitional and supportive housing that is group housing for seven or more persons is conditionally permitted as residential care facilities in the R1, R3, and RR zones. Transitional and supportive housing not configured as group housing is permitted as a residential use and subject to the same permitting processes and requirements as other similar housing in the same zones. (Refer to discussions in the Housing Constraints section for specific definitions of transitional/supportive housing and requirements under state law.)
- **Single-Room Occupancy:** Single-room occupancy (SRO) housing is small units with or without a full kitchen or bathroom. Modern SRO units are often equivalent to efficiency units and used as affordable housing for seniors and single workers. The Zoning Ordinance was amended to conditionally permit SRO housing in the residential zones of the Main Street and Freeway Corridor Specific Plan area, subject to established performance standards. (Refer to discussions in the Housing Constraints section for definition of SRO housing and requirements under State law.)
- **Low Barrier Navigation Centers:** A Low Barrier Navigation Center means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing; it provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will allow Low Barrier Navigation Centers that meet specific objective requirements by-right in areas zoned for mixed uses.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 16: Farmworker Housing

Pursuant to the state Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted in an agricultural land use

designation. No conditional use permit, zoning variance, or other zoning clearance can be required of this use that is not required of any other agricultural activity in the same zone. Under the Employee Housing Act, the permitted occupancy in employee housing includes agricultural employees who do not work on the property where the housing is located. Therefore, employee housing must be permitted as an agricultural use with or within agricultural operations on the property.

Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted. No conditional or special use permit or variance can be required.

Objectives and Time Frame:

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the Employee Housing Act with regard to farmworker housing.
- Amend the Zoning Ordinance to permit by-right farm labor housing for 36 persons in a group quarters or 12 units intended for families on properties where agricultural uses are permitted within one year of Housing Element adoption.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 20: Housing for Persons with Disabilities

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. 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.

Objectives and Time Frame:

- Create a process within one year of the adoption of the Housing Element 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.
- By October 15, 2022, amend the Development Code to provide for objective standards and measurable conditions of approval for residential care facilities serving seven or more people.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 21: Permit Streamlining

The City is adding a program to comply with the provisions of the Permit Streamlining Act (SB 35) to ensure that any applications submitted pursuant to the act are processed in accordance with state law. The City

will establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330).

Objectives and Time Frame:

- Allow permit streamlining in accordance with state law effective immediately.
- Advertise the expedited permit process on the City’s website and circulate a notice with the Building Industry Association and Chamber of Commerce on a quarterly basis.
- Annually review departmental processing procedures to ensure efficient project processing.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 22: Removal of Constraints to Multi-Family Housing in Areas of Opportunity

The City is adding a program to facilitate multi-family housing in areas of opportunity by 2028 through a variety of measures. In areas of opportunity and outside of areas of concentrated poverty, the City will develop and implement incentives to increase housing choices and affordability (including duplex, triplex, multi-family, ADU, transitional and supportive housing). The City will also provide information and maps of known environmental constraints at the planning and zoning counter to provide additional clarity and certainty and mitigate nongovernmental constraints for project applicants. The City will advertise these sites to affordable housing developers at least once a year. The City will also disseminate brochures outlining information about available incentives to contractors, developers, real estate and contractors boards, and public and private agencies. For vacant sites used in two previous Housing Element cycles, the City will allow ministerial review for a project that provides 20 percent lower-income units. For vacant sites used in two previous housing element cycles, the City will allow ministerial review for a project that provides 20% lower-income units.

Objectives and Time Frame:

- Include a list of properties that allow multi-family housing by right on the City website starting immediately.
- Develop educational outreach campaign to inform communities about different housing typologies and awareness for additional housing opportunities by the end of 2023.
- Encourage the development of four or more units through feasible incentives, such as additional density bonus and concessions starting in 2023. Encourage the development of four or more units through feasible incentives, such as the existing density bonus and concessions upon adoption of the revised Development Code (October 15, 2022).
- Evaluate building types within high resource areas to ensure that a range of housing types and densities can be achieved during the City’s rezoning by October 15, 2022.
- Disseminate brochures outlining information about available incentives to contractors, developers, real estate and contractors boards, and public and private agencies on a quarterly basis, starting in 2023.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 23: Development of Affordable Housing

The City is adding a program to facilitate multi-family housing in areas of opportunity by 2028 through a variety of measures. In areas of opportunity and outside of areas of concentrated poverty, the City will develop and implement incentives to increase housing choices and affordability (including duplex, triplex, multi-family, ADU, transitional and supportive housing).

In order to develop affordable housing, the City will commit to priority processing, granting fee waivers or deferrals, and modifying development standards upon requisite rezoning.

Objectives and Time Frame:

- Include a list of properties that allow multi-family housing by right on City website starting immediately.
- Develop educational outreach campaign to inform communities about different housing typologies and awareness for additional housing opportunities by the end of 2023.
- Encourage the development of four or more units through feasible incentives, such as additional density bonus and concessions starting in 2023.
- Evaluate building types within high resource areas to ensure that a range of housing types and densities can be achieved during the City's rezoning by October 15, 2022.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 24: Large Site Development

To facilitate the development of large sites identified in the Sites Inventory, the City will provide program incentives for large lot development that include expedited or automatic approval of lot splits or creation of new parcels, waivers of fees associated with subdivisions, and expedited processing or financial assistance with the development of infrastructure required to develop large sites identified in the Sites Inventory.

Objectives and Timeframe:

- Reach out to developers on a quarterly basis, advertising these large sites for development, starting in 2023.
- Provide expedited or automatic approval of lot splits on 6th Cycle sites identified in the Housing Inventory, starting in 2023.
- Provide waivers and fees associated with subdivisions for residential projects within sites identified in the 6th Cycle Sites Inventory, starting in 2023.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

6.5 Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

GOAL 5.0 **Continue to promote equal housing opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.**

Policy 5.1 Provide fair housing services to Hesperia residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled individuals.

Program 25: Diversity of Land Use Designation and Building Type

The City is adding a program to maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles, including but not limited to small lot single family homes; tiny homes; detached condominiums; townhomes; duplex/triplex/multiplex; courtyard apartments; bungalow courts; live/work units; mixed-use projects; moveable tiny homes; 3D printed homes; and new prefab housing types that meet state and local building code standards. The City will continue to explore innovative building types and housing options that can be implemented through the Development Code by reviewing development designators and designations and amending the code as appropriate.

Objectives and Time Frame:

- Update the Development Code to allow for a variety of housing types during the rezone process by October 15, 2022.
- Update the Development Code to allow for a mix of professional, commercial and residential uses during the rezone process by October 15, 2022.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Program 26: Affirmatively Furthering Fair Housing

The City will affirmatively further fair housing by improving and increasing opportunities for residents and property owners to access information and resolve disputes. The City will take no action that is materially inconsistent with its obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50.

To increase access to fair housing information and materials, information on the City website will be provided in both English and Spanish. This includes information to be posted in the City website in conjunction with other programs such as Program 2: Section 8 Rental Assistance Program, Program 7: Assistance for the Homeless, Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP), and Program 27: Fair Housing Support and Services.

To increase housing mobility and choice, the City will promote housing choice vouchers, provide informational materials, and inform landlords that discrimination based on source of income is prohibited.

To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landlords, homeowners, and any other residents who may be affected by fair housing policy. These materials will include fair housing presentations and media communications in Spanish and English, and may be done in coordination with the City's fair housing provider. The City will also provide accessible fair housing information at booths at civic events.

The City will implement programs identified by the 2020-2024 Hesperia Analysis of Impediments to Fair Housing Choice (AI) and update this AI on a five-year basis. Additionally, the City will continue its contract with the Inland Fair Housing and Mediation Board to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

Objectives and Time Frame: (Ongoing)

- Continue to contract with the Inland Fair Housing and Mediation Board.
- Update the 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) by 2025.
- Provide all fair housing and other housing program information that is available on the website in both English and Spanish by January 2023. Ensure that any new fair housing materials are made available in both English and Spanish.
- Perform annual outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination.
- Provide and make available educational training programs for landlords, residents, and other interested parties on the City website by February 2023. Host informational booths at a minimum of one civic event annually.
- Implement the actions contained in the AI including but not limited to:
 - Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP)
 - Program 2: Section 8 Rental Assistance Program
 - Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)

Responsible Agency: City of Hesperia, Hesperia Housing Authority, Inland Fair Housing Mediation Board

Funding Sources: CDBG

Program 27: Fair Housing Support and Services

The Inland Fair Housing and Mediation Board is a California-based fair housing agency that serves the areas of San Bernardino County and the cities of Apple Valley, Chino, Fontana, Glendora, Hemet, Hesperia, Ontario, Rancho Cucamonga, Rialto, San Bernardino, Upland and Victorville. The agency was established in 1980 and works to educate the community about their rights and responsibilities under fair housing laws. The agency's Fair Housing Department provides information, investigation, education, conciliation, and/or referral of housing discrimination complaints. In addition, the Landlord/Tenant Department

provides information and education to landlords and tenants about their rights and responsibilities under the California Civil Code. Staff members also mediate conflicts between tenants and landlords.

Objectives and Time Frame: (Ongoing)

- Provide fair housing services and annual outreach meetings to assist residents, landlords, and housing professionals with fair housing problems on an ongoing basis.
- Place fair housing information and resources at City website and public counters on an ongoing basis.

Responsible Agency: City of Hesperia, Hesperia Housing Authority, Inland Fair Housing Mediation Board

Funding Sources: CDBG

Program 28: Priority Water and Wastewater Service for Affordable Housing Developments

The City of Hesperia understands that, as it operates as its own water district, it must provide preference to affordable housing developments for water and sewer services. All affordable housing developed during the 6th Cycle will receive this preference.

Objectives and Time Frame: (Ongoing)

- In the event of water rationing, provide priority water service for affordable housing developments.

Responsible Agency: City of Hesperia, Hesperia Water District

Funding Sources: Water District funds

Program 29: Negative Environmental, Neighborhood, Housing, and Health Impacts

To address the negative impacts associated with the siting and operation of land use such as industrial, agricultural, waste storage, and energy productions, etc., in disadvantaged communities. The City is adding a program to target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. The City will ensure that the Environmental Justice Element identifies target neighborhoods and strategies for implementation upon Environmental Justice Element adoption. The City will implement place-based strategies in low-resource communities, as well as environmental justice communities, through Environmental Justice programs and policies. The place-based strategies will include anti-displacement strategies such as value recapture strategies, community-led programs to prevent displacement, foreclosure assistance resources, rent control policies, and protections for low-income renters. Development of these strategies will begin in 2023 and will focus on revitalization and preservation of these communities and reducing displacement risks.

Objectives and Time Frame: (Ongoing)

- Begin process by 2023 and complete upon adoption of an Environmental Justice Element.
- Develop a list of focus areas and place-based strategies by January 1, 2024.

Responsible Agency: Development Services Department/Planning Division

Funding Sources: General funds

Appendix A: Community Outreach

Agencies Invited to Public Meetings

Behavioral Awareness

15278 Main Street, Suite C

Hesperia, CA 92345

County of San Bernardino

Office of Homeless Services

1950 South Sunset Lane, Suite 200

San Bernardino, CA 92408

Feed My Sheep

15280 Nisqualli Road

Victorville, CA 92395

Food Bank

10616 Salem Avenue

Oak Hills, CA 92344

Hesperia Police Department

15840 Smoke Tree Street

Hesperia, CA 92345

High Desert Communities Food Bank

P.O. Box 2272

Apple Valley, CA 92307

High Desert Domestic Violence

15075 7th Street

Victorville, CA 92395

High Desert Homeless Services

14049 Amargosa Road

Victorville, CA 92392

Holy Family Food Bank

9971 I Avenue

Hesperia, CA 92345

Inland Fair Housing

10681 Foot Hill, Blvd., Suite 297

Rancho Cucamonga, CA 91730

Kid 2 Kid Closet

11804 Trailwood Street

Victorville, CA 92392

Legal Aid Society of San Bernardino
588 West Sixth Street
San Bernardino, CA 92410

Moses House Ministries
P.O. Box 2033
Victorville, CA 92393

San Bernardino County Library Administration
777 East Rialto Avenue
San Bernardino, CA 92415

Victor Valley Community Services Council
P.O. Box 1992
Victorville, CA 92393

Victor Valley Domestic Violence
P.O. Box 2825
Victorville, CA 92393

Victor Valley Family Resource Center
P.O. Box 1248
Victorville, CA 92393

RIM Properties, LLC Letter

On Thursday, November 4, 2021, the City of Hesperia received a letter regarding the Housing Element update from RIM Properties, LLC. The letter brought up three main concerns:

- 2019 Minimum Sizes and Setbacks for Multi-family Dwellings
- Ballot Measure N
- Rental Licensing Program

Upon receipt of the letter, the City revised the Housing Element Constraints section to reflect the contents of the letter and added Program 22: Removal of Constraints to Multi-Family Housing in Areas of Opportunity, and Program 25: Diversity of Land Use Designation and Building Type, to provide additional flexibility in multi-family developments and building typologies.

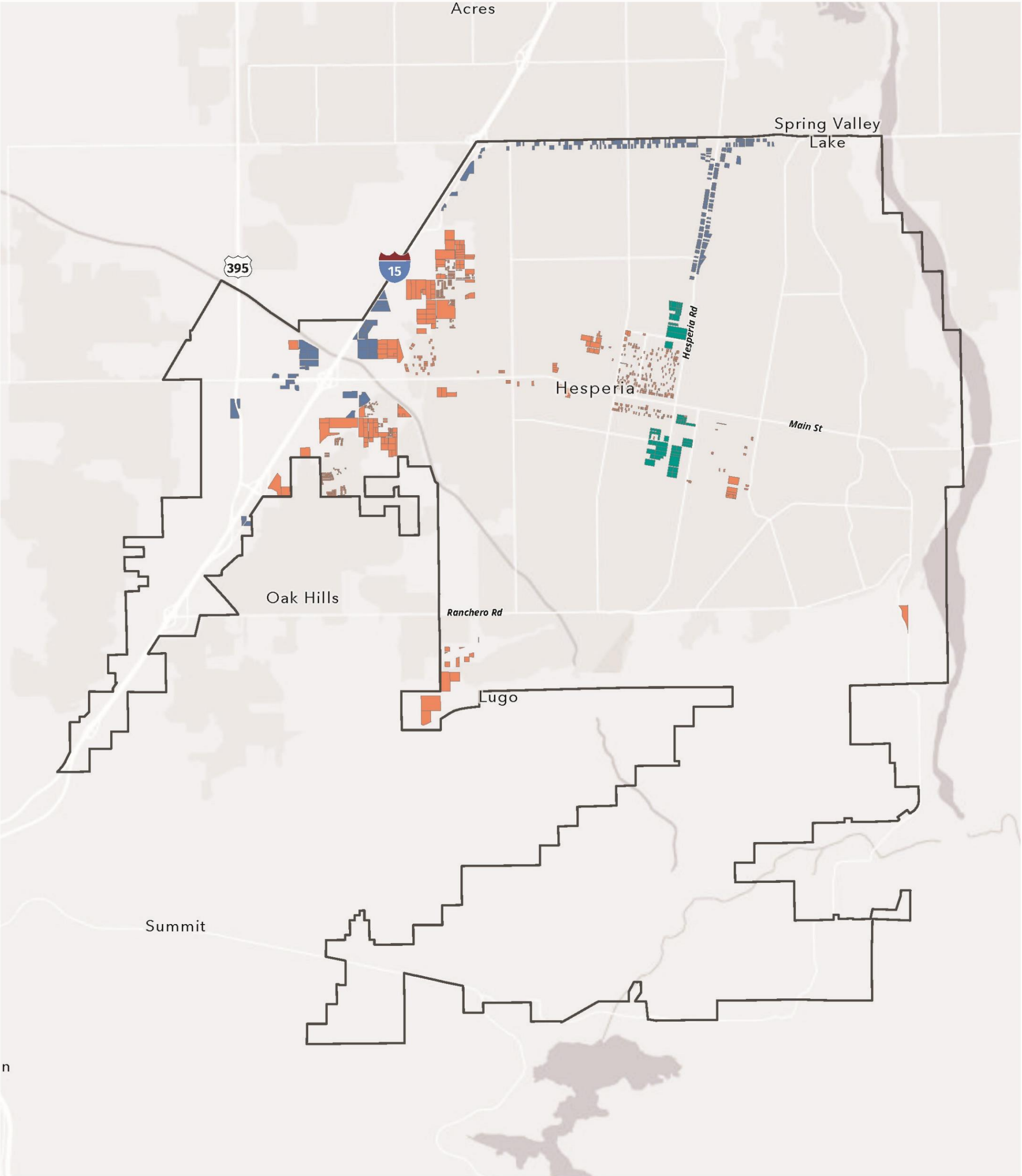
Southwest Regional Council of Carpenters Letter

On Thursday, September 1, 2022, the City of Hesperia received a letter regarding the Housing Element update from the Southwest Regional Council of Carpenters. The letter requested the use of locally skilled and trained workers in all construction projects in the City and mentioned potential reductions in greenhouse gas emissions and vehicle miles travelled, thus improving air quality. The letter further suggested the City adopt a Skilled Labor Force policy or a local hire mandate.

The City has considered the recommendations made within the letter. As the letter did not directly pertain to the development, preservation, or affordability of housing within Hesperia, the City did not revise the Housing Element. The City may explore a program or policy requiring the use of skilled or local labor for new construction projects within the City of Hesperia at a later date.

OPPORTUNITY SITES

City of Hesperia Opportunity Sites



Opportunity Sites

- Lower Income
- Moderate Income
- Above Moderate Income

City of Hesperia Boundary

Opportunity Sites

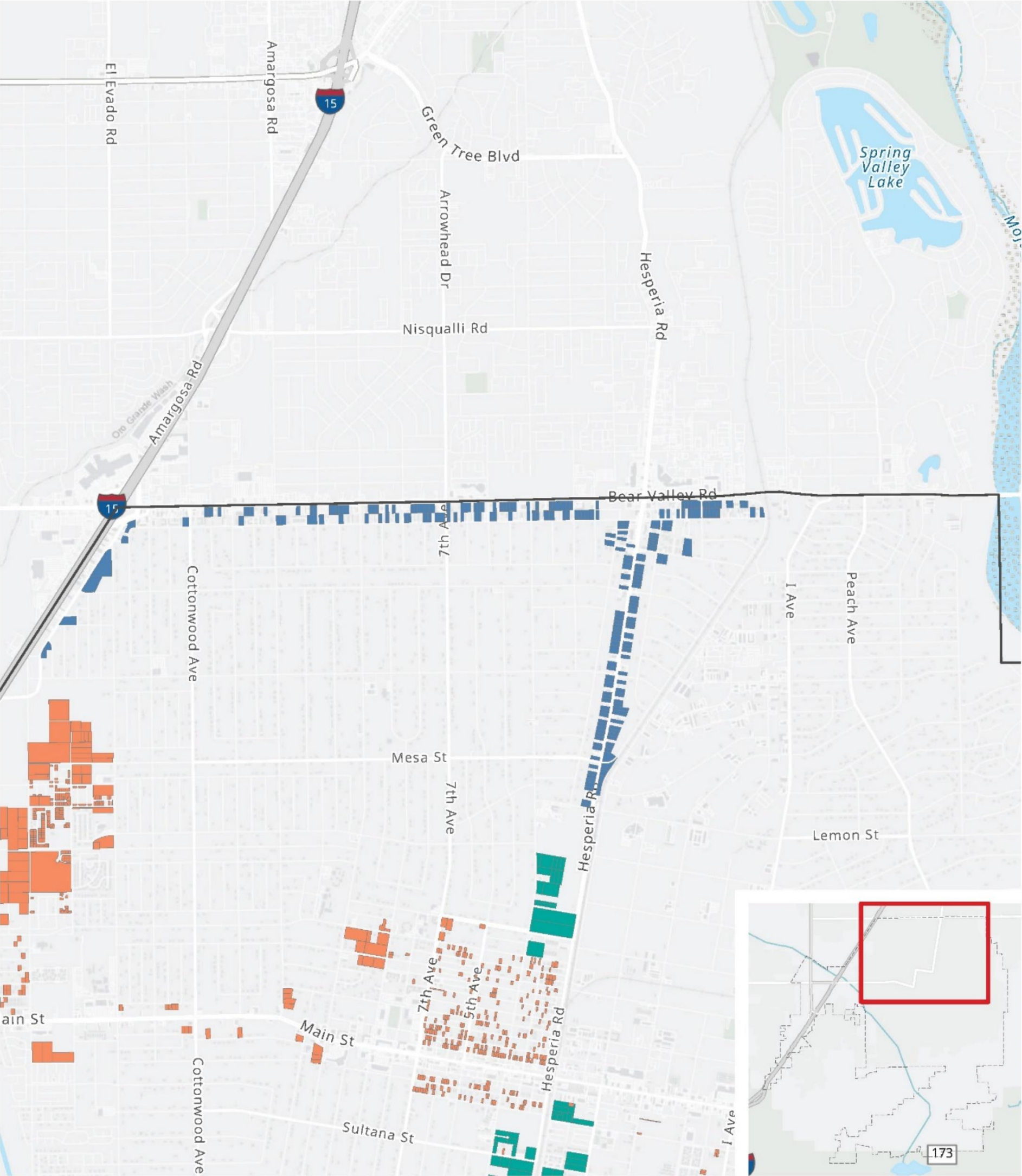
Opportunity Sites

Opportunity Sites

Scale: 1:110,000

OPPORTUNITY SITES

City of Hesperia Opportunity Sites



Opportunity Sites

Lower Income

Moderate Income

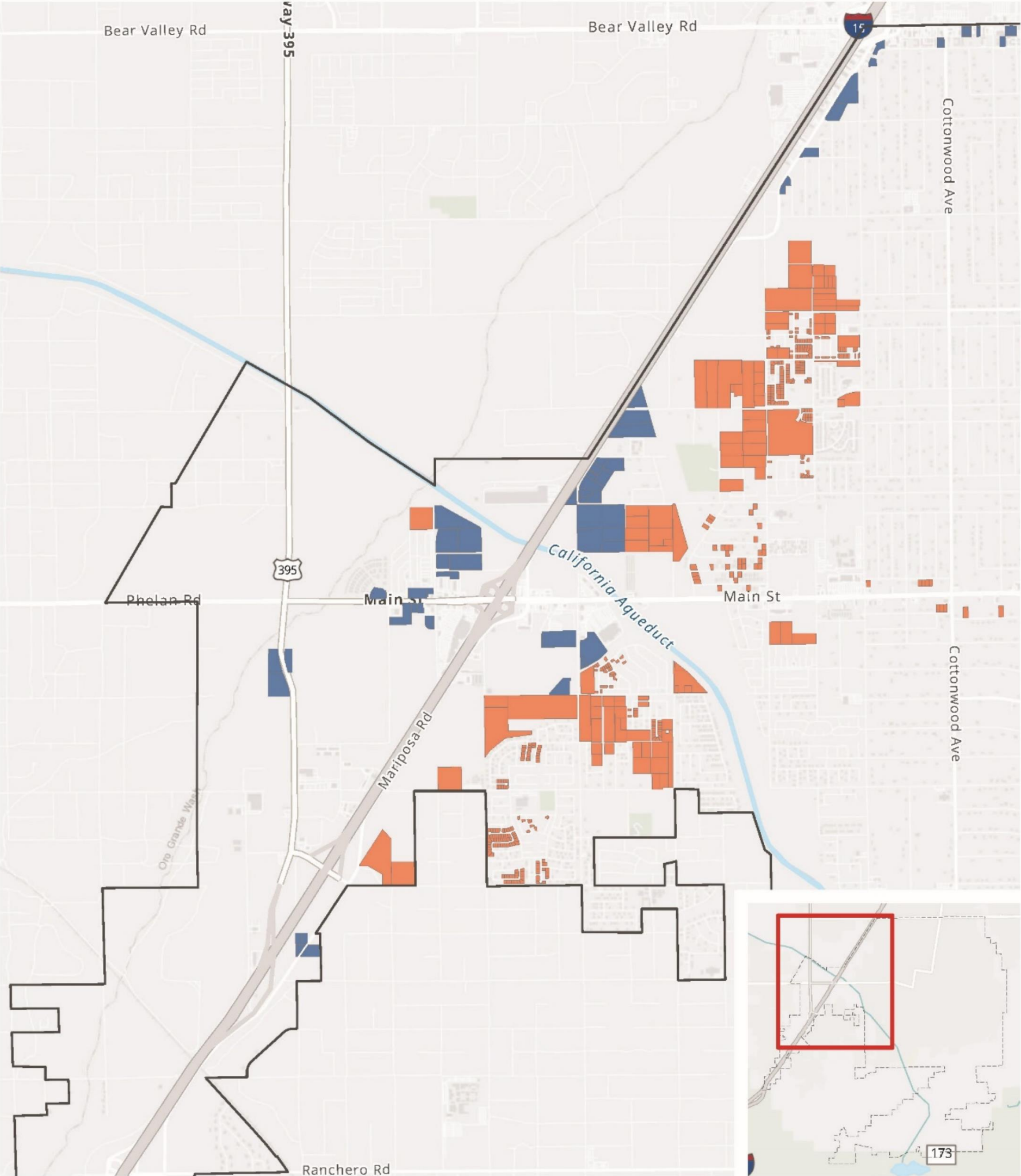
Above Moderate Income

City of Hesperia Boundary

Scale: 1:50,648

OPPORTUNITY SITES

City of Hesperia Opportunity Sites



Opportunity Sites

Lower Income

Moderate Income

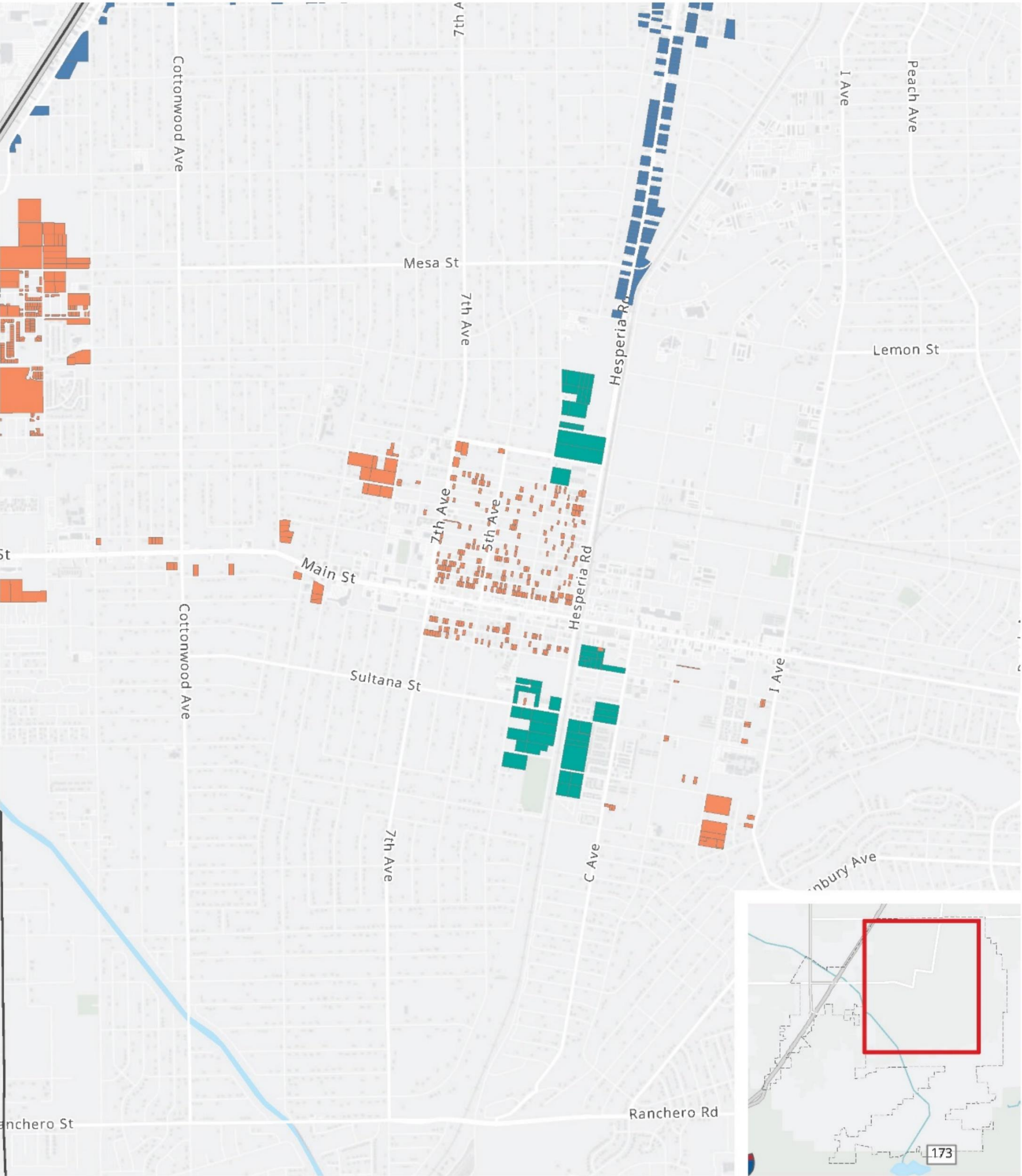
Above Moderate Income

City of Hesperia Boundary

Scale: 1:45,422

OPPORTUNITY SITES

City of Hesperia Opportunity Sites



Opportunity Sites

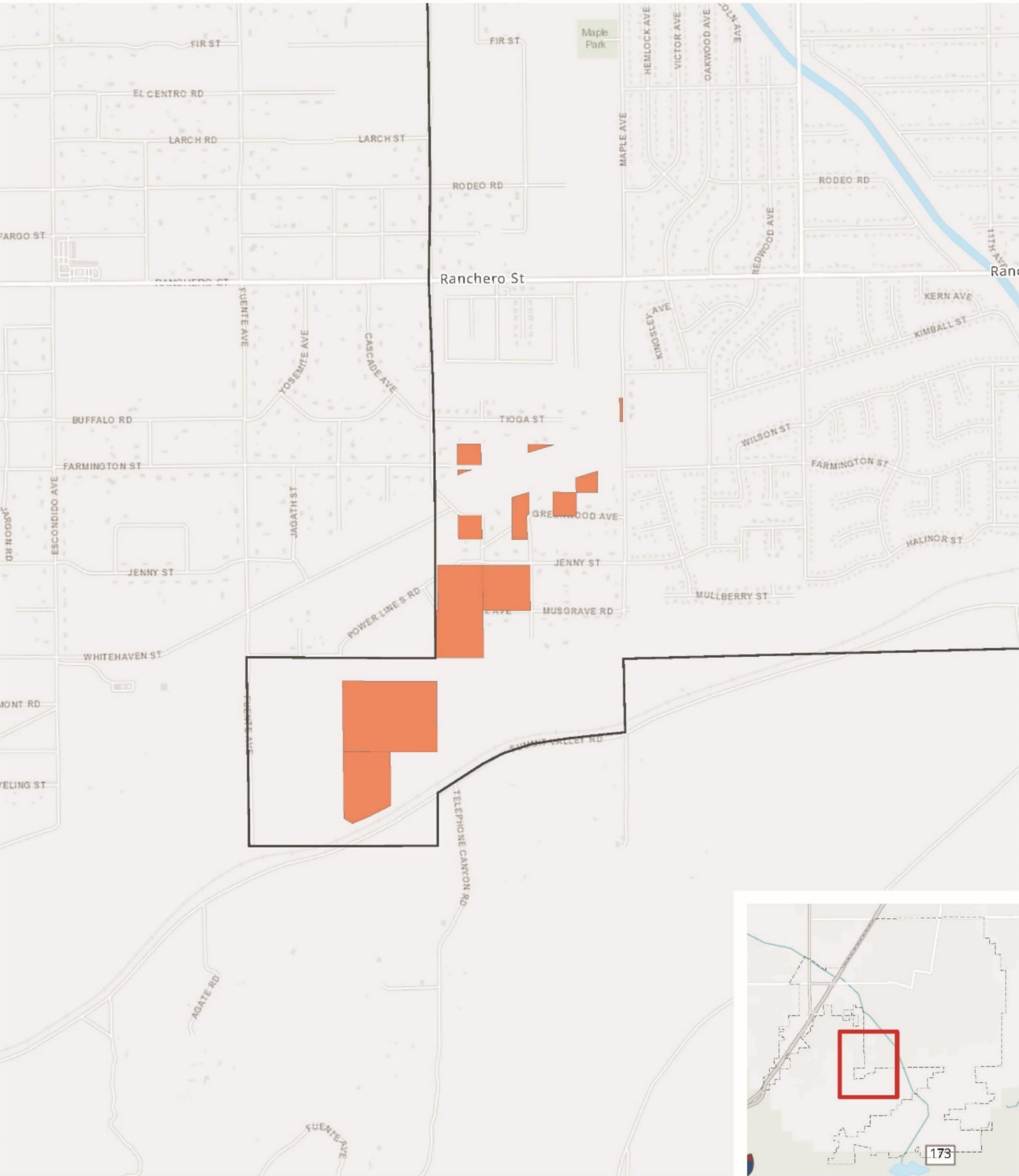
- Lower Income
- Moderate Income
- Above Moderate Income

City of Hesperia Boundary

Scale: 1:45,422

OPPORTUNITY SITES

City of Hesperia Opportunity Sites



Opportunity Sites

Lower Income

Moderate Income

Above Moderate Income

City of Hesperia Boundary

Scale: 1:22,711

Appendix C: Past Accomplishments

Progress in Implementing Housing Programs

First-Time Homebuyer Down Payment Assistance Program

Objectives

- Assist 20 low and moderate income first-time homebuyers.
- Apply for federal HOME funds as necessary.
- Increase the level of homeownership by reducing the number of foreclosed, vacant, and HUD-owned homes by 10 percent.

Progress

Between 2013 and 2018, the City provided assistance to four low-income households through the Seller Mortgage Carryback Program (SMCP) and CDBG Neighborhood Stabilization Program (NSP). Similar to down payment assistance, the SCMP loan carries down a portion of the purchase price to make the mortgage affordable for low-income buyers. The loans are 30-year deferred with 0 percent interest. Selling NSP homes to low-income buyers was a requirement of the program. This loan makes it possible for the buyer to meet affordability standards set by the program and for the City to sell the home at a price that covers the City's acquisition and rehabilitation costs, which is less than fair market value.

Continued Appropriateness: The City will continue to pursue funding to provide down payment assistance to lower- and moderate-income households. This program is included in the 2021-2029 Housing Element.

Section 8 Rental Assistance Program

Objectives

- Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to 36 additional very low income households.
- Provide information about Section 8 rental assistance at City website and public counters.

Progress

As of 2018, 242 households are receiving Section 8 assistance from the Housing Authority of the County of San Bernardino.

Continued Appropriateness: This program represents a significant resource for extremely low- and very low-income households. This program is included in the 2021-2029 Housing Element.

Affordable Housing Development

Objectives

- Annually or as funding becomes available, issue NOFAs to solicit housing developers with experience in projects receiving State and Federal funding.
- Purchase vacant and underutilized sites in targeted locations in order to provide sites for affordable multi-family or mixed-income housing developments and pursue land banking opportunities.

- Continue to identify suitable sites for inclusion in the land bank.
- Provide information of available sites to interested developers.
- Provide information on incentives and funding available to facilitate affordable housing development. Prioritize funding allocation to affordable housing projects that include extremely low income units.
- Achieve 672 affordable housing units between 2014 and 2021 (398 extremely low/very low and 274 low income units).
- Annually evaluate the opportunity for pursuing affordable housing funds through the State Department of Housing and Community Development (e.g. HOME and Proposition 1C funds).

Progress

Between 2014 and 2021, the City facilitated the development of the following affordable housing projects in the City:

- Villas Apartments West 96 Units (95 affordable units)
- Villas Apartments East 96 Units (95 affordable units)
- Bella Sky Apartments 24 units (3 affordable)
- Granite Springs: 164-unit family housing (34 affordable units)

Continued Appropriateness: The City will continue to facilitate the development of affordable housing. This program is included in the 2021-2029 Housing Element.

Large Sites for Lower Income Housing

Objectives

- Provide incentives on an ongoing basis throughout the planning period.

Progress

Due to economic conditions, no major development occurred in the City on large sites since adoption of the 2014-2021 Housing Element. Dissolution of redevelopment also resulted in the diminished funding for affordable housing.

Continued Appropriateness: The City will continue to facilitate the development of affordable housing. This program is included in the 2021-2029 Housing Element.

Adequate Sites Monitoring

Objectives

- Monitor the development of mixed use sites on a project-by-project basis to ensure remaining capacity is adequate to accommodate the City's lower income RHNA.
- Update the land inventory annually throughout the planning period.
- Make the land inventory available to interested developers.

Progress

Due to the economic recession, no major development occurred in the City since adoption of the last two Housing Element cycles. Dissolution of redevelopment also resulted in the diminished funding for

affordable housing. The land available in the City's inventory has not been reduced since the 2014 Housing Element was adopted.

Continued Appropriateness: The City is committed to maintaining a residential Sites Inventory that is adequate to meet its RHNA. This program is included in the 2021-2029 Housing Element.

Green Building Program

Objectives

- Continue to develop a green building program.
- Develop ordinance to promote use of LEED Certification (or a similar program) for new public buildings and large additions.
- Provide incentives for solar and wind power to supplement energy consumption.
- Include Green Building Program in adoption of 2010 California Building Code (effective January 1, 2011)

Progress

The City adopted the mandatory measures as part of its adoption of the 2010, 2016, and 2019 building codes. The City has also adopted a Climate Action Plan that seeks to reduce GHG emissions by 29 percent from business as usual practices.

Continued Appropriateness: The City will continue to implement its green building strategies, including adoption of the 2019 building codes. This program is included in the 2021-2029 Housing Element.

Assistance for the Homeless and Special Needs Populations

Objectives

- Assist 50 homeless persons and lower income persons at-risk of becoming homeless annually. This program benefits primarily extremely low income persons.
- Participate in regional efforts to develop a continuum of care system for the homeless.
- Coordinate with service providers to make available handouts of homeless resources at public counters.

Progress

Between 2014 and 2018, assistance was provided to 903 homeless persons.

Continued Appropriateness: The City will continue to provide supportive services for homeless individuals and support a "Continuum of Care" approach to deal with the many causes of homelessness. This program is included in the 2021-2029 Housing Element.

Neighborhood Revitalization Program

Objectives

- Use NSP programs to develop affordable homeownership opportunities throughout the NSP target areas in Hesperia.
- Design NSP programs to maximize the number of properties assisted.

- Use the streamlined foreclosure acquisition process approved by the City Council in July 2009 to move quickly on potential properties.
- Acquire and rehabilitate 10 ownership properties by September 2010.
- Acquire and rehabilitate 7 rental properties by September 2010.
- Purchase vacant and underutilized sites in targeted locations in order to provide sites for affordable multi-family or mixed-income housing developments and pursue land banking opportunities. As part of the land write-down for affordable housing, encourage the inclusion of units affordable to extremely low income households.
- Reduce the number of existing foreclosed homes in Hesperia.

Progress

The City has purchased 23 foreclosed properties through the NSP. All of the purchased properties have been rehabilitated. The City has purchased one foreclosed property through the foreclosure remediation implementation program, which is currently in escrow. As of July 2019, all the properties have been sold, except for three remaining properties. Upon sales of these remaining properties, the program will be closed out.

Continued Appropriateness: The NSP program has expired with no additional congressional appropriation. This program will not carry forward into the next Housing Element period. The program will be removed from the 2021-2029 Housing Element.

City of Hesperia Township Program

Objectives

- Actively pursue grants to fund this program.
- Rehabilitate and improve 6 streets over the next five years (mid 2009-mid-2014)

Progress

The City created this program in 2007 with redevelopment agency funding. Construction of two streets was completed in 2012. Additional streets will be completed as funding becomes available.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Code Enforcement

Objectives

- Provide code enforcement to 200 households within the designated low income enhancement areas to eliminate slum and blight.
- Provide code enforcement assistance to 20 low income households.

Progress

The City continues to operate an effective code enforcement program.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)

Objectives

- Provide 5 rehabilitation loans to assist low and moderate income households.
- Provide sewer connections to 5 low and moderate income households.
- Advertise program at City website and public counters.
- Annually evaluate the City's needs and funding available, and pursue additional State HOME funds as necessary.

Progress

Between 2014 and 2019, no households were assisted under this program.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)

Objectives

- Provide loans to rehabilitate 5 lower income housing units.
- Advertise program at City website and public counters.

Progress

Between 2014 and 2019, 66 households were assisted under this program.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Lead-Based Paint Education and Outreach Efforts

Objectives

- Provide lead-based paint education and outreach efforts to 100 low and moderate income households.
- Provide lead-based paint testing as needed.

Progress

The City continues to provide outreach and education services regarding lead-based paint.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Affordable Housing Monitoring

Objectives

- Monitor affordable housing projects annually for compliance with affordability restrictions, income eligibilities, and housing quality standards.

Progress

No affordable housing project was at risk of converting to market-rate housing during the 2014-2021 planning period.

Continued Appropriateness: The City continues to monitor its affordable housing inventory, particularly those created with City participation. This program is continued in the 2021-2029 Housing Element.

Main Street and Freeway Corridor Specific Plan

Objectives

- Promote Specific Plan tools and provide information on sites available to interested developers.
- Facilitate affordable housing development using Redevelopment Housing Set-Aside and other funding sources.
- Financial Assistance is available through an application process and final approval of the City Council and Agency Board.
- Shared parking, reduced parking, deferred fees, priority processing, infrastructure assistance, density bonuses, and design modifications are offered to projects in the specific plan area, as well as the entire City.

Progress

Due to the economic recession and depressed housing market, no significant housing development occurred in the Specific Plan area since its adoption. Three market-rate multi-family developments commenced construction in 2019.

Continued Appropriateness: This area continues to provide significant opportunities for future residential development. This program is continued in the 2021-2029 Housing Element.

Density Bonus

Objectives

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to reflect current State Density Bonus law and to list existing specific incentives and regulatory concessions that will be offered by the City.

Progress

The City amended the density bonus program to be consistent with state law in May 2011. Since 1995, the City has approved 11 projects incorporating a density bonus incentive.

Continued Appropriateness: The City will continue to promote the use of density bonus to create affordable housing. This program is continued in the 2021-2029 Housing Element.

Housing for the Homeless/Extremely Low Income Households

Objectives

- Amend the Zoning Code to address the provision of emergency shelters, transitional housing, supportive housing, and single-room occupancy housing.
- Provide information of available sites to interested developers and organizations.

Progress

The City amended the Zoning Code to address the provision of emergency shelters, as well as transitional housing, supportive housing, and single-room occupancy in February 2014.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Farmworker Housing

Objectives

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the Employee Housing Act with regard to farmworker housing.
- Amend the Zoning Ordinance to permit by right farm labor housing for 36 persons in a group quarters or 12 units intended for families on properties where agricultural uses are permitted.

Progress

The City has not yet amended the Zoning Code to address farmworker housing.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Housing for Persons with Disabilities

Objectives

- Create a process within one year of the adoption of the Housing Element 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.

Progress

The City has established a reasonable accommodation procedure.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Fair Housing Support and Services

Objectives

- Provide fair housing services and annual outreach meetings to assist residents, landlords, and housing professionals with fair housing problems.
- Place fair housing information and resources at City website and public counters.

Progress

The City continues to provide fair housing service through fair housing service providers.

Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.

Appendix D: Sites Inventory

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040601219	Vacant	0	No	C2	0	1.49	0	0	C2	30	11	Lower Income
040601322	Vacant	0	No	C2	0	1.04	0	0	C2	30	7	Lower Income
040606116	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040606115	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040606114	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040606113	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040606112	Vacant	0	No	C2	0	1.40	0	0	C2	30	10	Lower Income
040605111	Vacant	0	No	C2	0	0.69	0	0	C2	30	5	Lower Income
040605110	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040605106	Vacant	0	No	C2	0	0.80	0	0	C2	30	6	Lower Income
040604113	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040604118	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
040604112	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
040604114	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
040603108	Vacant	0	No	C2	0	0.71	0	0	C2	30	5	Lower Income
040603106	Vacant	0	No	C2	0	1.02	0	0	C2	30	7	Lower Income
040603105	Vacant	0	No	C2	0	0.71	0	0	C2	30	5	Lower Income
041513210	Vacant	0	No	C2	0	0.93	0	0	C2	30	6	Lower Income
041516206	Vacant	0	No	C2	0	0.71	0	0	C2	30	5	Lower Income
041516114	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508220	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508137	Vacant	0	No	C2	0	0.87	0	0	C2	30	6	Lower Income
041508209	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513120	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513209	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516325	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516326	Vacant	0	No	C2	0	0.65	0	0	C2	30	4	Lower Income
041508219	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508208	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508151	Vacant	0	No	C2	0	1.54	0	0	C2	30	11	Lower Income
041516204	Vacant	0	No	C2	0	0.61	0	0	C2	30	4	Lower Income
041516116	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508218	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508207	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041513121	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516203	Vacant	0	No	C2	0	0.56	0	0	C2	30	4	Lower Income
041516117	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041509207	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041509206	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508217	Vacant	0	No	C2	0	0.66	0	0	C2	30	4	Lower Income
041513122	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513207	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516202	Vacant	0	No	C2	0	0.51	0	0	C2	30	3	Lower Income
041509118	Vacant	0	No	C2	0	1.00	0	0	C2	30	7	Lower Income
041509205	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508129	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508205	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041513206	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516201	Vacant	0	No	C2	0	1.92	0	0	C2	30	14	Lower Income
041508130	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513124	Vacant	0	No	C2	0	0.77	0	0	C2	30	5	Lower Income
041513205	Vacant	0	No	C2	0	1.17	0	0	C2	30	8	Lower Income
041516120	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508215	Vacant	0	No	C2	0	0.87	0	0	C2	30	6	Lower Income
041508131	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513204	Vacant	0	No	C2	0	1.57	0	0	C2	30	11	Lower Income
041513125	Vacant	0	No	C2	0	0.65	0	0	C2	30	4	Lower Income
041516407	Vacant	0	No	C2	0	1.50	0	0	C2	30	11	Lower Income
041509204	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508132	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508142	Vacant	0	No	C2	0	1.03	0	0	C2	30	7	Lower Income
041508143	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041513126	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041509203	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508214	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
041516315	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041509202	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041509121	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508133	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508213	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508201	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041513202	Vacant	0	No	C2	0	0.96	0	0	C2	30	7	Lower Income
041516406	Vacant	0	No	C2	0	0.93	0	0	C2	30	6	Lower Income
041508134	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513128	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513129	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516317	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516318	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041508135	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041513116	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513117	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516405	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041516319	Vacant	0	No	C2	0	0.90	0	0	C2	30	6	Lower Income
041508211	Vacant	0	No	C2	0	1.03	0	0	C2	30	7	Lower Income
041513212	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041513118	Vacant	0	No	C2	0	1.03	0	0	C2	30	7	Lower Income
041516209	Vacant	0	No	C2	0	0.86	0	0	C2	30	6	Lower Income
041516111	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516404	Vacant	0	No	C2	0	0.60	0	0	C2	30	4	Lower Income
041516320	Vacant	0	No	C2	0	0.87	0	0	C2	30	6	Lower Income
041508221	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041508136	Vacant	0	No	C2	0	1.35	0	0	C2	30	10	Lower Income
041516208	Vacant	0	No	C2	0	0.81	0	0	C2	30	6	Lower Income
041516112	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516321	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041516403	Vacant	0	No	C2	0	0.61	0	0	C2	30	4	Lower Income
041516207	Vacant	0	No	C2	0	0.76	0	0	C2	30	5	Lower Income
041516113	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041401108	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041509116	Vacant	0	No	C2	0	1.02	0	0	C2	30	7	Lower Income
041509208	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041503305	Vacant	0	No	C2	0	0.59	0	0	C2	30	4	Lower Income
041503304	Vacant	0	No	C2	0	0.60	0	0	C2	30	4	Lower Income
041503303	Vacant	0	No	C2	0	0.60	0	0	C2	30	4	Lower Income
041503302	Vacant	0	No	C2	0	0.59	0	0	C2	30	4	Lower Income
041503301	Vacant	0	No	C2	0	0.55	0	0	C2	30	4	Lower Income
041502108	Vacant	0	No	C2	0	0.56	0	0	C2	30	4	Lower Income
041502107	Vacant	0	No	C2	0	0.55	0	0	C2	30	4	Lower Income
041504201	Vacant	0	No	C2	0	0.57	0	0	C2	30	4	Lower Income
041502111	Vacant	0	No	C2	0	0.53	0	0	C2	30	3	Lower Income
041503306	Vacant	0	No	C2	0	0.51	0	0	C2	30	3	Lower Income
041502105	Vacant	0	No	C2	0	0.55	0	0	C2	30	4	Lower Income
041502104	Vacant	0	No	C2	0	0.55	0	0	C2	30	4	Lower Income
041502112	Vacant	0	No	C2	0	0.71	0	0	C2	30	5	Lower Income
041502103	Vacant	0	No	C2	0	0.84	0	0	C2	30	6	Lower Income
041502102	Vacant	0	No	C2	0	0.55	0	0	C2	30	4	Lower Income
041502101	Vacant	0	No	C2	0	0.53	0	0	C2	30	3	Lower Income
041505111	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041505110	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041505109	Vacant	0	No	C2	0	1.04	0	0	C2	30	7	Lower Income
041505108	Vacant	0	No	C2	0	1.00	0	0	C2	30	7	Lower Income
041505107	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041505106	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041505102	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041502129	Vacant	0	No	C2	0	0.72	0	0	C2	30	5	Lower Income
041502130	Vacant	0	No	C2	0	0.72	0	0	C2	30	5	Lower Income
041502131	Vacant	0	No	C2	0	0.72	0	0	C2	30	5	Lower Income
041502132	Vacant	0	No	C2	0	0.72	0	0	C2	30	5	Lower Income
041503307	Vacant	0	No	C2	0	0.69	0	0	C2	30	5	Lower Income
041503308	Vacant	0	No	C2	0	0.69	0	0	C2	30	5	Lower Income
041503419	Vacant	0	No	C2	0	0.56	0	0	C2	30	4	Lower Income
041503309	Vacant	0	No	C2	0	0.69	0	0	C2	30	5	Lower Income
041503310	Vacant	0	No	C2	0	0.69	0	0	C2	30	5	Lower Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
041503312	Vacant	0	No	C2	0	0.69	0	0	C2	30	5	Lower Income
041503215	Vacant	0	No	C2	0	0.59	0	0	C2	30	4	Lower Income
041503219	Vacant	0	No	C2	0	0.65	0	0	C2	30	4	Lower Income
041503234	Vacant	0	No	C2	0	0.95	0	0	C2	30	7	Lower Income
041504220	Vacant	0	No	C2	0	0.60	0	0	C2	30	4	Lower Income
041509211	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041404111	Vacant	0	No	C2	0	0.63	0	0	C2	30	4	Lower Income
041404108	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041404107	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041404106	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041404105	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041404104	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041404102	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041509114	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041403111	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041403110	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041403109	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041403126	Vacant	0	No	C2	0	1.40	0	0	C2	30	10	Lower Income
041403105	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041403101	Vacant	0	No	C2	0	0.74	0	0	C2	30	5	Lower Income
041402106	Vacant	0	No	C2	0	1.04	0	0	C2	30	7	Lower Income
041402105	Vacant	0	No	C2	0	1.40	0	0	C2	30	10	Lower Income
041509210	Vacant	0	No	C2	0	0.68	0	0	C2	30	5	Lower Income
041509115	Vacant	0	No	C2	0	1.00	0	0	C2	30	7	Lower Income
041402104	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041402107	Vacant	0	No	C2	0	1.01	0	0	C2	30	7	Lower Income
041402103	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041401105	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041401110	Vacant	0	No	C2	0	0.67	0	0	C2	30	5	Lower Income
041401104	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
041401103	Vacant	0	No	C2	0	0.70	0	0	C2	30	5	Lower Income
307227119	Vacant	0	No	C2	0	0.93	0	0	C2	30	6	Lower Income
307227122	Vacant	0	No	C2	0	0.83	0	0	C2	30	6	Lower Income
040606104	Vacant	0	No	R3	15	1.00	15	12	R3	30	24	Lower Income
040606108	Vacant	0	No	R3	15	1.02	15	12	R3	30	26	Lower Income
041503516	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
041503517	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
041503518	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
041503519	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
041503520	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
041503521	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
041503513	Vacant	0	No	R3	15	0.50	7	5	R3	30	12	Lower Income
040602117	Vacant	0	No	R3	15	0.64	9	7	R3	30	15	Lower Income
040602118	Vacant	0	No	R3	15	0.64	9	7	R3	30	15	Lower Income
041404112	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041503407	Vacant	0	No	R3	15	0.54	8	6	R3	30	12	Lower Income
041404121	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041404122	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041403115	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041403116	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041403120	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041403122	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041403124	Vacant	0	No	R3	15	0.68	10	8	R3	30	15	Lower Income
041402111	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041402113	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041402118	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041402119	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041401114	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041401117	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041401119	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041401123	Vacant	0	No	R3	15	0.70	10	8	R3	30	16	Lower Income
041503405	Vacant	0	No	R3	15	0.66	9	7	R3	30	15	Lower Income
041503403	Vacant	0	No	R3	15	0.56	8	6	R3	30	12	Lower Income
041502128	Vacant	0	No	R3	15	0.72	10	8	R3	30	16	Lower Income
041509111	Vacant	0	No	R3	15	0.72	10	8	R3	30	16	Lower Income
041503522	Vacant	0	No	R3	15	0.60	9	7	R3	30	14	Lower Income
041504107	Vacant	0	No	R3	15	0.69	10	8	R3	30	16	Lower Income
041504108	Vacant	0	No	R3	15	0.69	10	8	R3	30	16	Lower Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
041504109	Vacant	0	No	R3	15	0.69	10	8	R3	30	16	Lower Income
041504110	Vacant	0	No	R3	15	0.69	10	8	R3	30	16	Lower Income
041504111	Vacant	0	No	R3	15	0.69	10	8	R3	30	16	Lower Income
041504112	Vacant	0	No	R3	15	0.69	10	8	R3	30	16	Lower Income
041505113	Vacant	0	No	R3	15	0.72	10	8	R3	30	16	Lower Income
041505114	Vacant	0	No	R3	15	0.72	10	8	R3	30	16	Lower Income
041505120	Vacant	0	No	R3	15	0.72	10	8	R3	30	16	Lower Income
041505121	Vacant	0	No	R3	15	0.72	10	8	R3	30	16	Lower Income
041503409	Vacant	0	No	R3	15	0.79	11	8	R3	30	18	Lower Income
041503408	Vacant	0	No	R3	15	0.56	8	6	R3	30	12	Lower Income
040605118	Vacant	0	No	R3	15	1.00	15	12	R3	30	24	Lower Income
040605119	Vacant	0	No	R3	15	1.01	15	12	R3	30	24	Lower Income
040604107	Vacant	0	No	R3	15	1.05	15	12	R3	30	24	Lower Income
041404117	Vacant	0	No	R3	15	0.88	13	10	R3	30	20	Lower Income
041402114	Vacant	0	No	R3	15	1.05	15	12	R3	30	24	Lower Income
041504414	Vacant	0	No	R3	15	0.83	12	9	R3	30	19	Lower Income
041502117	Vacant	0	No	R3	15	0.85	12	9	R3	30	20	Lower Income
041502119	Vacant	0	No	R3	15	1.03	15	12	R3	30	24	Lower Income
041503607	Vacant	0	No	R3	15	1.01	15	12	R3	30	24	Lower Income
041504416	Vacant	0	No	R3	15	1.07	16	12	R3	30	25	Lower Income
041505117	Vacant	0	No	R3	15	1.10	16	12	R3	30	26	Lower Income
041505118	Vacant	0	No	R3	15	1.10	16	12	R3	30	26	Lower Income
041509309	Vacant	0	No	R3	15	1.10	16	12	R3	30	26	Lower Income
041509310	Vacant	0	No	R3	15	1.07	16	12	R3	30	25	Lower Income
041503608	Vacant	0	No	R3	15	1.21	18	14	R3	30	28	Lower Income
041503512	Vacant	0	No	R3	15	1.11	16	12	R3	30	26	Lower Income
041402110	Vacant	0	No	R3	15	1.40	21	16	R3	30	33	Lower Income
040605121	Vacant	0	No	R3	15	1.99	29	23	R3	30	47	Lower Income
041503623	Vacant	0	No	R3	15	3.18	47	37	R3	30	76	Lower Income
305701146	Vacant	0	Yes	RC	25	0.74	18	4	RC	30	5	Lower Income
306447109	Vacant	0	Yes	RC	25	0.80	20	5	RC	30	6	Lower Income
040507261	Vacant	0	Yes	RC	25	1.10	27	6	RC	30	8	Lower Income
040507268	Vacant	0	Yes	RC	25	1.00	25	6	RC	30	7	Lower Income
306460117	Vacant	0	Yes	RC	25	1.06	26	6	RC	30	7	Lower Income
306448123	Vacant	Yes	Yes	RC	25	1.24	31	7	RC	30	9	Lower Income
306448111	Vacant	Yes	Yes	RC	25	1.15	28	7	RC	30	8	Lower Income
303938101	Vacant	0	Yes	RC	25	1.27	31	7	RC	30	9	Lower Income
303938102	Vacant	0	Yes	RC	25	1.21	30	7	RC	30	9	Lower Income
303938106	Vacant	0	Yes	RC	25	1.18	29	7	RC	30	8	Lower Income
040507262	Vacant	0	Yes	RC	25	1.52	38	9	RC	30	11	Lower Income
040507263	Vacant	0	Yes	RC	25	1.65	41	10	RC	30	12	Lower Income
040507267	Vacant	0	Yes	RC	25	1.74	43	10	RC	30	13	Lower Income
306460119	Vacant	0	Yes	RC	25	2.08	52	13	RC	30	15	Lower Income
040507266	Vacant	0	Yes	RC	25	2.58	64	16	RC	30	19	Lower Income
306454107	Vacant	Yes	Yes	RC	25	2.85	71	17	RC	30	21	Lower Income
306444105	Vacant	0	Yes	RC	25	2.81	70	17	RC	30	21	Lower Income
307225119	Vacant	0	Yes	RC	25	2.72	68	17	RC	30	20	Lower Income
040507264	Vacant	0	Yes	RC	25	3.35	83	20	RC	30	25	Lower Income
303938106	Vacant	0	Yes	RC	25	3.28	82	20	RC	30	24	Lower Income
306448111	Vacant	Yes	Yes	RC	25	3.38	84	21	RC	30	25	Lower Income
306447104	Vacant	Yes	Yes	RC	25	3.43	85	21	RC	30	25	Lower Income
040507258	Vacant	0	Yes	RC	25	3.77	94	23	RC	30	28	Lower Income
040507265	Vacant	0	Yes	RC	25	4.34	108	27	RC	30	32	Lower Income
306448102	Vacant	Yes	Yes	RC	25	4.33	108	27	RC	30	32	Lower Income
305701106	Vacant	Yes	Yes	RC	25	4.34	108	27	RC	30	32	Lower Income
307224120	Vacant	0	Yes	RC	25	4.42	110	27	RC	30	33	Lower Income
306448103	Vacant	Yes	Yes	RC	25	4.62	115	28	RC	30	34	Lower Income
306454105	Vacant	0	Yes	RC	25	4.88	122	30	RC	30	36	Lower Income
040506261	Vacant	Yes	Yes	RC	25	5.07	126	31	RC	30	38	Lower Income
040506213	Vacant	Yes	Yes	RC	25	5.07	126	31	RC	30	38	Lower Income
306460113	Vacant	0	Yes	RC	25	5.16	129	32	RC	30	38	Lower Income
040507239	Vacant	Yes	Yes	RC	25	6.70	167	41	RC	30	50	Lower Income
307224119	Vacant	0	Yes	RC	25	7.63	190	47	RC	30	57	Lower Income
306454106	Vacant	Yes	Yes	RC	25	7.96	199	49	RC	30	59	Lower Income
306448105	Vacant	Yes	Yes	RC	25	9.10	227	56	RC	30	68	Lower Income
040506247	Vacant	Yes	Yes	RC	25	9.96	249	62	RC	30	74	Lower Income
306448104	Vacant	Yes	Yes	RC	25	9.99	249	62	RC	30	74	Lower Income
305701153	Vacant	0	Yes	RC	25	9.93	248	62	RC	30	74	Lower Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040507240	Vacant	Yes	Yes	RC	25	10.23	255	63	RC	30	76	Lower Income
040506266	Vacant	Yes	Yes	RC	25	10.15	253	63	RC	30	76	Lower Income
040506233	Vacant	Yes	Yes	RC	25	10.14	253	63	RC	30	76	Lower Income
305701140	Vacant	0	Yes	RC	25	10.38	259	64	RC	30	77	Lower Income
306448101	Vacant	Yes	Yes	RC	25	10.93	273	68	RC	30	81	Lower Income
041316207	Vacant	Yes	Yes	MDR	15	0.31	4	3	MDR	15	3	Moderate Income
041316213	Vacant	Yes	Yes	MDR	15	0.63	9	7	MDR	15	7	Moderate Income
041017131	Vacant	Yes	Yes	MDR	15	0.64	9	7	MDR	15	7	Moderate Income
041017129	Vacant	Yes	Yes	MDR	15	0.74	11	8	MDR	15	8	Moderate Income
041316228	Vacant	Yes	Yes	MDR	15	0.99	14	11	MDR	15	11	Moderate Income
041421159	Vacant	Yes	Yes	MDR	15	1.06	15	12	MDR	15	12	Moderate Income
041017138	Vacant	Yes	Yes	MDR	15	0.80	12	9	MDR	15	9	Moderate Income
041017132	Vacant	Yes	Yes	MDR	15	0.90	13	10	MDR	15	10	Moderate Income
041017123	Vacant	Yes	Yes	MDR	15	0.96	14	11	MDR	15	11	Moderate Income
041421119	Vacant	Yes	Yes	MDR	15	1.18	17	13	MDR	15	13	Moderate Income
041421127	Vacant	Yes	Yes	MDR	15	1.15	17	13	MDR	15	13	Moderate Income
041421126	Vacant	Yes	Yes	MDR	15	1.15	17	13	MDR	15	13	Moderate Income
041421125	Vacant	Yes	Yes	MDR	15	1.15	17	13	MDR	15	13	Moderate Income
041421131	Vacant	Yes	Yes	MDR	15	1.27	19	15	MDR	15	15	Moderate Income
041421130	Vacant	Yes	Yes	MDR	15	1.28	19	15	MDR	15	15	Moderate Income
041421129	Vacant	Yes	Yes	MDR	15	1.27	19	15	MDR	15	15	Moderate Income
041316232	Vacant	Yes	Yes	MDR	15	1.34	20	16	MDR	15	16	Moderate Income
041316234	Vacant	Yes	Yes	MDR	15	1.39	20	16	MDR	15	16	Moderate Income
041316233	Vacant	Yes	Yes	MDR	15	1.34	20	16	MDR	15	16	Moderate Income
041316231	Vacant	Yes	Yes	MDR	15	1.39	20	16	MDR	15	16	Moderate Income
041421161	Vacant	Yes	Yes	MDR	15	1.37	20	16	MDR	15	16	Moderate Income
041421112	Vacant	Yes	Yes	MDR	15	1.78	26	20	MDR	15	20	Moderate Income
041017136	Vacant	Yes	Yes	MDR	15	1.76	26	20	MDR	15	20	Moderate Income
041322108	Vacant	Yes	Yes	MDR	15	2.01	30	24	MDR	15	24	Moderate Income
041322111	Vacant	Yes	Yes	MDR	15	2.01	30	24	MDR	15	24	Moderate Income
041322105	Vacant	Yes	Yes	MDR	15	2.01	30	24	MDR	15	24	Moderate Income
041021108	Vacant	Yes	Yes	MDR	15	2.00	30	24	MDR	15	24	Moderate Income
041421146	Vacant	Yes	Yes	MDR	15	2.31	34	27	MDR	15	27	Moderate Income
041017112	Vacant	Yes	Yes	MDR	15	2.27	34	27	MDR	15	27	Moderate Income
041316219	Vacant	Yes	Yes	MDR	15	2.53	37	29	MDR	15	29	Moderate Income
041021105	Vacant	Yes	Yes	MDR	15	2.50	37	29	MDR	15	29	Moderate Income
041024111	Vacant	Yes	Yes	MDR	15	2.62	39	31	MDR	15	31	Moderate Income
041024110	Vacant	Yes	Yes	MDR	15	2.61	39	31	MDR	15	31	Moderate Income
041024112	Vacant	Yes	Yes	MDR	15	2.61	39	31	MDR	15	31	Moderate Income
041024109	Vacant	Yes	Yes	MDR	15	2.61	39	31	MDR	15	31	Moderate Income
041021107	Vacant	Yes	Yes	MDR	15	2.74	41	32	MDR	15	32	Moderate Income
041017137	Vacant	Yes	Yes	MDR	15	2.91	43	34	MDR	15	34	Moderate Income
041020113	Vacant	Yes	Yes	MDR	15	2.74	41	32	MDR	15	32	Moderate Income
041020112	Vacant	Yes	Yes	MDR	15	2.74	41	32	MDR	15	32	Moderate Income
041020111	Vacant	Yes	Yes	MDR	15	2.74	41	32	MDR	15	32	Moderate Income
041021109	Vacant	Yes	Yes	MDR	15	3.24	48	38	MDR	15	38	Moderate Income
041322118	Vacant	Yes	Yes	MDR	15	3.62	54	43	MDR	15	43	Moderate Income
041421128	Vacant	Yes	Yes	MDR	15	3.49	52	41	MDR	15	41	Moderate Income
041322114	Vacant	Yes	Yes	MDR	15	4.01	60	48	MDR	15	48	Moderate Income
041421111	Vacant	Yes	Yes	MDR	15	4.49	67	53	MDR	15	53	Moderate Income
041322119	Vacant	Yes	Yes	MDR	15	4.96	74	59	MDR	15	59	Moderate Income
040705203	Vacant	Yes	Yes	MDR	15	5.26	78	62	MDR	15	62	Moderate Income
041322109	Vacant	Yes	Yes	MDR	15	5.22	78	62	MDR	15	62	Moderate Income
041322120	Vacant	Yes	Yes	MDR	15	5.46	81	64	MDR	15	64	Moderate Income
041322215	Vacant	Yes	Yes	MDR	15	6.14	92	73	MDR	15	73	Moderate Income
041021102	Vacant	Yes	Yes	MDR	15	10.47	157	125	MDR	15	125	Moderate Income
041421208	Vacant	Yes	Yes	MDR	15	11.53	172	137	MDR	15	137	Moderate Income
041421209	Vacant	Yes	Yes	MDR	15	11.53	172	137	MDR	15	137	Moderate Income
040535268	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535269	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535270	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535271	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535272	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040535273	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535274	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040534337	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534211	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534348	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income

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040534233	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534338	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534206	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534347	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534212	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534234	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534339	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040530452	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040530465	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040520515	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520507	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520506	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520505	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040534346	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040534205	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534213	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040578108	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040578107	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040578106	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040578105	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040530451	Vacant	0	Yes	LDR	8	0.22	1	1	LDR	8	1	Above Moderate Income
040520503	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520516	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520517	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040535267	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535266	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535265	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535264	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535263	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535262	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535261	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040534204	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534214	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040578101	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040578102	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040578103	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040578104	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040530305	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040530306	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040530466	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040530467	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040520525	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040716115	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040716312	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040721102	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040716311	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040721421	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040721420	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040716209	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040715415	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040716310	Vacant	0	Yes	LDR	8	0.21	1	1	LDR	8	1	Above Moderate Income
040721306	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040721418	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040709301	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040721416	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040720402	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040729112	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040729111	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040717107	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040721412	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040709307	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040721202	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040721316	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040709308	Vacant	0	Yes	LDR	8	0.31	2	1	LDR	8	1	Above Moderate Income
040708156	Vacant	0	Yes	LDR	8	0.33	2	1	LDR	8	1	Above Moderate Income
040721312	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040710105	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040710107	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040709101	Vacant	0	Yes	LDR	8	0.28	2	1	LDR	8	1	Above Moderate Income
040709103	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040715201	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040715204	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040722301	Vacant	0	Yes	LDR	8	0.22	1	1	LDR	8	1	Above Moderate Income
040720102	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040720417	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040710118	Vacant	0	Yes	LDR	8	0.32	2	1	LDR	8	1	Above Moderate Income
040710117	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040710110	Vacant	0	Yes	LDR	8	0.22	1	1	LDR	8	1	Above Moderate Income
040709118	Vacant	0	Yes	LDR	8	0.21	1	1	LDR	8	1	Above Moderate Income
040711209	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040709314	Vacant	0	Yes	LDR	8	0.22	1	1	LDR	8	1	Above Moderate Income
040709116	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040709115	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040711224	Vacant	0	Yes	LDR	8	0.21	1	1	LDR	8	1	Above Moderate Income
040728203	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040728204	Vacant	0	Yes	LDR	8	0.24	1	1	LDR	8	1	Above Moderate Income
040728205	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040709113	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040711210	Vacant	0	Yes	LDR	8	0.30	2	1	LDR	8	1	Above Moderate Income
040716103	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040716104	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040716308	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040722219	Vacant	0	Yes	LDR	8	0.30	2	1	LDR	8	1	Above Moderate Income
040716309	Vacant	0	Yes	LDR	8	0.21	1	1	LDR	8	1	Above Moderate Income
040728207	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040728208	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040708135	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040710303	Vacant	0	Yes	LDR	8	0.22	1	1	LDR	8	1	Above Moderate Income
040722322	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040721405	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040708130	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040716413	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040729104	Vacant	0	Yes	LDR	8	0.20	1	1	LDR	8	1	Above Moderate Income
040704118	Vacant	0	Yes	LDR	8	0.49	3	2	LDR	8	2	Above Moderate Income
040709209	Vacant	0	Yes	LDR	8	0.31	2	1	LDR	8	1	Above Moderate Income
040708161	Vacant	0	Yes	LDR	8	0.33	2	1	LDR	8	1	Above Moderate Income
040716111	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040702114	Vacant	0	Yes	LDR	8	0.28	2	1	LDR	8	1	Above Moderate Income
040709403	Vacant	0	Yes	LDR	8	0.26	2	1	LDR	8	1	Above Moderate Income
040722216	Vacant	0	Yes	LDR	8	0.27	2	1	LDR	8	1	Above Moderate Income
040716204	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040813419	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040813418	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040813417	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040813416	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040535214	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040535213	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040534203	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534215	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534322	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040530335	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040536560	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040548209	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040548208	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040548204	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040548203	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040548202	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040548201	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040534312	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040534321	Vacant	0	Yes	LDR	8	0.25	2	1	LDR	8	1	Above Moderate Income
040534202	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534313	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040536514	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040535254	Vacant	0	Yes	LDR	8	0.30	2	1	LDR	8	1	Above Moderate Income
040535255	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040535256	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040535257	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040535258	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040535259	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040535260	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040534320	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534216	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534201	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534217	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040536559	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040535244	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548210	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531331	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531344	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040505222	Vacant	0	Yes	LDR	8	0.53	4	3	LDR	8	3	Above Moderate Income
040530302	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040530326	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040519234	Vacant	Yes	Yes	LDR	8	0.65	5	4	LDR	8	4	Above Moderate Income
040536558	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040536548	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040535253	Vacant	0	Yes	LDR	8	0.28	2	1	LDR	8	1	Above Moderate Income
040548212	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548216	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548217	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548218	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548219	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548220	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040548221	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040531310	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040531309	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040531332	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531343	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531311	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040530459	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040520208	Vacant	0	Yes	LDR	8	0.42	3	2	LDR	8	2	Above Moderate Income
040536547	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040548222	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040535251	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040535250	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535249	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535248	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040535247	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040535245	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040535252	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040531308	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531333	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531342	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531312	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531307	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531334	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531341	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531313	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040519301	Vacant	0	Yes	LDR	8	0.47	3	2	LDR	8	2	Above Moderate Income
040505332	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040548234	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040548235	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040548260	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040548261	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040535246	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040505311	Vacant	0	Yes	LDR	8	0.51	4	3	LDR	8	3	Above Moderate Income
040531306	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531335	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531340	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531314	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531305	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531336	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531339	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040520214	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520105	Vacant	0	Yes	LDR	8	0.42	3	2	LDR	8	2	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040519334	Vacant	0	Yes	LDR	8	0.46	3	2	LDR	8	2	Above Moderate Income
040536536	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040536526	Vacant	0	Yes	LDR	8	0.19	1	1	LDR	8	1	Above Moderate Income
040536527	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040536528	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040534332	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040534353	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040534226	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040534227	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040534228	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534229	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040534230	Vacant	0	Yes	LDR	8	0.28	2	1	LDR	8	1	Above Moderate Income
040531315	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531304	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531337	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531338	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531316	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531303	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040520106	Vacant	0	Yes	LDR	8	0.42	3	2	LDR	8	2	Above Moderate Income
040536512	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040536513	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040505309	Vacant	0	Yes	LDR	8	0.99	7	5	LDR	8	5	Above Moderate Income
040531317	Vacant	0	Yes	LDR	8	0.28	2	1	LDR	8	1	Above Moderate Income
040531302	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531323	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531322	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531321	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531320	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040531319	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040531318	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040531301	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040520313	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040520108	Vacant	0	Yes	LDR	8	0.42	3	2	LDR	8	2	Above Moderate Income
040519333	Vacant	0	Yes	LDR	8	0.47	3	2	LDR	8	2	Above Moderate Income
040536525	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040536534	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040535275	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040534333	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534352	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534209	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534334	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040535235	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040535206	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040548247	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040548248	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040548273	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040534351	Vacant	0	Yes	LDR	8	0.13	1	1	LDR	8	1	Above Moderate Income
040534231	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040534335	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534350	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534208	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040578109	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040578110	Vacant	0	Yes	LDR	8	0.17	1	1	LDR	8	1	Above Moderate Income
040578111	Vacant	0	Yes	LDR	8	0.16	1	1	LDR	8	1	Above Moderate Income
040578112	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040530464	Vacant	0	Yes	LDR	8	0.18	1	1	LDR	8	1	Above Moderate Income
040534210	Vacant	0	Yes	LDR	8	0.15	1	1	LDR	8	1	Above Moderate Income
040534336	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534349	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534232	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040534207	Vacant	0	Yes	LDR	8	0.14	1	1	LDR	8	1	Above Moderate Income
040520416	Vacant	0	Yes	LDR	8	0.41	3	2	LDR	8	2	Above Moderate Income
040504253	Vacant	0	Yes	LDR	8	0.84	6	4	LDR	8	4	Above Moderate Income
040504252	Vacant	0	Yes	LDR	8	0.83	6	4	LDR	8	4	Above Moderate Income
040504251	Vacant	0	Yes	LDR	8	0.83	6	4	LDR	8	4	Above Moderate Income
040903219	Vacant	0	Yes	LDR	8	0.75	6	4	LDR	8	4	Above Moderate Income
040814202	Vacant	0	Yes	LDR	8	0.50	4	3	LDR	8	3	Above Moderate Income
040814203	Vacant	0	Yes	LDR	8	0.50	4	3	LDR	8	3	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040814204	Vacant	0	Yes	LDR	8	0.50	4	3	LDR	8	3	Above Moderate Income
040818112	Vacant	0	Yes	LDR	8	0.96	7	5	LDR	8	5	Above Moderate Income
040812411	Vacant	0	Yes	LDR	8	0.52	4	3	LDR	8	3	Above Moderate Income
041023224	Vacant	0	Yes	LDR	8	0.50	4	3	LDR	8	3	Above Moderate Income
040506221	Vacant	Yes	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040713102	Vacant	0	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040702113	Vacant	0	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040711101	Vacant	0	Yes	LDR	8	1.01	8	6	LDR	8	6	Above Moderate Income
040818113	Vacant	0	Yes	LDR	8	1.02	8	6	LDR	8	6	Above Moderate Income
040817125	Vacant	0	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040817132	Vacant	0	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040818201	Vacant	0	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040818111	Vacant	0	Yes	LDR	8	1.34	10	8	LDR	8	8	Above Moderate Income
040818110	Vacant	0	Yes	LDR	8	1.14	9	7	LDR	8	7	Above Moderate Income
040818310	Vacant	0	Yes	LDR	8	1.03	8	6	LDR	8	6	Above Moderate Income
041023222	Vacant	0	Yes	LDR	8	1.00	8	6	LDR	8	6	Above Moderate Income
040504227	Vacant	0	Yes	LDR	8	1.98	15	12	LDR	8	12	Above Moderate Income
040505223	Vacant	0	Yes	LDR	8	1.78	14	11	LDR	8	11	Above Moderate Income
040505230	Vacant	0	Yes	LDR	8	1.95	15	12	LDR	8	12	Above Moderate Income
040504229	Vacant	0	Yes	LDR	8	2.02	16	12	LDR	8	12	Above Moderate Income
040505316	Vacant	0	Yes	LDR	8	2.01	16	12	LDR	8	12	Above Moderate Income
040505315	Vacant	0	Yes	LDR	8	2.01	16	12	LDR	8	12	Above Moderate Income
040505327	Vacant	0	Yes	LDR	8	2.29	18	14	LDR	8	14	Above Moderate Income
040505326	Vacant	0	Yes	LDR	8	2.09	16	12	LDR	8	12	Above Moderate Income
040505229	Vacant	0	Yes	LDR	8	2.23	17	13	LDR	8	13	Above Moderate Income
040505314	Vacant	0	Yes	LDR	8	2.08	16	12	LDR	8	12	Above Moderate Income
040505313	Vacant	0	Yes	LDR	8	2.08	16	12	LDR	8	12	Above Moderate Income
040505331	Vacant	0	Yes	LDR	8	2.33	18	14	LDR	8	14	Above Moderate Income
040505227	Vacant	0	Yes	LDR	8	2.03	16	12	LDR	8	12	Above Moderate Income
040526169	Vacant	0	Yes	LDR	8	2.20	17	13	LDR	8	13	Above Moderate Income
040504209	Vacant	0	Yes	LDR	8	2.40	19	15	LDR	8	15	Above Moderate Income
040504249	Vacant	0	Yes	LDR	8	2.07	16	12	LDR	8	12	Above Moderate Income
040504250	Vacant	0	Yes	LDR	8	2.20	17	13	LDR	8	13	Above Moderate Income
040504220	Vacant	0	Yes	LDR	8	2.46	19	15	LDR	8	15	Above Moderate Income
040505228	Vacant	0	Yes	LDR	8	2.23	17	13	LDR	8	13	Above Moderate Income
040504221	Vacant	0	Yes	LDR	8	2.46	19	15	LDR	8	15	Above Moderate Income
040504230	Vacant	0	Yes	LDR	8	2.46	19	15	LDR	8	15	Above Moderate Income
040712105	Vacant	0	Yes	LDR	8	2.28	18	14	LDR	8	14	Above Moderate Income
040714101	Vacant	0	Yes	LDR	8	2.35	18	14	LDR	8	14	Above Moderate Income
040714102	Vacant	0	Yes	LDR	8	2.35	18	14	LDR	8	14	Above Moderate Income
040818312	Vacant	0	Yes	LDR	8	2.06	16	12	LDR	8	12	Above Moderate Income
041023228	Vacant	0	Yes	LDR	8	2.46	19	15	LDR	8	15	Above Moderate Income
040505305	Vacant	0	Yes	LDR	8	2.51	20	16	LDR	8	16	Above Moderate Income
040506222	Vacant	Yes	Yes	LDR	8	2.53	20	16	LDR	8	16	Above Moderate Income
040504235	Vacant	0	Yes	LDR	8	2.51	20	16	LDR	8	16	Above Moderate Income
040711103	Vacant	0	Yes	LDR	8	2.78	22	17	LDR	8	17	Above Moderate Income
041023226	Vacant	0	Yes	LDR	8	2.50	20	16	LDR	8	16	Above Moderate Income
040505308	Vacant	0	Yes	LDR	8	3.94	31	24	LDR	8	24	Above Moderate Income
040506218	Vacant	Yes	Yes	LDR	8	4.27	34	27	LDR	8	27	Above Moderate Income
040526130	Vacant	0	Yes	LDR	8	4.09	32	25	LDR	8	25	Above Moderate Income
305712107	Vacant	0	Yes	LDR	8	4.36	34	27	LDR	8	27	Above Moderate Income
040526121	Vacant	0	Yes	LDR	8	4.97	39	31	LDR	8	31	Above Moderate Income
040526126	Vacant	0	Yes	LDR	8	4.79	38	30	LDR	8	30	Above Moderate Income
040526119	Vacant	0	Yes	LDR	8	4.79	38	30	LDR	8	30	Above Moderate Income
040526117	Vacant	0	Yes	LDR	8	4.75	38	30	LDR	8	30	Above Moderate Income
040506217	Vacant	Yes	Yes	LDR	8	4.84	38	30	LDR	8	30	Above Moderate Income
040505303	Vacant	0	Yes	LDR	8	4.64	37	29	LDR	8	29	Above Moderate Income
040526118	Vacant	0	Yes	LDR	8	4.88	39	31	LDR	8	31	Above Moderate Income
305712106	Vacant	0	Yes	LDR	8	4.80	38	30	LDR	8	30	Above Moderate Income
305705101	Vacant	Yes	Yes	LDR	8	4.99	39	31	LDR	8	31	Above Moderate Income
305712108	Vacant	0	Yes	LDR	8	4.59	36	28	LDR	8	28	Above Moderate Income
040505333	Vacant	0	Yes	LDR	8	5.04	40	32	LDR	8	32	Above Moderate Income
040526129	Vacant	0	Yes	LDR	8	5.00	40	32	LDR	8	32	Above Moderate Income
040526128	Vacant	0	Yes	LDR	8	5.00	40	32	LDR	8	32	Above Moderate Income
040506260	Vacant	Yes	Yes	LDR	8	5.07	40	32	LDR	8	32	Above Moderate Income
040526127	Vacant	0	Yes	LDR	8	5.14	41	32	LDR	8	32	Above Moderate Income
040506234	Vacant	Yes	Yes	LDR	8	5.07	40	32	LDR	8	32	Above Moderate Income
041023217	Vacant	0	Yes	LDR	8	5.00	40	32	LDR	8	32	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040711104	Vacant	0	Yes	LDR	8	5.55	44	35	LDR	8	35	Above Moderate Income
040712102	Vacant	0	Yes	LDR	8	5.56	44	35	LDR	8	35	Above Moderate Income
040506220	Vacant	Yes	Yes	LDR	8	6.60	52	41	LDR	8	41	Above Moderate Income
041023233	Vacant	0	Yes	LDR	8	7.82	62	49	LDR	8	49	Above Moderate Income
306447101	Vacant	Yes	Yes	LDR	8	8.96	71	56	LDR	8	56	Above Moderate Income
040527209	Vacant	Yes	Yes	LDR	8	9.44	75	60	LDR	8	60	Above Moderate Income
040504262	Vacant	0	Yes	LDR	8	9.08	72	57	LDR	8	57	Above Moderate Income
040506219	Vacant	Yes	Yes	LDR	8	9.54	76	60	LDR	8	60	Above Moderate Income
040505220	Vacant	0	Yes	LDR	8	9.56	76	60	LDR	8	60	Above Moderate Income
040505226	Vacant	0	Yes	LDR	8	9.92	79	63	LDR	8	63	Above Moderate Income
040504242	Vacant	0	Yes	LDR	8	9.99	79	63	LDR	8	63	Above Moderate Income
040505219	Vacant	0	Yes	LDR	8	10.17	81	64	LDR	8	64	Above Moderate Income
306463106	Vacant	Yes	Yes	LDR	8	10.04	80	64	LDR	8	64	Above Moderate Income
040505221	Vacant	0	Yes	LDR	8	15.88	127	101	LDR	8	101	Above Moderate Income
305705103	Vacant	Yes	Yes	LDR	8	18.13	145	116	LDR	8	116	Above Moderate Income
040504223	Vacant	0	Yes	LDR	8	18.54	148	118	LDR	8	118	Above Moderate Income
305705102	Vacant	Yes	Yes	LDR	8	29.21	233	186	LDR	8	186	Above Moderate Income
040526177	Vacant	0	Yes	LDR	8	32.96	263	210	LDR	8	210	Above Moderate Income
040708305	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
040717314	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040720214	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040730101	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040707323	Vacant	0	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
040719106	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040729211	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040707103	Vacant	Yes	Yes	MDR	15	0.14	2	1	MDR	15	1	Above Moderate Income
040717319	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
040729402	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
040707105	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
040720324	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040729406	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
040728319	Vacant	Yes	Yes	MDR	15	0.23	3	1	MDR	15	1	Above Moderate Income
040728318	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
040729409	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
040728313	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
040728312	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
040719412	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040729410	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
040730406	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040730314	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040718112	Vacant	0	Yes	MDR	15	0.13	1	1	MDR	15	1	Above Moderate Income
040719302	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
040729324	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040729323	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040720223	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040730408	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040718218	Vacant	0	Yes	MDR	15	0.13	1	1	MDR	15	1	Above Moderate Income
040718217	Vacant	0	Yes	MDR	15	0.13	1	1	MDR	15	1	Above Moderate Income
040717211	Vacant	0	Yes	MDR	15	0.13	1	1	MDR	15	1	Above Moderate Income
040708203	Vacant	Yes	Yes	MDR	15	0.22	3	1	MDR	15	1	Above Moderate Income
040708214	Vacant	Yes	Yes	MDR	15	0.22	3	1	MDR	15	1	Above Moderate Income
040708207	Vacant	Yes	Yes	MDR	15	0.22	3	1	MDR	15	1	Above Moderate Income
040718116	Vacant	0	Yes	MDR	15	0.13	1	1	MDR	15	1	Above Moderate Income
040719102	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040719311	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040718105	Vacant	Yes	Yes	MDR	15	0.21	3	1	MDR	15	1	Above Moderate Income
040719116	Vacant	Yes	Yes	MDR	15	0.18	2	1	MDR	15	1	Above Moderate Income
041305113	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041306115	Vacant	0	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041306114	Vacant	0	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041305112	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041308424	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041308403	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041313115	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041305111	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041305110	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041305204	Vacant	Yes	Yes	MDR	15	0.18	2	1	MDR	15	1	Above Moderate Income
041314127	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
041314126	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041313212	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041305202	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041305223	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041305222	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041313218	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041310417	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041310416	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041310415	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041313209	Vacant	Yes	Yes	MDR	15	0.22	3	1	MDR	15	1	Above Moderate Income
041314211	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041306112	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041306111	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041306109	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041310412	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041310411	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041314116	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041309316	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041314106	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041315115	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041315114	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041306208	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041306207	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
041306206	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041309315	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041309314	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041315206	Vacant	Yes	Yes	MDR	15	0.21	3	1	MDR	15	1	Above Moderate Income
041315207	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041315218	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041309311	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041315217	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041314206	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041314213	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041309420	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041312106	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041315112	Vacant	Yes	Yes	MDR	15	0.14	2	1	MDR	15	1	Above Moderate Income
041315110	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041315109	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041309409	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041312108	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041309405	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041304204	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041308322	Vacant	0	Yes	MDR	15	0.21	3	1	MDR	15	1	Above Moderate Income
041313103	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041304209	Vacant	Yes	Yes	MDR	15	0.21	3	1	MDR	15	1	Above Moderate Income
041312117	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041313106	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041305104	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
041305106	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041304219	Vacant	Yes	Yes	MDR	15	0.22	3	1	MDR	15	1	Above Moderate Income
041312116	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041312115	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041312114	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041304216	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
041304213	Vacant	Yes	Yes	MDR	15	0.24	3	1	MDR	15	1	Above Moderate Income
041305205	Vacant	Yes	Yes	MDR	15	0.18	2	1	MDR	15	1	Above Moderate Income
041304212	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
041312113	Vacant	Yes	Yes	MDR	15	0.26	3	1	MDR	15	1	Above Moderate Income
041308418	Vacant	Yes	Yes	MDR	15	0.21	3	1	MDR	15	1	Above Moderate Income
041304211	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
041304210	Vacant	Yes	Yes	MDR	15	0.21	3	1	MDR	15	1	Above Moderate Income
041312110	Vacant	Yes	Yes	MDR	15	0.22	3	1	MDR	15	1	Above Moderate Income
041308426	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041308425	Vacant	Yes	Yes	MDR	15	0.17	2	1	MDR	15	1	Above Moderate Income
041305115	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
041305114	Vacant	Yes	Yes	MDR	15	0.20	3	1	MDR	15	1	Above Moderate Income
041018109	Vacant	Yes	Yes	MDR	15	0.16	2	1	MDR	15	1	Above Moderate Income
040519216	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040519212	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519211	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519220	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519223	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519224	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519227	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519239	Vacant	Yes	Yes	MDR	15	0.29	4	3	MDR	15	3	Above Moderate Income
040519311	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519309	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519325	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519412	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040519405	Vacant	Yes	Yes	MDR	15	0.41	6	4	MDR	15	4	Above Moderate Income
040707113	Vacant	Yes	Yes	MDR	15	0.34	5	4	MDR	15	4	Above Moderate Income
040707410	Vacant	Yes	Yes	MDR	15	0.34	5	4	MDR	15	4	Above Moderate Income
040707403	Vacant	Yes	Yes	MDR	15	0.32	4	3	MDR	15	3	Above Moderate Income
040708209	Vacant	Yes	Yes	MDR	15	0.34	5	4	MDR	15	4	Above Moderate Income
040728320	Vacant	Yes	Yes	MDR	15	0.29	4	3	MDR	15	3	Above Moderate Income
040729219	Vacant	Yes	Yes	MDR	15	0.32	4	3	MDR	15	3	Above Moderate Income
040718403	Vacant	Yes	Yes	MDR	15	0.33	4	3	MDR	15	3	Above Moderate Income
040730218	Vacant	Yes	Yes	MDR	15	0.33	4	3	MDR	15	3	Above Moderate Income
040718412	Vacant	Yes	Yes	MDR	15	0.27	4	3	MDR	15	3	Above Moderate Income
040708302	Vacant	Yes	Yes	MDR	15	0.34	5	4	MDR	15	4	Above Moderate Income
040707416	Vacant	Yes	Yes	MDR	15	0.28	4	3	MDR	15	3	Above Moderate Income
040707201	Vacant	Yes	Yes	MDR	15	0.44	6	4	MDR	15	4	Above Moderate Income
041306105	Vacant	Yes	Yes	MDR	15	0.49	7	5	MDR	15	5	Above Moderate Income
041306201	Vacant	Yes	Yes	MDR	15	0.33	4	3	MDR	15	3	Above Moderate Income
041306202	Vacant	Yes	Yes	MDR	15	0.33	4	3	MDR	15	3	Above Moderate Income
041305219	Vacant	Yes	Yes	MDR	15	0.33	4	3	MDR	15	3	Above Moderate Income
041316216	Vacant	Yes	Yes	MDR	15	0.28	4	3	MDR	15	3	Above Moderate Income
041314105	Vacant	Yes	Yes	MDR	15	0.34	5	4	MDR	15	4	Above Moderate Income
041308304	Vacant	Yes	Yes	MDR	15	0.43	6	4	MDR	15	4	Above Moderate Income
041308305	Vacant	Yes	Yes	MDR	15	0.44	6	4	MDR	15	4	Above Moderate Income
041304205	Vacant	Yes	Yes	MDR	15	0.20	3	2	MDR	15	2	Above Moderate Income
041304207	Vacant	Yes	Yes	MDR	15	0.20	3	2	MDR	15	2	Above Moderate Income
041312109	Vacant	Yes	Yes	MDR	15	0.22	3	2	MDR	15	2	Above Moderate Income
041309404	Vacant	Yes	Yes	MDR	15	0.31	4	3	MDR	15	3	Above Moderate Income
041312118	Vacant	Yes	Yes	MDR	15	0.32	4	3	MDR	15	3	Above Moderate Income
041019228	Vacant	Yes	Yes	MDR	15	0.27	4	3	MDR	15	3	Above Moderate Income
041019229	Vacant	Yes	Yes	MDR	15	0.27	4	3	MDR	15	3	Above Moderate Income
041022135	Vacant	Yes	Yes	MDR	15	0.22	3	2	MDR	15	2	Above Moderate Income
041022134	Vacant	Yes	Yes	MDR	15	0.22	3	2	MDR	15	2	Above Moderate Income
041019261	Vacant	Yes	Yes	MDR	15	0.48	7	5	MDR	15	5	Above Moderate Income
041017127	Vacant	Yes	Yes	MDR	15	0.37	5	4	MDR	15	4	Above Moderate Income
041022130	Vacant	Yes	Yes	MDR	15	0.27	4	3	MDR	15	3	Above Moderate Income
041022139	Vacant	Yes	Yes	MDR	15	0.40	6	4	MDR	15	4	Above Moderate Income
041018113	Vacant	Yes	Yes	MDR	15	0.30	4	3	MDR	15	3	Above Moderate Income
041024269	Vacant	Yes	Yes	MDR	15	0.27	4	3	MDR	15	3	Above Moderate Income
041024270	Vacant	Yes	Yes	MDR	15	0.26	3	2	MDR	15	2	Above Moderate Income
041024250	Vacant	Yes	Yes	MDR	15	0.26	3	2	MDR	15	2	Above Moderate Income
041019215	Vacant	Yes	Yes	MDR	15	0.30	4	3	MDR	15	3	Above Moderate Income
041019217	Vacant	Yes	Yes	MDR	15	0.30	4	3	MDR	15	3	Above Moderate Income
040727320	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
040727319	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
040727318	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
040728409	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727317	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
040727316	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
040728411	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727312	Vacant	0	Yes	MU	8	0.21	1	1	MU	8	1	Above Moderate Income
040727210	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727211	Vacant	0	Yes	MU	8	0.21	1	1	MU	8	1	Above Moderate Income
040728101	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040728415	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040728414	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727222	Vacant	0	Yes	MU	8	0.18	1	1	MU	8	1	Above Moderate Income
040728412	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727217	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727212	Vacant	0	Yes	MU	8	0.21	1	1	MU	8	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
040728115	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040728114	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727301	Vacant	0	Yes	MU	8	0.18	1	1	MU	8	1	Above Moderate Income
040727304	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727305	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727307	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727308	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040727309	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
040728423	Vacant	0	Yes	MU	8	0.39	3	1	MU	8	1	Above Moderate Income
041303203	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041303204	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041303205	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041303207	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304102	Vacant	0	Yes	MU	8	0.19	1	1	MU	8	1	Above Moderate Income
041304105	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041303220	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
041304108	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041303218	Vacant	0	Yes	MU	8	0.24	1	1	MU	8	1	Above Moderate Income
041304109	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304122	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304120	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304117	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304116	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304115	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
041304121	Vacant	0	Yes	MU	8	0.19	1	1	MU	8	1	Above Moderate Income
041304118	Vacant	0	Yes	MU	8	0.20	1	1	MU	8	1	Above Moderate Income
305726130	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
305739137	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630154	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
304630153	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304626131	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304630101	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630152	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630151	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304621106	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
304630102	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630103	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304621105	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304630104	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630105	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630106	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304630107	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630108	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630109	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630110	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
304630133	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304620136	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304626147	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304626136	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
304630159	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630111	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304630158	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630120	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304630119	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304626143	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304626126	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
304626125	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630118	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630117	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630116	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630115	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630114	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630113	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630112	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630150	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630149	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630148	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630147	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
304630146	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304630132	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630157	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304631101	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304631102	Vacant	0	No	R1-4500	8	0.25	2	1	R1-4500	8	1	Above Moderate Income
304630121	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630156	Vacant	0	No	R1-4500	8	0.24	1	1	R1-4500	8	1	Above Moderate Income
304630122	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304631103	Vacant	0	No	R1-4500	8	0.23	1	1	R1-4500	8	1	Above Moderate Income
304630123	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630124	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630125	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630126	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630127	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630128	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304630129	Vacant	0	No	R1-4500	8	0.20	1	1	R1-4500	8	1	Above Moderate Income
304630130	Vacant	0	No	R1-4500	8	0.27	2	1	R1-4500	8	1	Above Moderate Income
304630155	Vacant	0	No	R1-4500	8	0.28	2	1	R1-4500	8	1	Above Moderate Income
304626132	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304630131	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305734119	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
305734118	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305734117	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305734116	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305734115	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305733101	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305734120	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
305734121	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305734122	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305734123	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305734124	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305738111	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305738117	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
305745117	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305733180	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
305733184	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304621101	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304627133	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305743117	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745107	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
305733105	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304627136	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304621152	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305738130	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305738113	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
305745103	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745112	Vacant	0	No	R1-4500	8	0.20	1	1	R1-4500	8	1	Above Moderate Income
305726129	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
305733119	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733181	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304621108	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304621107	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627132	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305705147	Vacant	0	No	R1-4500	8	0.77	6	4	R1-4500	8	4	Above Moderate Income
305705112	Vacant	0	No	R1-4500	8	0.89	7	5	R1-4500	8	5	Above Moderate Income
305743118	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
305743101	Vacant	0	No	R1-4500	8	0.16	1	1	R1-4500	8	1	Above Moderate Income
304627138	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627139	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627140	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627141	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627142	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305702137	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305745116	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304621104	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
305738109	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
305745108	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
305733104	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
305738122	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745104	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745111	Vacant	0	No	R1-4500	8	0.25	2	1	R1-4500	8	1	Above Moderate Income
305733178	Vacant	0	No	R1-4500	8	0.20	1	1	R1-4500	8	1	Above Moderate Income
304627137	Vacant	0	No	R1-4500	8	0.20	1	1	R1-4500	8	1	Above Moderate Income
304621163	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
305738108	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305706103	Vacant	0	No	R1-4500	8	0.83	6	4	R1-4500	8	4	Above Moderate Income
305739153	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305739146	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305739161	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305745115	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305733108	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733109	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733122	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305733118	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733182	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304621151	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627131	Vacant	0	No	R1-4500	8	0.22	1	1	R1-4500	8	1	Above Moderate Income
305738101	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305702154	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305706106	Vacant	0	No	R1-4500	8	0.41	3	2	R1-4500	8	2	Above Moderate Income
305705147	Vacant	0	No	R1-4500	8	0.85	6	4	R1-4500	8	4	Above Moderate Income
304621103	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304621162	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305739147	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305745105	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745109	Vacant	0	No	R1-4500	8	0.25	2	1	R1-4500	8	1	Above Moderate Income
305733107	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304627130	Vacant	0	No	R1-4500	8	0.31	2	1	R1-4500	8	1	Above Moderate Income
305702134	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305745110	Vacant	0	No	R1-4500	8	0.22	1	1	R1-4500	8	1	Above Moderate Income
305733103	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304621155	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304621154	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
304627134	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
305706104	Vacant	0	No	R1-4500	8	0.87	6	4	R1-4500	8	4	Above Moderate Income
305745101	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
305745114	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305733117	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733183	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305738121	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
305738127	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305733179	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305733121	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
304621102	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304627129	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
304627128	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
305738120	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305739160	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305743115	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305743104	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305745118	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627135	Vacant	0	No	R1-4500	8	0.21	1	1	R1-4500	8	1	Above Moderate Income
304627127	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304627126	Vacant	0	No	R1-4500	8	0.18	1	1	R1-4500	8	1	Above Moderate Income
304627125	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304627124	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
304621160	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
304621161	Vacant	0	No	R1-4500	8	0.19	1	1	R1-4500	8	1	Above Moderate Income
305738128	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305738119	Vacant	0	No	R1-4500	8	0.13	1	1	R1-4500	8	1	Above Moderate Income
305739177	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305745106	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305733106	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733102	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305738110	Vacant	0	No	R1-4500	8	0.15	1	1	R1-4500	8	1	Above Moderate Income
305738118	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income

Assessor Parcel Number	Existing Use	Previous RHNA Cycle	Specific Plan	Current Zoning	Current Maximum Density	Parcel Size (Acres)	Maximum Units (Existing Zoning)	Realistic Capacity (Existing Zoning)	Projected Zoning	Projected Maximum Density	Realistic Capacity (Rezoned)	New Income Category
305743116	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745102	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305745113	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305733120	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
305733116	Vacant	0	No	R1-4500	8	0.14	1	1	R1-4500	8	1	Above Moderate Income
304621153	Vacant	0	No	R1-4500	8	0.17	1	1	R1-4500	8	1	Above Moderate Income
305705113	Vacant	0	No	R1-4500	8	1.14	9	7	R1-4500	8	7	Above Moderate Income
305705116	Vacant	0	No	R1-4500	8	1.26	10	8	R1-4500	8	8	Above Moderate Income
305705129	Vacant	0	No	R1-4500	8	1.85	14	11	R1-4500	8	11	Above Moderate Income
305705140	Vacant	0	No	R1-4500	8	2.35	18	14	R1-4500	8	14	Above Moderate Income
305705139	Vacant	0	No	R1-4500	8	2.19	17	13	R1-4500	8	13	Above Moderate Income
305705134	Vacant	0	No	R1-4500	8	2.49	19	15	R1-4500	8	15	Above Moderate Income
305705133	Vacant	0	No	R1-4500	8	2.49	19	15	R1-4500	8	15	Above Moderate Income
305705110	Vacant	0	No	R1-4500	8	2.23	17	13	R1-4500	8	13	Above Moderate Income
305705107	Vacant	0	No	R1-4500	8	2.02	16	12	R1-4500	8	12	Above Moderate Income
305705142	Vacant	0	No	R1-4500	8	2.05	16	12	R1-4500	8	12	Above Moderate Income
305705143	Vacant	0	No	R1-4500	8	2.25	18	14	R1-4500	8	14	Above Moderate Income
305705125	Vacant	0	No	R1-4500	8	2.00	16	12	R1-4500	8	12	Above Moderate Income
305705108	Vacant	0	No	R1-4500	8	2.27	18	14	R1-4500	8	14	Above Moderate Income
305705126	Vacant	0	No	R1-4500	8	2.01	16	12	R1-4500	8	12	Above Moderate Income
305705114	Vacant	0	No	R1-4500	8	2.50	20	16	R1-4500	8	16	Above Moderate Income
305705141	Vacant	0	No	R1-4500	8	3.69	29	23	R1-4500	8	23	Above Moderate Income
305705115	Vacant	0	No	R1-4500	8	3.74	29	23	R1-4500	8	23	Above Moderate Income
305705137	Vacant	0	No	R1-4500	8	4.69	37	29	R1-4500	8	29	Above Moderate Income
305705109	Vacant	0	No	R1-4500	8	4.52	36	28	R1-4500	8	28	Above Moderate Income
305705119	Vacant	0	No	R1-4500	8	4.53	36	28	R1-4500	8	28	Above Moderate Income
305705138	Vacant	0	No	R1-4500	8	4.99	39	31	R1-4500	8	31	Above Moderate Income
305705135	Vacant	0	No	R1-4500	8	4.98	39	31	R1-4500	8	31	Above Moderate Income
305740101	Vacant	0	No	R1-4500	8	5.95	47	37	R1-4500	8	37	Above Moderate Income
305705111	Vacant	0	No	R1-4500	8	6.81	54	43	R1-4500	8	43	Above Moderate Income
305706105	Vacant	0	No	R1-4500	8	8.35	66	52	R1-4500	8	52	Above Moderate Income
305705106	Vacant	0	No	R1-4500	8	9.76	78	62	R1-4500	8	62	Above Moderate Income
303940103	Vacant	0	Yes	RER	2	10.07	20	16	RER	2	16	Above Moderate Income
303936119	Vacant	0	Yes	RER	2	16.76	33	26	RER	2	26	Above Moderate Income
040514488	Vacant	0	No	RR-2	0.4	0.15	1	1	RR-2	0.4	1	Above Moderate Income
040514437	Vacant	0	No	RR-2	0.4	9.58	3	2	RR-2	0.4	1	Above Moderate Income
040514423	Vacant	0	No	RR-2	0.4	2.50	1	1	RR-2	0.4	1	Above Moderate Income
040547111	Vacant	0	No	RR-2	0.4	0.30	1	1	RR-2	0.4	1	Above Moderate Income
040547146	Vacant	0	No	RR-2	0.4	2.19	1	1	RR-2	0.4	1	Above Moderate Income
040514428	Vacant	0	No	RR-2	0.4	1.73	1	1	RR-2	0.4	1	Above Moderate Income
040514430	Vacant	0	No	RR-2	0.4	2.51	1	1	RR-2	0.4	1	Above Moderate Income
040514492	Vacant	0	No	RR-2	0.4	3.18	1	1	RR-2	0.4	1	Above Moderate Income
040547116	Vacant	0	No	RR-2	0.4	0.45	1	1	RR-2	0.4	1	Above Moderate Income
039701303	Vacant	0	No	RR-2	0.4	11.28	4	3	RR-2	0.4	1	Above Moderate Income
040514436	Vacant	0	No	RR-2	0.4	19.16	7	5	RR-2	0.4	1	Above Moderate Income
040539144	Vacant	0	No	RR-2	0.4	13.45	5	4	RR-2	0.4	1	Above Moderate Income
040539132	Vacant	0	No	RR-2	0.4	29.71	11	8	RR-2	0.4	2	Above Moderate Income
040703209	Vacant	0	Yes	VLR	2	1.02	2	1	VLR	2	1	Above Moderate Income
040703203	Vacant	0	Yes	VLR	2	1.11	2	1	VLR	2	1	Above Moderate Income
040703214	Vacant	0	Yes	VLR	2	1.39	2	1	VLR	2	1	Above Moderate Income
041023220	Vacant	0	Yes	VLR	2	0.53	1	1	VLR	2	1	Above Moderate Income
041023232	Vacant	0	Yes	VLR	2	0.54	1	1	VLR	2	1	Above Moderate Income

Appendix E: Fair Housing Assessment

Introduction and Overview of AB 686

On July 16, 2014, the United States Department of Housing and Urban Development (HUD) released the Affirmatively Further Fair Housing (AFFH) Final Rule, which required HUD program participants to develop an Assessment of Fair Housing (AFH). An AFH includes robust community input, an analysis of housing data, and identification of fair housing issues and contributing factors to set fair housing priorities and goals. In 2018, HUD reversed the 2015 AFFH rule, which prompted the California legislature to pass Assembly Bill (AB) 686. AB 686 established new fair housing guidelines that require all California jurisdictions (counties and cities) to ensure that local laws, programs, and activities affirmatively further fair housing.

Under California state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (Government Code Section 8899.50). These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, sexual orientation, gender identity and gender expression, medical condition, source of income, genetic information, or physical or developmental disability.

This AFH has been prepared to assist the City of Hesperia (City) in planning and implementing fair housing goals to comply with AB 686 and affirmatively further fair housing. This report includes a high-level analysis of the fair housing issues within the City; specifically, it includes an analysis of fair housing enforcement actions and outreach, integration and segregation patterns between different protected groups (including race/ethnicity, income, familial status, and disability), racially or ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity (including education, employment, transportation, and environmental health), and disproportionate housing needs (including cost burden, overcrowding, substandard housing, homelessness, and displacement). This AFH also identifies contributing factors that lead to fair housing issues and formulates goals to address them.

Additionally, the report utilizes community feedback from the City’s prior Housing Element and the Analysis of Impediments (AI) to Fair Housing Choice to add context and local knowledge to the analysis. The AI is a planning process for local governments and public housing agencies to take meaningful actions to overcome historical patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.

Fair Housing Enforcement and Outreach Capacity

Fair Housing Enforcement

Assistance in the enforcement of fair housing law is carried out through HUD's Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Fair Employment and Housing (DFEH), and other fair housing service organizations working to assist and protect households from discrimination through education and legal assistance. The Inland Fair Housing and Mediation Board (IFHMB) is the fair housing service provider serving the County of San Bernardino and cities in the region, including the City of Hesperia. The FHEO, DFEH, and IFHMB investigate complaints from households claiming discrimination. The City is also served by its own fair housing services provider, the Hesperia Housing Authority.

The FHEO and DFEH provide the quantity and types of fair housing complaints filed for each of its participating jurisdictions. About 10 percent of the 30 complaints received by IFHMB during the last 10 years were cases of racial discrimination, while over 60 percent were cases of disability-related discrimination. Complaint data available indicates that 3 complaints were filed in the City of Hesperia in 2017 to the IFHMB. A contributing factor to these complaints may be lack of reasonable accommodation procedure for persons with disabilities. This factor is addressed by Program 18: Housing for the Homeless/Extremely Low Income Households, Program 20: Housing for Persons with Disabilities, and Program 23: Development of Affordable Housing.

In 2017, the City enacted the Crime Free Rental Housing ordinance, which required all rental property owners to evict tenants upon notice by the Sheriff's Department that the tenants had engaged in any alleged criminal activity on or near the property. In 2019, a lawsuit was filed alleging that the City of Hesperia discriminated against African American and Latino renters in violation of the Fair Housing Act. The lawsuit is based on a HUD investigation which determined that under this ordinance, African American renters were four times as likely, and Latino renters were 29 percent more likely, than white renters to be evicted. The case is awaiting trial. This ongoing litigation also serves as a contributing factor to fair housing in the City.

The enforcement of the Crime Free Rental Housing ordinance officially ended on January 19th 2021 with the adoption of Ordinance No 2020-14.

On January 5, 2021, the Hesperia City Council adopted the Rental Housing Business License and Inspection Program for rental properties in Hesperia. Effective March 5, 2021, the program is intended to ensure basic habitability for renters, ensure property owners remain responsible for their properties and remove blight and unsafe conditions from neighborhoods.

The basic components of the program require property owners to complete a registration application including information on number of rental units, whether there is an on-site property manager and other pertinent information. Generally, a baseline inspection will be performed to record the current state of the property. Code violations are noted and the property owner would be instructed to cure them, if any violations exist. Following an initial inspection, property owners may be permitted to annually self-certify using a checklist and photographs of the property to demonstrate compliance. If a property was found to be deficient in maintenance, the owner would be granted time to correct the violations. If the violations were not corrected, or the owner failed to self-certify annually, an inspection would be performed.

Exceptions to the Rental Housing Business License and Inspection Program include the following:

- Housing accommodations in hotels, motels, inns, or tourist homes. This exception does not apply to single room occupancy hotels or hotels in which more than 51% of the rooms are offered for habitation for a duration of longer than 30 consecutive days.

- Housing accommodations in any hospital; convent, monastery, or other facility occupied exclusively by members of a religious order; extended medical care facility; asylum; on-campus fraternity or sorority houses; or on-campus housing accommodations owned, operated or managed by an institution of higher education, a high school, or an elementary school of occupancy by its students.
- Mobile homes and mobile home parks, or recreational vehicles as defined in Section 799.24 of the California Civil Code, or recreational vehicle parks.
- Single family homes, which are owner-occupied and in which a single room is rented to a single person.
- Junior Accessory Dwelling Units which are part of a single-family residence occupied by the owner.

The funding the City provided to the IFHMB for fair housing outreach, education, and enforcement allowed for the capacity for fair housing services to be provided to 90 residents and landlord-tenant mediation services to 450 residents.

Outreach Activities

Community members were engaged using the following methods:

- Community Housing meeting on Thursday, April 9, 2020, at 5:45 p.m. in the City Council Chambers at City Hall.
- Community Housing meeting on Thursday, June 10, 2021, at 6:30 p.m. in the City Council Chambers at City Hall.

Housing advocates, developers, community, regional, and fair housing organizations, and the public were invited to this meeting via the *Hesperia Daily News* and the *Hesperia Star*. Notices were also posted on the City's website.

Additionally, flyers were posted about the workshops in the Aldi Grocery store on Bear Valley Road, the Stater Bros. Market on Main Street, the movie theater, and in front of City Hall. All of the flyers were posted 1.5 weeks before the meeting.

Organizations Contacted and Consulted

- Behavioral Awareness
- Call for Life Pregnancy Center
- County of San Bernardino
- Feed My Sheep
- Hesperia Housing Authority
- Hesperia Police Department
- High Desert Communities Food Bank
- High Desert Domestic Violence
- High Desert Homeless Services
- Holy Family Food Bank
- Inland Fair Housing and Mediation Board

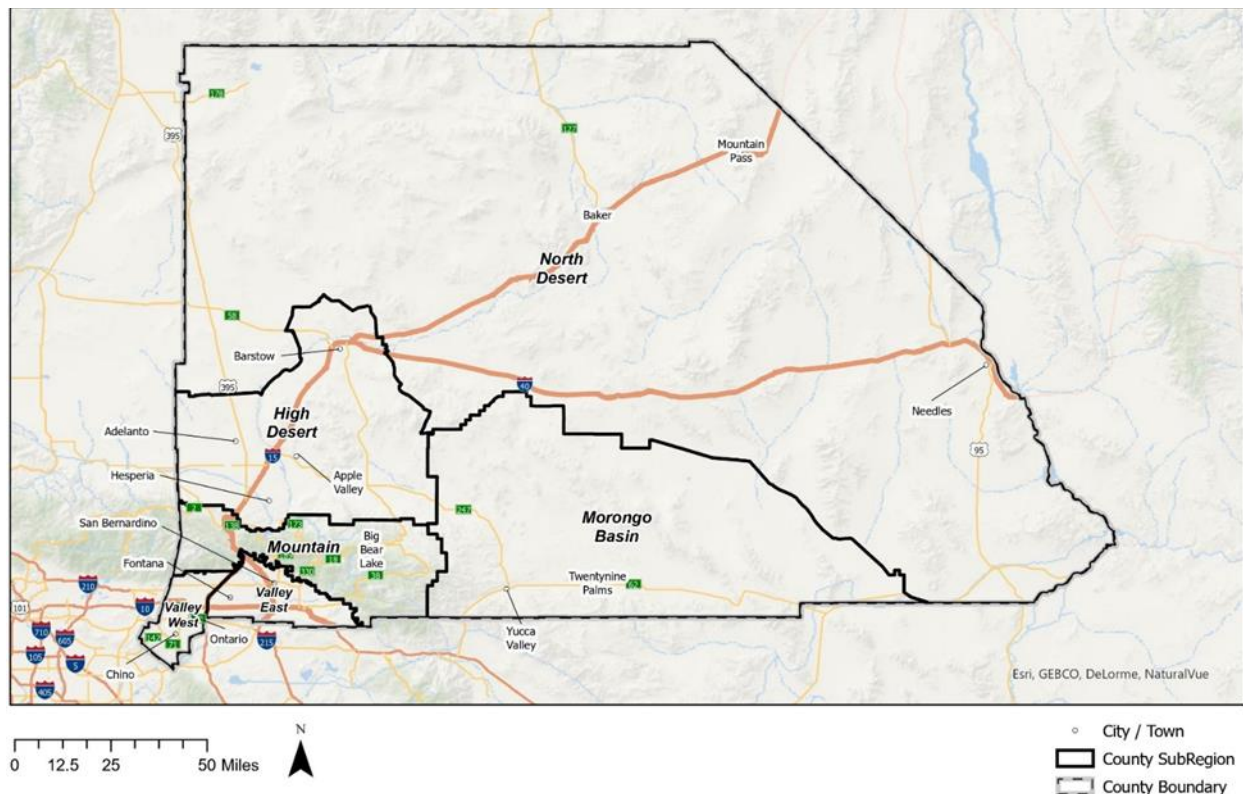
- Kid 2 Kid Closet
- Legal Aid Society of San Bernardino
- Moses House Ministries
- Oak Hills Food Bank
- San Bernardino County Library Administration
- San Bernardino County Office of Homeless Services
- Victor Valley Community Services Council
- Victor Valley Domestic Violence
- Victor Valley Family Resource Center

Assessment of Fair Housing Issues

City Overview

The City falls within the High Desert subregion of San Bernardino County, which is one of six identified subregions—East Valley, West Valley, High Desert, North Desert, Mountain, and Morongo Basin. The subregions are shown in Figure E-1. Cities in the High Desert are Adelanto, Apple Valley, Barstow, Hesperia, and Victorville. Figure 1

Figure E-1: San Bernardino County Subregions



Source: SBCTA Regional Assessment of Fair Housing. Source: SBCTA Regional Assessment of Fair Housing

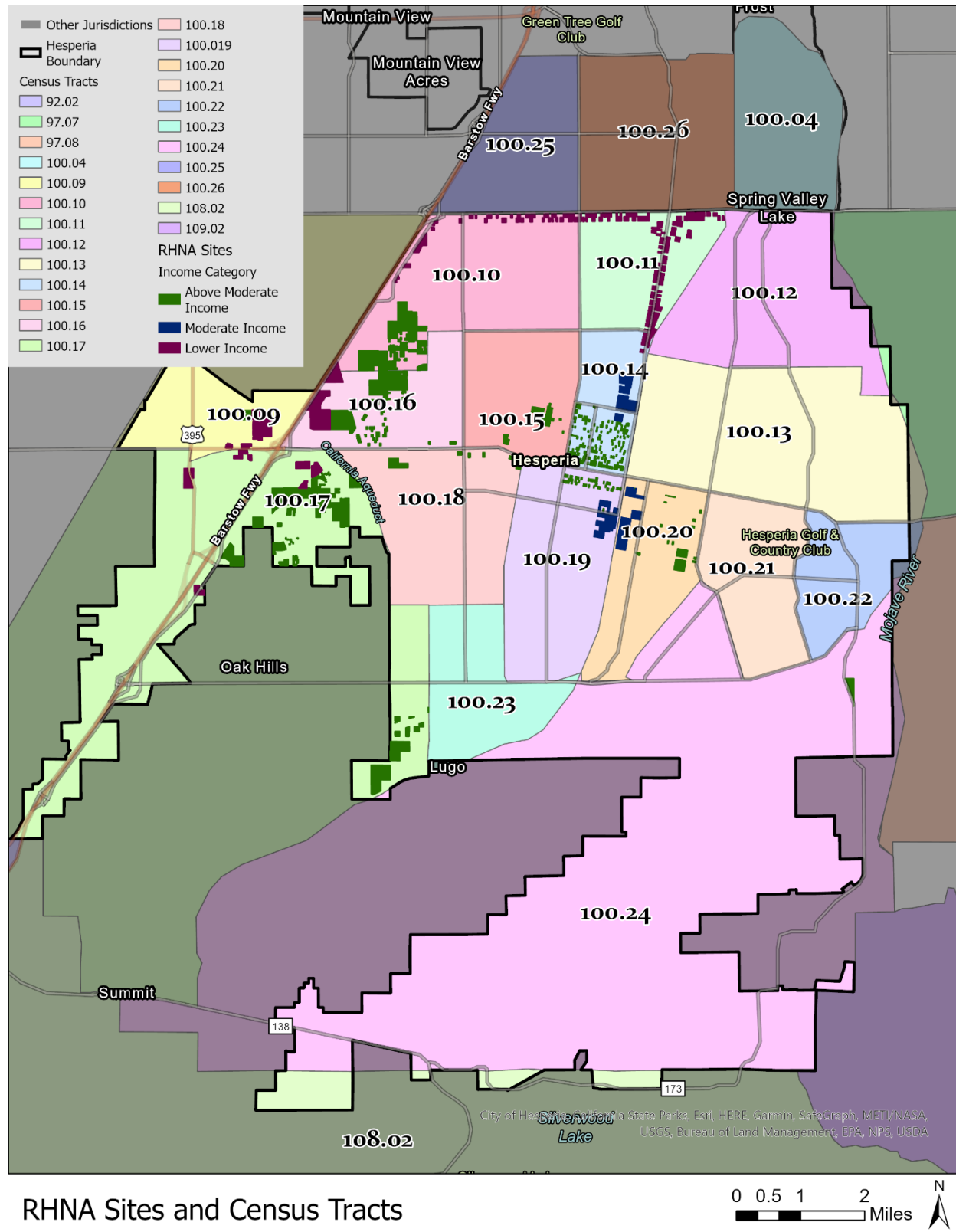
Figure E-2 displays the census tracts and distribution of RHNA sites by income level in the City. RHNA sites are distributed mostly along Bear Valley Road, Hesperia Road, and Interstate 15. The RHNA sites selected are largely vacant sites suitable for development.

For the purposes of this analysis, the City will be referenced using names that group the census tracts by geography and fair housing trends. The City is divided into two arms, west and south, and into four quadrants as described below:

- **Western Arm (Tracts 100.09 and 100.17)** – The western arm of the City has minimal development. With the few residents in this area, there is a slim Hispanic majority and low poverty levels. Many of the RHNA sites are located in this area. Large portions of the Main Street and Freeway Corridor Specific Plan are in this area. As such, many lower- and above-moderate income RHNA sites are included in these tracts. The sites are currently vacant and undeveloped land.
- **Southern Arm (Tracts 100.23 and 100.24)** – The southern arm of the City has minimal development. With the few residents in this area, there is a sizeable White majority and low poverty levels. While no RHNA sites are identified, this tract contains the Tapestry Project Specific Plan, which is projected to be a 9,366-acre community with 15,633 residential units across three villages including schools, recreation, and community facilities. The Tapestry Specific Plan has not been included as part of the 6th Cycle Housing Element Sites Inventory, as it is expected to be constructed across several cycles at varying densities. Tapestry has applied for a grading permit and is expected to start construction in 2022. The first homes are expected to be sold in 2024. The first phase will include 2,100 +/- units, and is generally expected to be completed by the end of the 6th Cycle. Approximately 500 units per year are expected to be constructed thereafter. The Tapestry Specific Plan is still included in bar graphs that display City acreage and may skew some of the comparisons as a result.
- **Northwest Quadrant (Tracts 100.10, 100.11, 100.14, 100.15, and 100.16)** – The northwestern area of the central City is a low resource area with a sizeable Hispanic majority. It is currently occupied by single-family residences, government buildings, and schools. Most of the lower-income RHNA sites and many of the above moderate-income RHNA sites are located in this area. Most moderate-income RHNA sites are located in the center of the City, spanning the northwest, southwest, and southeast quadrants. The northwest sector has the most site concentration overall. Additionally, Tract 100.11 will be the focus of an Environmental Justice Element that will be drafted concurrently with the update of the Safety Element.
- **Northeast Quadrant (Tracts 100.12 and 100.13)** – The northeastern area of the central city has a slim White majority and the lowest environmental scores in the City. This area is also the highest education scores of any developed area of the City. It is currently occupied by a large commercial area, a zoo, and sprawled residential homes among vacant lots. There are no RHNA sites identified in this area.
- **Southwest Quadrant (Tracts 100.18 and 100.19)** – The southwestern area of the central City has less positive economic scores but more positive environmental scores. The area has no outlying trends. It is currently occupied by single-family housing with some vacant parcels. There are a few above moderate-income RHNA sites in this area and a portion of the moderate-income sites from the central City fall into this sector.
- **Southeast Quadrant (Tracts 100.20, 100.21, and 100.22)** – The southeastern area of the central City has a sizeable White majority, high levels of poverty, and the most female-headed

households. This area also has seven of the City's ten mobile home parks. This area includes significant portions of the Main Street and Freeway Corridor Specific Plan Area. The RHNA sites in this area include a small portion of the above moderate-income sites as well as a portion of the central moderate-income sites. Like the western arm, most RHNA sites selected in this area are vacant.

Figure E-2: Census Tracts in Hesperia and RHNA Sites



Source: HCD AFFH Mapping Tool.

Integration and Segregation

Race/Ethnicity

An analysis of the City of Hesperia's racial and ethnic makeup can reveal potential fair housing issues through correlation with high levels of housing problems, cost burden, overcrowding, and more to the identified majorities in the different sections of the City's geography. Figure E-3: Racial and Ethnic Majority, 2019

shows the racial and ethnic majority of each census tract in the City of Hesperia. The southern arm and the southeast quadrant of the City have a sizeable White majority, while most of the central and northwest body of the City have a sizeable Hispanic majority.

Hesperia has a population that is 57 percent Latino and 34 percent non-Hispanic White. Figure E-4 shows the percentage of each census block group's population that is non-White and the change from 2010 to 2018. It also displays the RHNA sites by their income level. There are no disproportionate concentrations of RHNA sites at any income level in areas throughout the City. There is not a concentration of low-income sites in areas where a high percentage of the population is non-White. The non-White population in the City is increasing over time evenly throughout the City. As the non-White population increases in the City, it becomes more distributed in the City with less distinct concentrations.

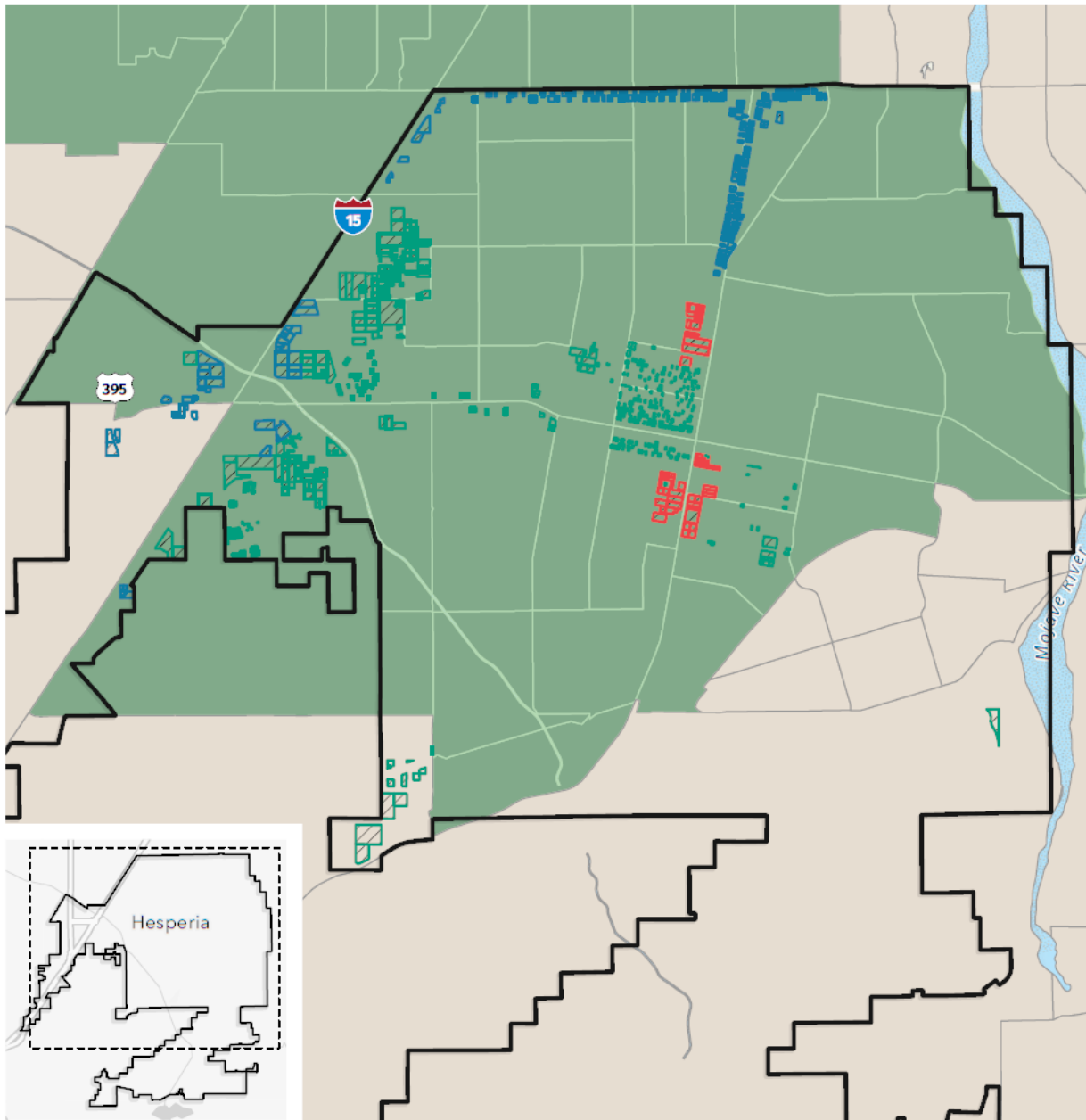
Figure E-5 compares the distribution of City acreage and RHNA across the City by the percentage of the population that is non-White. The RHNA units are displayed by their income level. The majority, almost 90 percent, of RHNA sites fall into an area where 61 to 80 percent of the population is non-White; this includes sites of all income levels. These areas are in the center and western arm of the City and within the Main Street and Freeway Corridor Specific Plan area. While a large portion of the City has a population that is 41 to 60 percent non-White, the majority of this portion is land within the 9,366-acre Tapestry Specific Plan where no RHNA sites are located, though where additional development at varying densities is anticipated.

Specifically, 95 percent of all lower-income RHNA sites, 100 percent of all moderate-income sites, and 99 percent of all above moderate income sites are within an area with a Hispanic majority population. Thus, the RHNA sites are dispersed throughout the rest of the City.

In the High Desert subregion of the County, where Hesperia is located, there was a decrease in the White population from 164,115 to 142,422 people (13 percent). There was also an 18 percent decrease in American Indian/Alaskan Native population and a 20 percent decrease in the Pacific Islander population. The Black population increased 6 percent and the Asian population increased 3 percent. The most significant increase was in the Hispanic population, which increased 35 percent.

Most of San Bernardino County has a majority White population. The westernmost areas of the County, similar to the City of Hesperia, have areas of non-White Hispanic majority mixed among the majority White areas. Hesperia has a slightly higher non-White Hispanic population proportionately than the County, at 57 percent and 42 percent, respectively. The percentage of the population that is non-White is increasing across the County.

Figure E-3: Racial and Ethnic Majority, 2019



Predominant Population (Block Group, 2019)

Racial and Ethnic Majority

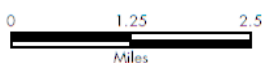
- Hispanic Majority
- Native American Majority
- Asian Majority

Black/African American Majority

- Multiple Races
- White Majority

Income Level Supported

- Lower Income
- Moderate Income
- Above Moderate Income

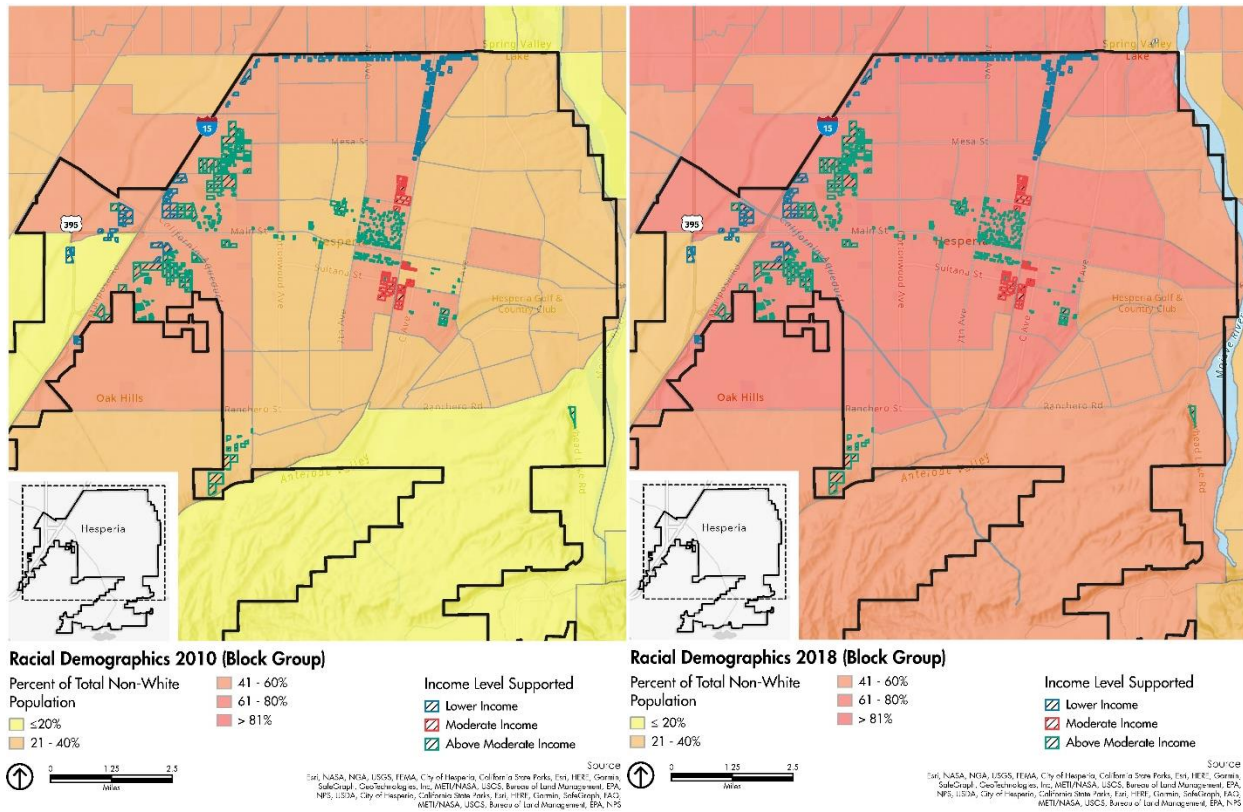


Source

Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

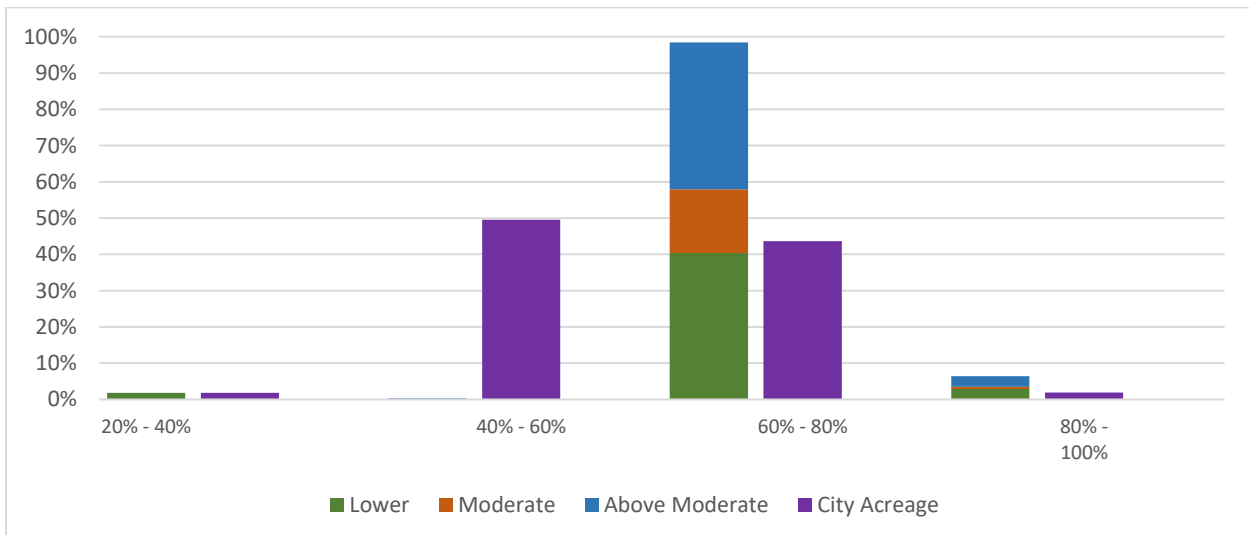
Source: HCD AFFH Mapping Tool.

Figure E-4: Percentage of the Population that is Non-White, 2010 and 2018, and RHNA Sites



Source: HCD AFFH Mapping Tool

Figure E-5: Percentage Non-White Comparison of City Acreage and RHNA Units by Income Category



Sources: HCD AFFH Mapping Tool, Houseal Lavigne Associates, and Michael Baker International.

The Dissimilarity Index (DI) is an indicator that measures segregation across a defined geographic boundary. The DI measures the distribution of two groups in a city and assigns a score between 1-100. Level of segregation is determined by assessing what percentage of residents of a census block would

have to move for each census block to have the same distribution of racial and ethnic groups. An increase in DI means an increase in segregation. The DI ranges from 0 to 100, where 0 is perfect integration and 100 is complete segregation. It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. Consequently, for the purposes of this report, the DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents.

DI values are grouped in the following categories:

- <30: Low Segregation
- 30–60: Moderate Segregation
- >60: High Segregation

The indices for the City of Hesperia are shown in Table E-1 which reveal that segregation is increasing in the City, with substantial increases in the DI between the Black and White populations and between the Asian and White population every ten years since 1990. In 2010, segregation between the White population and each non-White population were in the low segregation category, the goal of the City. By 2020, segregation between the White and Black populations, and between the White and Asian populations, have increased to be in the moderate segregation category.

The High Desert subregion had a decrease in the DI between the Black and White populations and the Asian and White populations. However, there was a substantial increase in the DI between the Hispanic and White populations. This is unlike Hesperia where dissimilarity increased throughout.

Segregation at the County level is much higher, with indices between the White population and each of the non-White populations all in the moderate segregation category. However, unlike the City, DI in San Bernardino County has stayed relatively consistent since 1990, with dissimilarity indices between the White population and each ethnicity remaining in the moderate segregation category.

Table E-1: Racial/Ethnic Dissimilarity Indices, 1990–2020

Racial/Ethnic Dissimilarity Index	Hesperia				Riverside-San Bernardino-Ontario			
	1990	2000	2010	2020	1990	2000	2010	2020
Non-White/White	10.0	14.7	15.7	19.2	32.9	38.9	39.0	41.3
Black/White	7.6	13.3	23.8	32.0	43.7	45.5	44.0	47.7
Hispanic/White	11.1	16.6	15.8	18.3	35.6	42.4	42.4	44.0
Asian/White	7.5	11.7	20.4	33.2	33.2	37.3	38.3	43.1

Source: Decennial Census.

Income

The DI can also be used to calculate income segregation, using the same scale as provided above. The DI between low-moderate and high-income groups in Hesperia is 15.1, which indicates that Hesperia has low-income segregation with relatively even distribution of incomes throughout the City's block groups. The Countywide DI for income is 38.4, which is moderate, and evident of higher levels of income segregation regionally than in the City.

The median income for Hesperia is shown in Figure E-6. All of the City with the exception of one tract in the western arm has an income that is below the 2020 state median. Regionally, Hesperia has a similar median income (\$49,726) to neighboring jurisdictions such as Victorville (\$47,895) and Apple Valley (\$50,907), but lower median income than the County average (\$57,156). The High Desert area has lower incomes than the County and statewide averages.

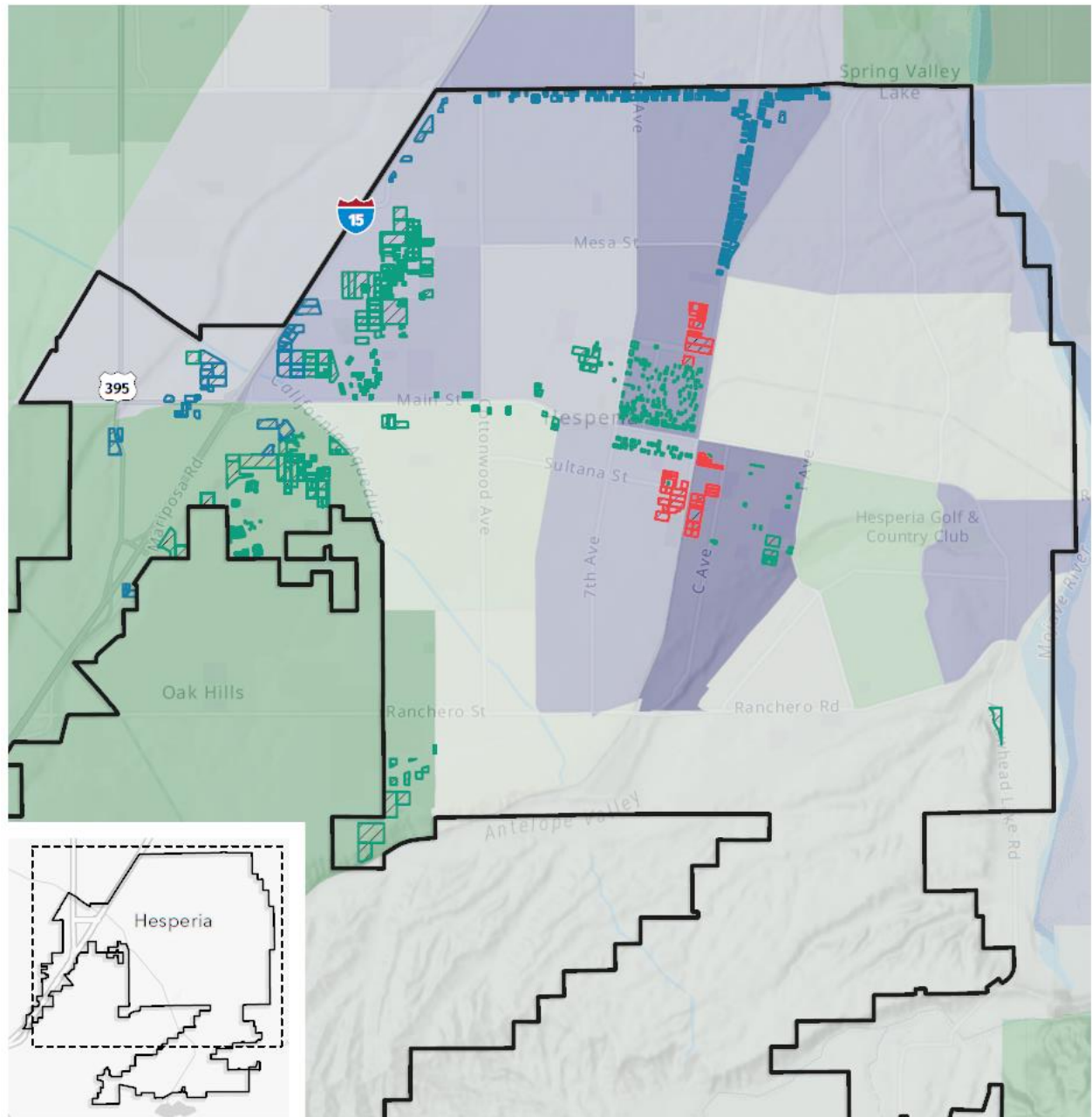
In general, there were no RHNA sites located in block groups with a median income of less than \$30,000. 78 percent of all lower-income RHNA sites, 100 percent of moderate income sites, and 61 percent of above-moderate income sites were located in block groups with a median income of between \$30,000 and \$55,000, with 75 percent of all sites located within such block groups. The remaining 22 percent of lower-income RHNA sites and 39 percent of above-moderate income sites were located in block groups with a median income of between \$55,000 and \$87,100. Thus, the RHNA sites inventory does not concentrate poverty and were selected and distributed throughout the City in a way did not exacerbate any known issues pertaining to income.

Figure E-7 shows the minimal use of housing choice vouchers in the City. The map reveals that areas in Victorville, just north of the City, have higher levels of housing choice voucher use, while Hesperia has almost no housing choice vouchers, with high dispersion for those that are used. In general, 27 percent of lower income sites were within neighborhoods with 5 to 15 percent of households utilizing housing choice vouchers, while none of the moderate or above moderate-income sites were located in such neighborhoods. This could potentially concentrate poverty in the northern portions of the City. Programs 2 and 26 have been included to provide continued support for Section 8 rental assistance and to continue to contract with the Inland Fair Mediation Board to provide support for households that utilize housing choice vouchers.

Figure E-8 shows the percentage of people within each census block group that are in the low- to moderate- income level along with RHNA sites by income level. The southern half and arm of the City has 25 to 50 percent of the population in the low- to moderate-income level, which correlates with the area with a sizeable White majority. Alternatively, the areas with the City's minimal housing voucher use are also the areas with the largest low- to moderate-income population, with 50 to 75 percent of the central City's population falling into this income level.

RHNA sites are dispersed throughout the central and western arm of the City. Lower-income sites are dispersed largely across Bear Valley Road, Hesperia Road, and along Interstate 15; they are not concentrated in the area with the highest level of existing low-moderate income population. There are some moderate- and above moderate-income sites in the area with the highest percentage of existing low- to moderate- income population.

Figure E-6: Median Income, 2015–2019



Median Income (Tract) - ACS (2015-2019)

Median Household Income in past 12 months

> \$96,500
< \$29,200

Income Level Supported

Lower Income
Moderate Income
Above Moderate Income



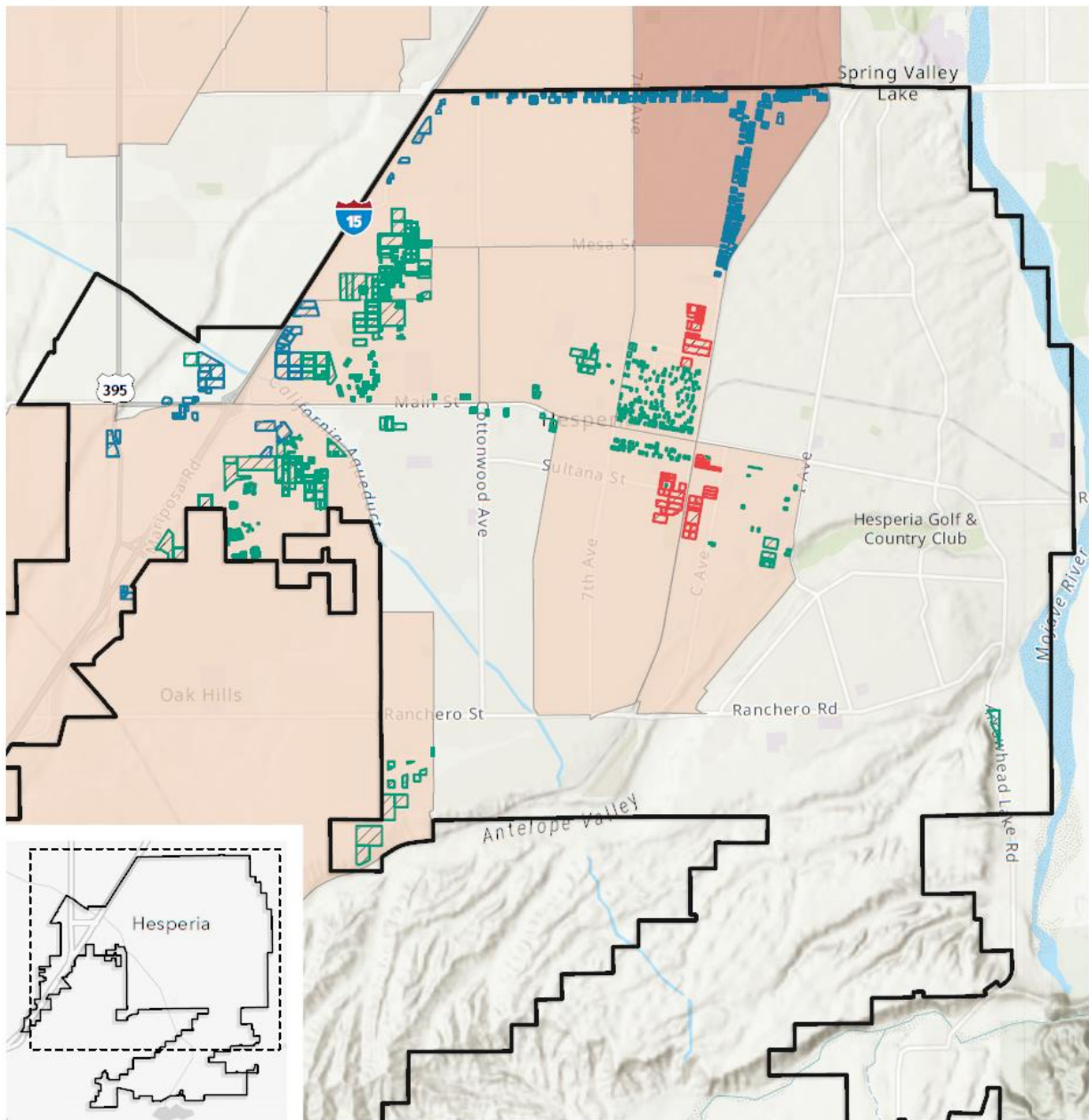
0 1.25 2.5
Miles

Source

Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool

Figure E-7: Housing Choice Vouchers, 2010



Housing Choice Vouchers (Tract)

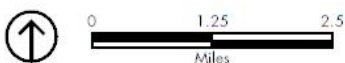
HCV Public Percent

- No HCV
- Less than 5%
- 5% - 15%

- 15% - 30%
- 30% - 60%
- Over 60%

Income Level Supported

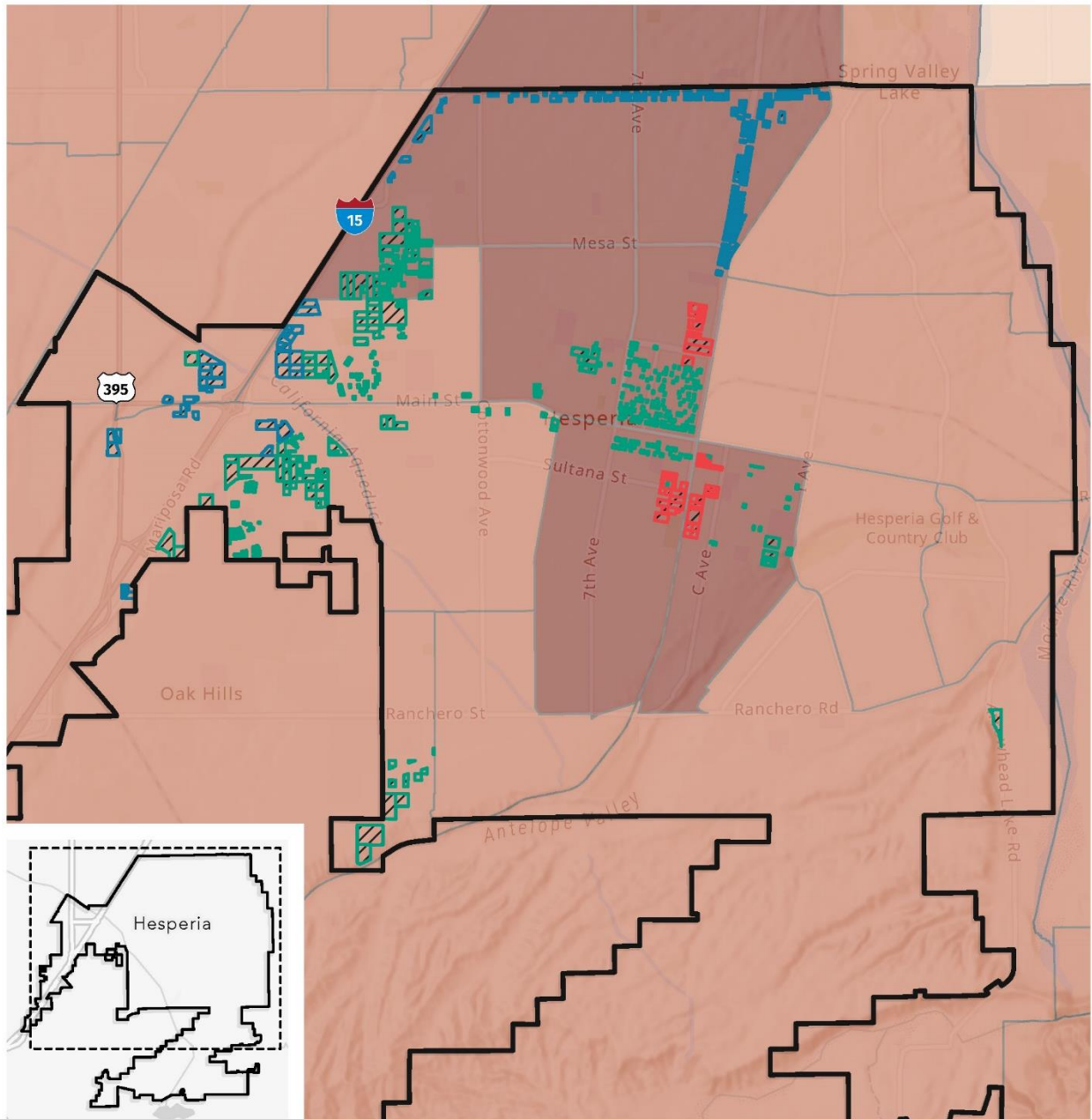
- Lower Income
- Moderate Income
- Above Moderate Income



Source
Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Figure E-8: Low to Moderate Income Population and RHNA Sites



Low to Moderate Income Population (Tract) - (HUD)

Percent of Low/Moderate
Income Population

< 25%

25% - 50%

50% - 75%

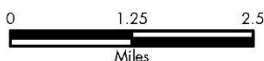
75% - 100%

Income Level Supported

Lower Income

Moderate Income

Above Moderate Income

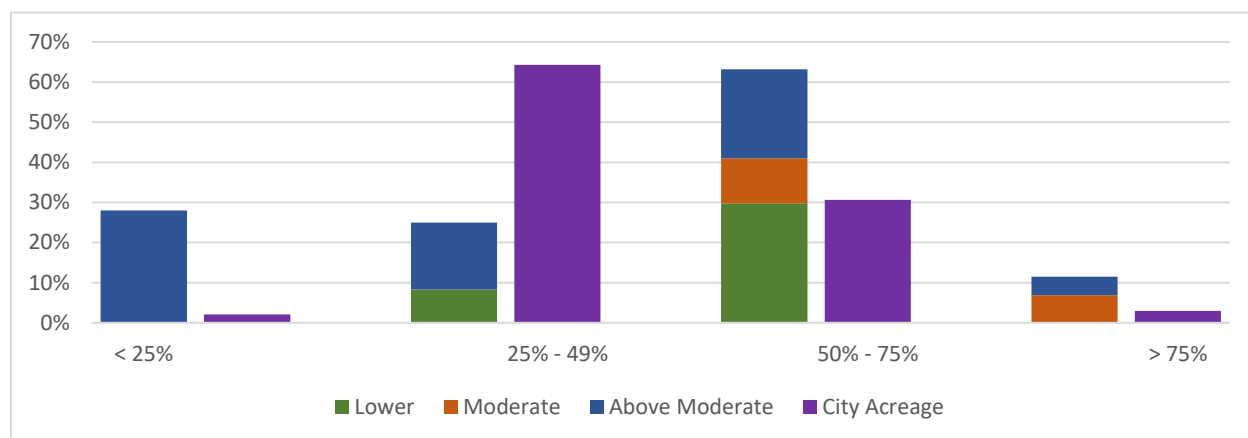


Source
Esri, NASA, NGA, USGS, FEMA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool

Figure E-9 compares the distribution of City acreage and RHNA units by income level across the City by the percent of the population that is low-moderate income. RHNA sites are split between two primary zones. Half are primarily in the central tracts where 75–100 percent of the population is in the low- to moderate- income level. Remaining sites are in the 50–75 percent zones between the central City and the western arm. Although the sites are primarily located in areas with a higher percentage of the low-moderate income population as compared to the City as a whole, the sites are located on currently vacant parcels. Low-income sites are spread across the 25–49 and 50–75 percent low-income categories. Above moderate-income sites are spread throughout each category. Additionally, the sites were selected based on the suitability of land and proximity to transit and other services. A large portion of the southern arm in the 25–50 percent range is the Tapestry Specific Plan, which does not include any RHNA sites and as such skews the bar graph. The Tapestry Specific Plan has been issued grading permits and is expected to see development throughout this planning period, but is not included in the RHNA sites inventory.

Figure E-9: Low to Moderate Income Population Comparison of City Acreage and RHNA Units by Income

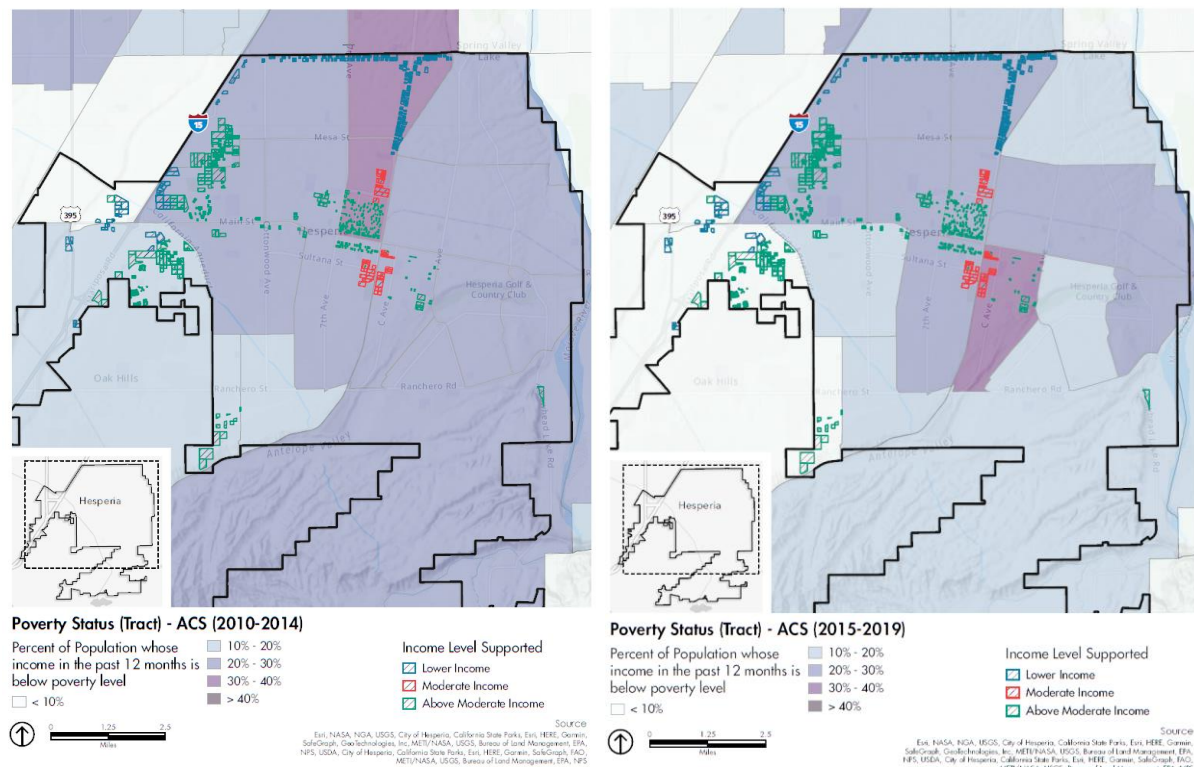


Source: HCD AFFH Mapping Tool, Houseal Lavigne Associates, and Michael Baker International.

Figure E-10 shows the percentage of households whose incomes are below the federal poverty level in each census tract from 2010–2014 and 2015–2019. In San Bernardino County, 13.3 percent of the population is below the poverty line. In the City of Hesperia, 19.9 percent of the population is below the poverty line. The number of residents living below the poverty line has dramatically decreased in almost all regions of the City in the past 10 years. Exceptions include a central tract (Tract 100.20) where poverty has increased from 25.4 percent to 35.5 percent, potentially due to a greater increase in population compared to surrounding census tracts. This tract also contains seven of the City’s ten mobile home parks. The lowest levels of poverty are in the western arm of the City where less than 10 percent of the population has poverty status, and in the southern half of the City where 10 to 20 percent of the population has poverty status. Low poverty in the southern areas of the City correlate with the White majority and low- to moderate-income population locations. The low poverty in the western arm, however, is in a Hispanic majority area.

In general, 22 percent of all lower income RHNA sites and 35 percent of all above-moderate income sites are within a census tract with less than 20 percent of households experiencing poverty, while 78 percent of lower income RHNA sites, 100 percent of moderate income RHNA sites, and 65 percent of above-moderate income RHNA sites are within a census tract with 20 – 40 percent of households experiencing poverty. In total, 23 percent of RHNA sites are within a census tract with less than 20 percent poverty, and

Figure E-10: Poverty Status, 2010–2014 and 2015–2019



Source: HCD AFFH Mapping Tool.

Familial Status

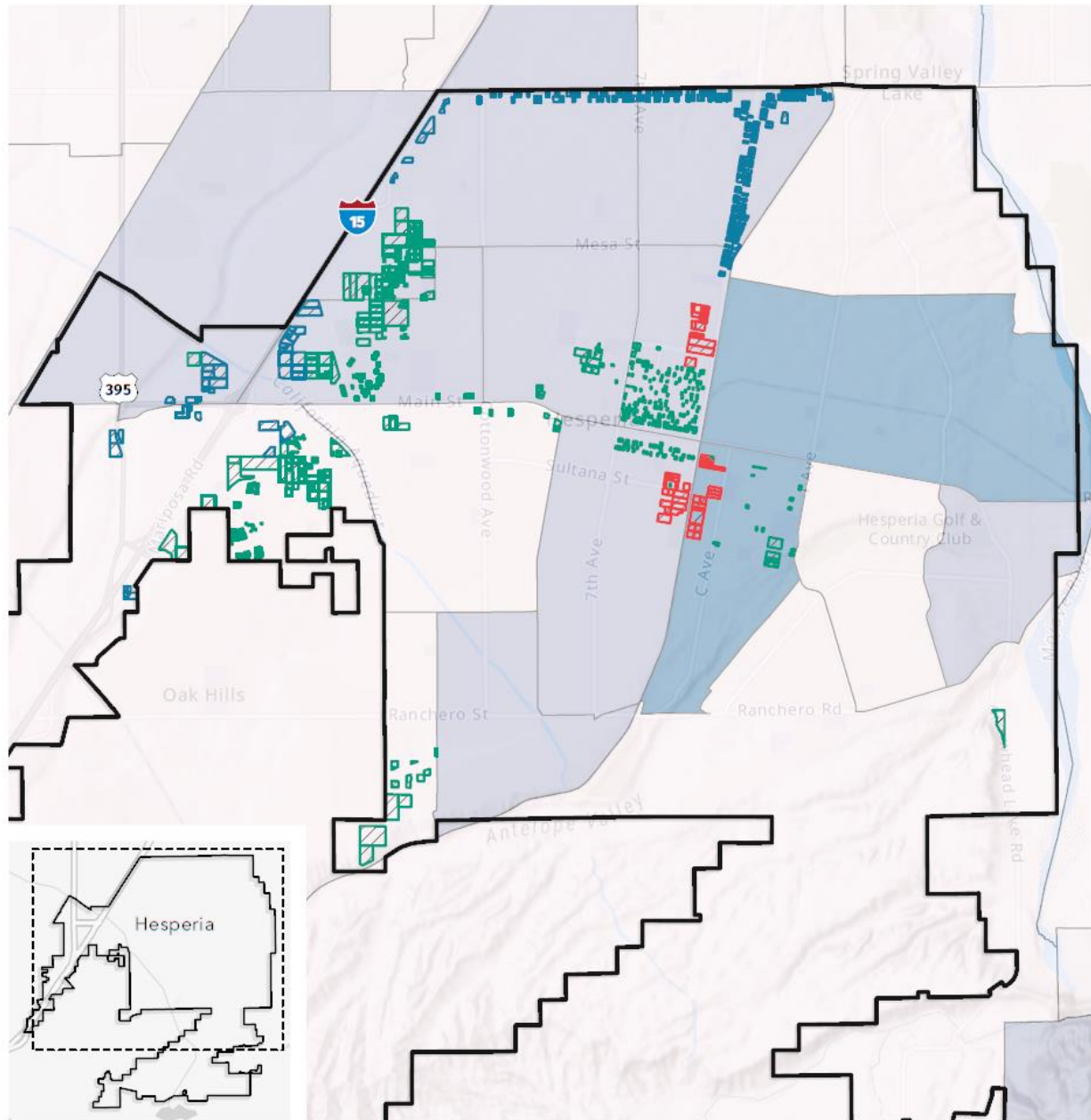
Familial status refers to the presence of children under the age of 18 and the marital status of the head of households. Single-parent households are protected by fair housing law. In addition, female-headed households with children require special consideration and assistance because of their tendency toward greater need for affordable housing and accessible day care, health care, and other supportive services.

Figure E-11 shows the percentage of children that are living in female-headed households with no spouse by census tract as well as the RHNA site distribution by income. The southern half of the City, with the White majority and higher average income, has less than 20 percent of the youth population in a female-headed household without a spouse. The western half of the City has 20–40 percent of children in female-headed households. The exception to the low levels of female-headed households includes a series of tracts in the central to east City where 40–60 percent of children are in female-headed households. Part of this area is also the area with the highest level of poverty in the City. RHNA sites are distributed across Hesperia and are not concentrated in the area with the highest percentage of children in female-headed households, though there are some moderate- and above moderate-income sites in that area.

In general, 19 percent of all RHNA units were located in neighborhoods with less than 20 percent of female-headed households, 73 percent of RHNA units were located in neighborhoods containing between 20 and 40 percent female-headed households, and 8 percent of RHNA units were in neighborhoods with over 40 percent female-headed households. 89 percent of all lower income RHNA units were in neighborhoods containing between 20 and 40 percent female-headed households, with the remaining 11 percent within neighborhoods with less than 20 percent female-headed households. By contrast, 34 percent of moderate income RHNA units and 4 percent of above-moderate income units were within neighborhoods of over 40 percent female-headed households. Thus, the sites inventory does not exacerbate an existing issue pertaining to female-headed households.

Figure E-12 displays the comparison of RHNA units by income level and acreage across the City. It shows the total percentage of both units by income level and acreage that fall into each percentile group of children in female-headed households. Slightly greater than 70 percent of RHNA sites are in areas where there are 20 to 40 percent of children in female-headed households. The amount of RHNA sites in the area with 40 to 60 percent of children in female-headed households is roughly equivalent to the City acreage at that level, around 10 percent. The low-income units are spread across both the below 20 and the 20–40 percent ranges. Units are not concentrated by income level in any specific category. The southern arm, where there is currently no housing, provides a large portion of the land in the below 20 percent category and tends to skew the graph.

Figure E-11: Children in Female-Headed Households, 2015–2019, and RHNA Sites



Familial Status (2015-2019)

Percent of Children in Female
Householder, No Spouse/
Partner Present Households

≤ 20%

20% - 40%
40% - 60%
60% - 80%
> 80%

Income Level Supported

Lower Income
Moderate Income
Above Moderate Income



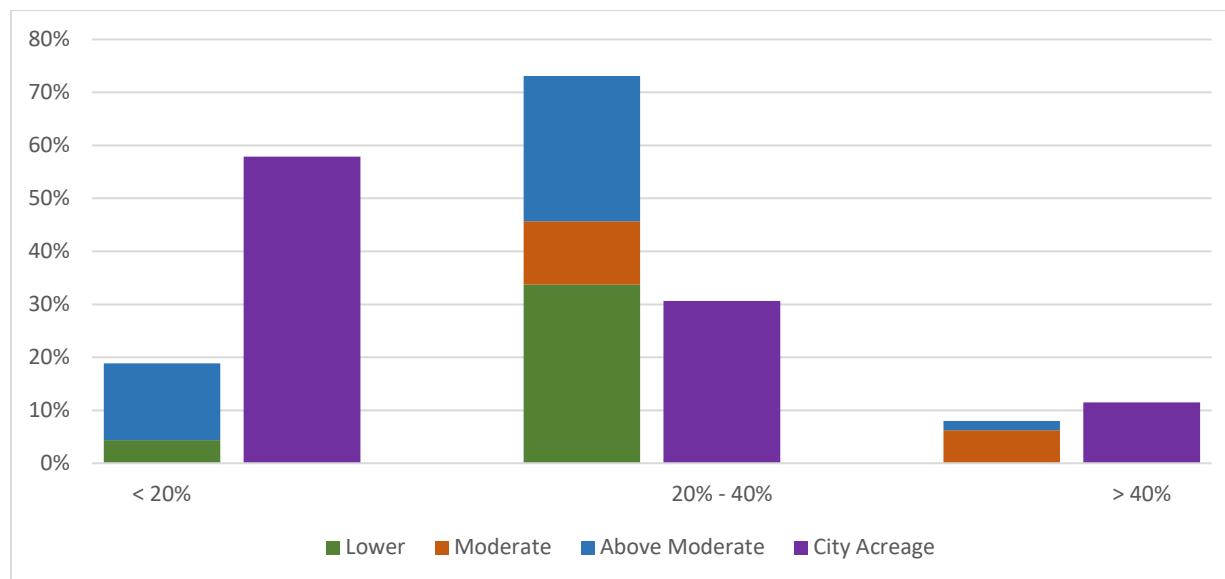
0 1.25 2.5
Miles

Source

Esri, NASA, NGA, USGS, FEMA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Figure E-12: Children in Female-Headed Households Comparison of City Acreage and RHNA Units by Income Level

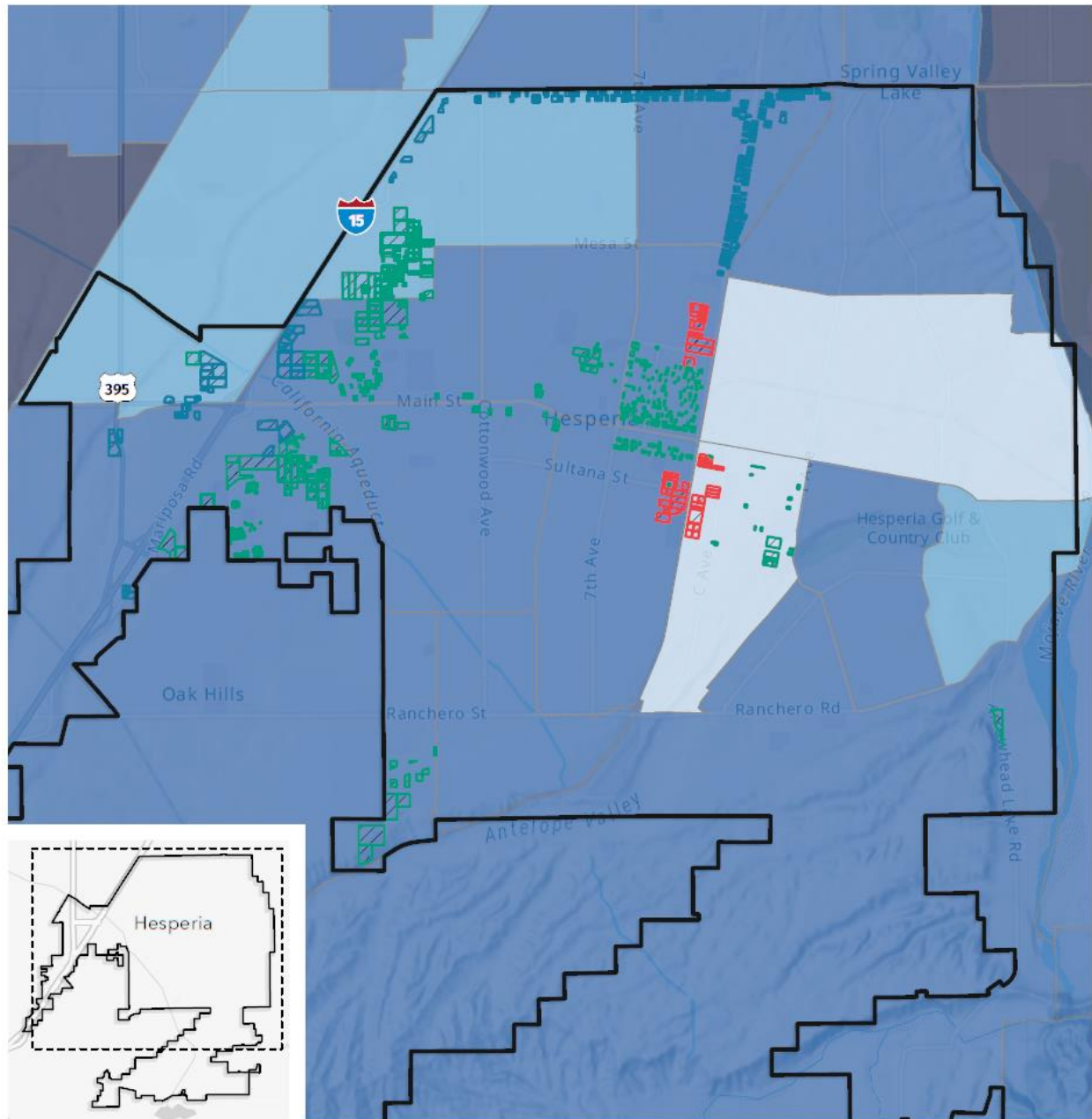


Source: HCD AFFH Mapping Tool, Houseal Lavigne Associates, and Michael Baker International.

Figure E-13 shows the consistent percentage of children in married-couple households throughout the City. With minor exceptions, almost all the City has 60–80 percent of children living in married-couple households. Exceptions include the tracts with 40–60 percent of children living in female-headed household in the northeast and southeast quadrants, which explains why, in the tracts shown in Figure E-13, 20–40 percent of children live in married couple households.

In general, 71 percent of lower income RHNA sites, 66 percent of moderate income sites, and 60 percent of above moderate income sites are within areas of the City where at least 80 percent of children within a married couple households. 29 percent of lower income RHNA sites and 27 percent of above moderate income sites are within areas of the City with at least 60 to 80 percent of children within a married couple household. By contrast 34 percent of moderate units and 4 percent of above moderate units are within areas of the City with less than 60 percent of children living in a married couple household. This indicates that there are no concentrations of RHNA sites in those neighborhoods with single parent households.

Figure E-13: Children in Married-Couple Households, 2015-2019



Familial Status (2015-2019)

Percent of Children in Married-Couple Households

□ < 20%
 □ 20% - 40%

■ 40% - 60%
 ■ 60% - 80%
 ■ > 80%

Income Level Supported

▨ Lower Income
 ▨ Moderate Income
 ▨ Above Moderate Income



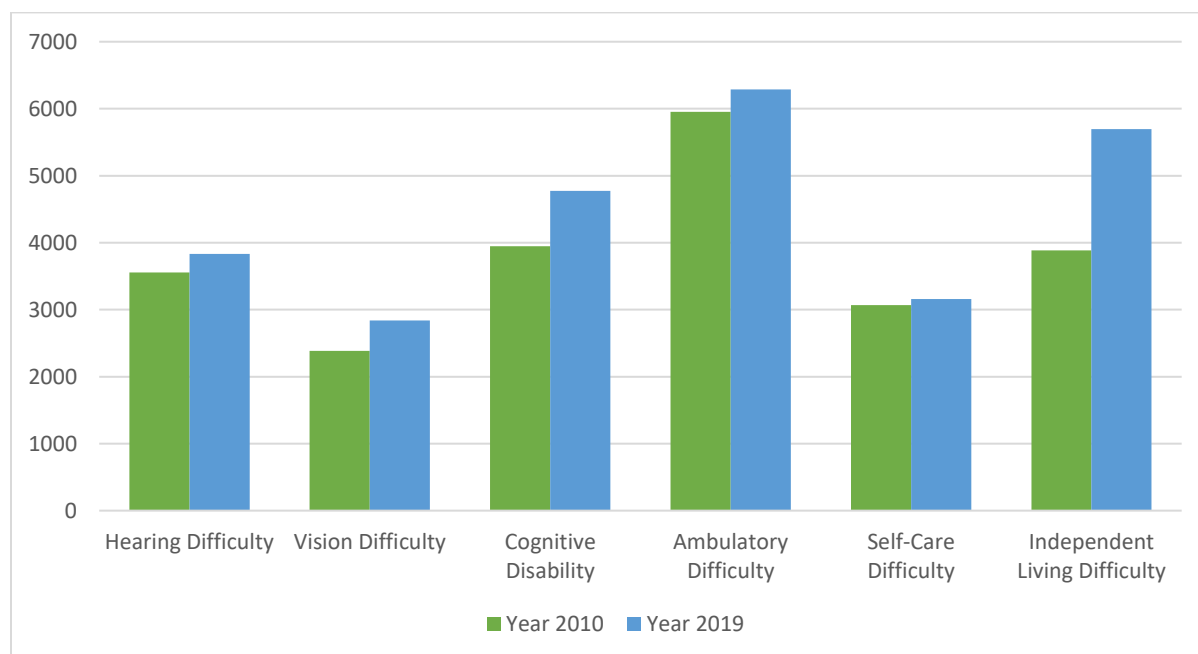
Source
 Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Persons with Disabilities

A disabled person, as defined by the U.S. Census, is someone who has a hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty. Approximately 10.5 percent of the population in the City of Hesperia has at least one disability.⁴ In the High Desert, 13.1 percent of the population has a disability. Countywide, there is a similar proportion of the population reporting a disability at an estimated 11.4 percent. The disability characteristics from 2010 to 2019 are displayed in Figure E-14. About 7.2 percent of the population has an ambulatory, or walking, difficulty. Ambulatory issues are also the highest reported disability countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities.

Figure E-14: Disability Characteristics, 2010–2019



Source: American Community Survey Five-Year Estimates 2010, 2019.

Figure E-15 shows that the disabled population is evenly distributed throughout Hesperia without any extreme concentrations. There were no large changes in location or concentration of those with a disability from 2010-2014 and 2015-2019. A larger or more concentrated disabled population may indicate a greater need for access to health care. While Hesperia has no concentrations of the disabled population, the even distribution indicates a need for well-distributed health care access throughout the community. Currently, health care facilities in Hesperia are concentrated in the central portion, with some access for residents to health care facilities just north of the City in Victorville.

RHNA sites are shown by income level in Figure E-15. The comparison of acreage and RHNA units by income level and the percentage of the population with a disability is shown in Figure E-16. Units of all income levels are spread across both categories; there is not a concentration of any income level in either

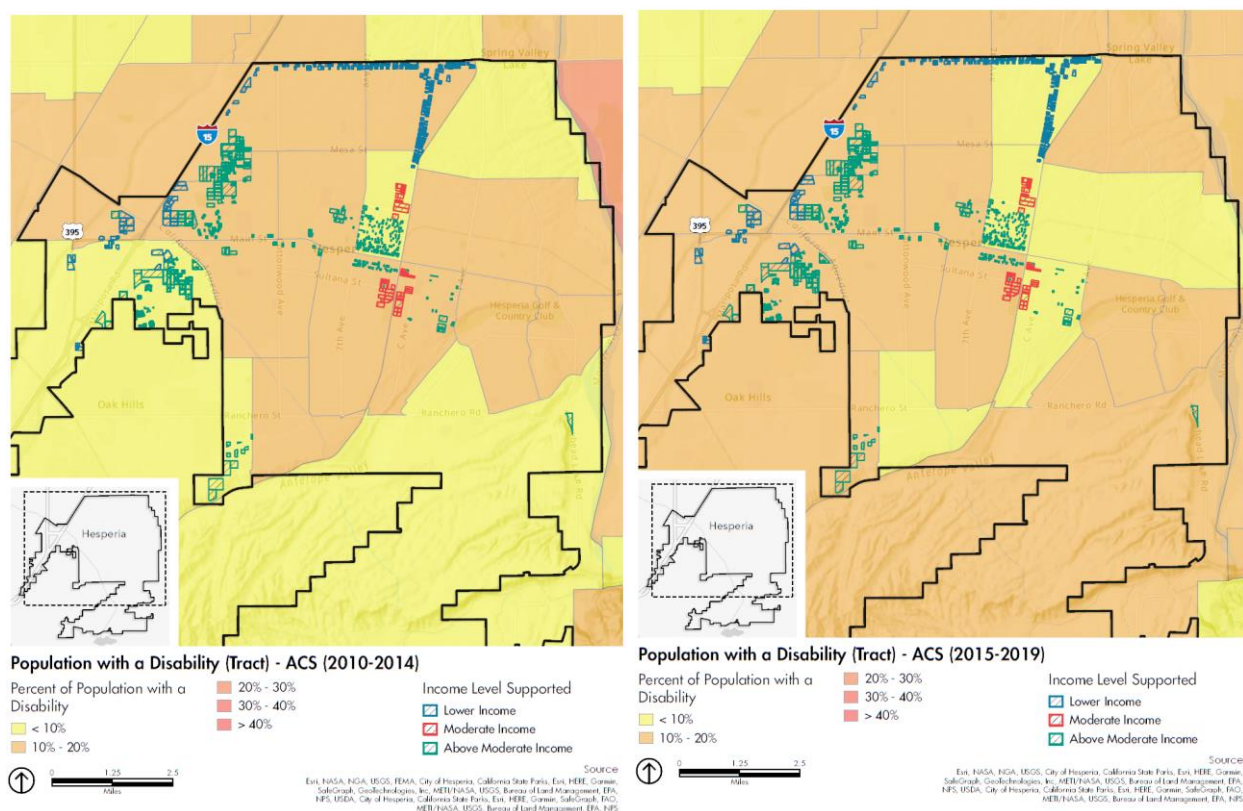
⁴ American Community Survey 2019 Five Year Estimates.

category. The chart shows that there are more RHNA units in areas where less than 10 percent of the population has a disability as compared to the City acreage. As there is no strong concentration of the disabled population in a specific area and little variation across the City, the location of the RHNA sites is not likely to cause a fair housing concern in this regard.

In general, 66 percent of all RHNA units were within areas where 10 to 20 percent of the population had a disability, with the 34 percent of units within areas where less than 10 percent of the population had a disability. For comparison, 54 percent of all lower income units, 31 percent of moderate-income units, and 89 percent of above-moderate income units were within areas where 10 to 20 percent of the population had a disability. This indicates that the distribution of RHNA units would not exacerbate any known problems pertaining to populations with a disability.

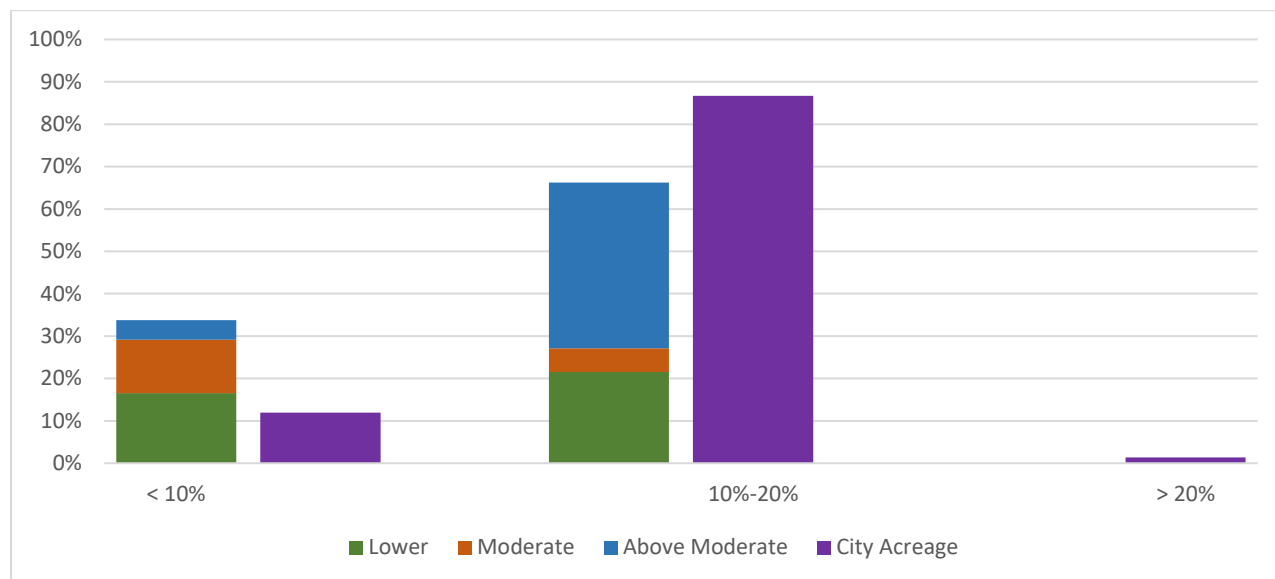
The City will be adopting a reasonable accommodation ordinance (see Program 20: Housing for Persons with Disabilities) for people with disabilities to ensure fair housing practices for this protected status.

Figure E-15: Population with a Disability, 2010–2014 and 2015–2019, and RHNA Sites



Source: HCD AFFH Mapping Tool.

Figure E-16: Population with a Disability Comparison of City Acreage and RHNA Units by Income Level



Source: HCD AFFH Mapping Tool, Houseal Lavigne Associates, and Michael Baker International.

Findings

Overall, the City of Hesperia has a greater non-White population, proportionately, than the surrounding County. Compared to the County, the City has had consistently much lower levels of racial segregation and income segregation. The area with higher poverty levels is also the area with more female-headed households, while the areas with less poverty levels have more married-couple households. There is no concentration or pattern of the disabled population in the City. RHNA sites are spread across the City in areas with varying percentage of the population that is non-White, percentage of children in female-headed households, and percentage of the population that is low-moderate income. Sites are not expected to negatively impact fair housing concerns of integration and segregation.

Contributing factors to segregation in Hesperia include lack of reasonable accommodation procedure for people with disabilities, and the ongoing litigation regarding the Crime Free Rental Housing ordinance. Programs to address these factors include Program 18: Housing for the Homeless/Extremely Low Income Households, Program 20: Housing for Persons with Disabilities, and Program 27: Fair Housing Support and Services.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

In order to identify R/ECAPs, HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. Regionally, within San Bernardino County, there are currently nine census tracts that are designated as R/ECAP, which combined contain 34,661 people, accounting for less than 2 percent of the County's total population. Latino residents constitute the majority (57.5 percent) of the population in R/ECAP communities. These R/ECAPs are concentrated in the southwest quadrant of the County (including in the cities of Victorville, San Bernardino, Ontario, and Fontana): one census tract in Barstow, two in the Adelanto/El Mirage area, one in the Grand Terrace area, and others in and around Highland. Many of the R/ECAP census tracts are located along the boundaries shared with the City of San Bernardino. The number of R/ECAP census tracts in the County steadily increased from nearly nonexistent in 1990 to five in 2010, before increasing to the current number.

No R/ECAP census tracts have been identified in or adjacent to the City of Hesperia as shown in Figure E-17.

Racially Concentrated Areas of Affluence (RCAAs)

An RCAA is a census tract that is predominantly non-Hispanic White and high income. As of the time this document was written, HCD has not released RCAA maps for use. However, per HCD's AFFH guidance document, one method to identify RCAAs is as an area with a population that is greater than 80 percent White and has a median household income level over \$125,000.⁵ There are no census tracts in Hesperia that meet either of those qualifiers, as shown in Figure E-18.

The SBCTA draft Regional Assessment of Fair Housing (AFH) report identified multiple RCAAs in the County. The RCAAs identified include three census tracts south of the City of Adelanto and west of Route 50 in the High Desert subregion; a census tract west of Yucaipa and at the southern border of the County in the Mountain subregion; and a census tract in the southwest of Yucca Valley in the Morongo Basin subregion. The RCAAs identified in the High Desert subregion are not in close proximity to Hesperia.

Findings

As there are no R/ECAPs or RCAAs in the City, no RHNA units are in a R/ECAP or RCAA. RHNA sites are not anticipated to create conditions that lead to a R/ECAP or RCAA.

⁵HCD AFFH Guidance Document, April 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Other Jurisdictions RHNA Sites

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) - (HUD, 2009 - 2013)

Income Category

- Above Moderate Income
- Moderate Income
- Lower Income

R/ECAP Area

Hesperia Boundary

Map labels include: Mountain View Acres, Mesquite Rd, Apple Valley Rd, Spring Valley Lake, Burrelow Hwy, Mesquite Rd, 7th Ave, Mesa St, Main St, Cottonwood Ave, Sultana St, 7th Ave, C Ave, Danbury Ave, Peach Ave, Rock St, Rancho Rd, Oak Hills, Rancho St, Lugo, Summit, State Hwy, SUMMIT VALLEY, Cleghorn Mountain, Lake, and various city names at the bottom.

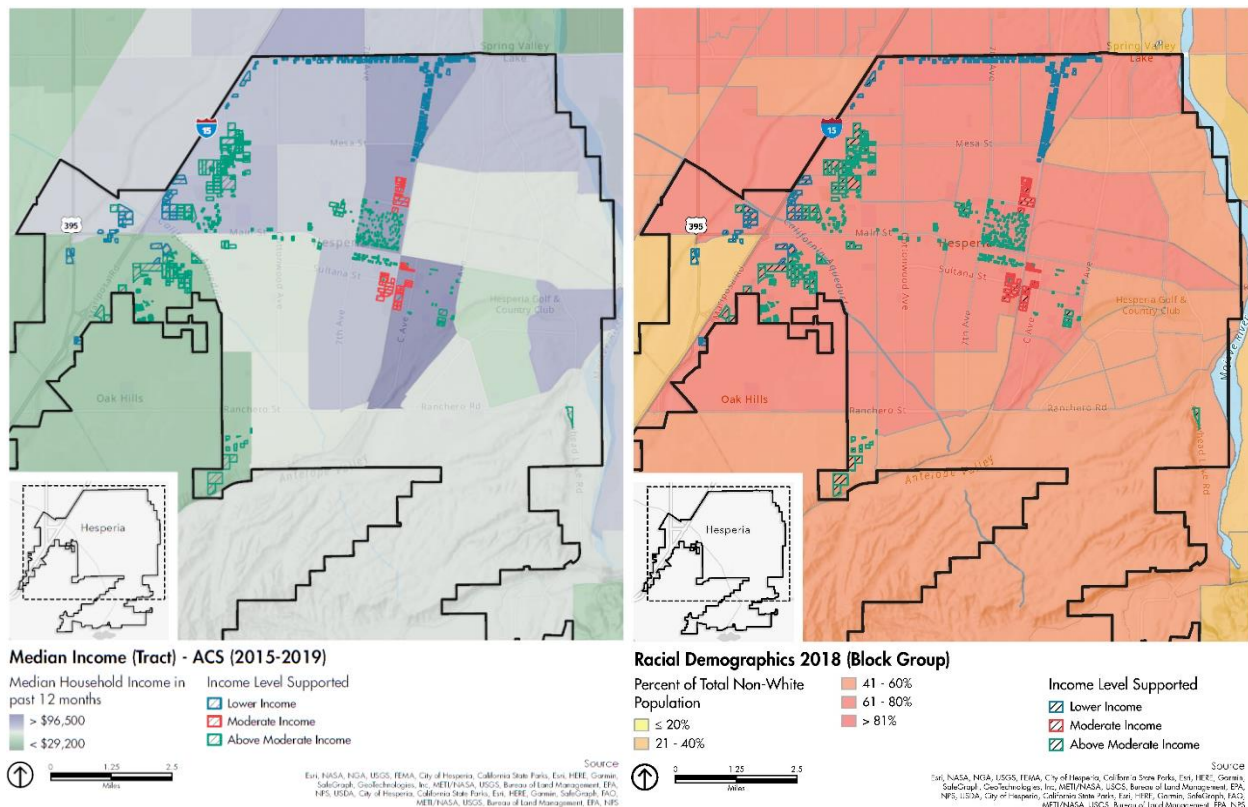
RHNA Sites and R/ECAPs

0 0.5 1 2 Miles

N

City of Hesperia | 2021-2029 Draft Housing Element
Revised August 2022

Figure E-18: Median Income and Percent non-White



Source: HCD AFFH Mapping Tool.

Disparity in Access to Opportunity

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

The analysis in this section identifies and discusses TCAC maps. The TCAC administers the low-income housing tax credit program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any areas that are considered segregated and that have at least 30 percent of the population living below the federal poverty line are labeled as an area of high segregation and poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas.

Education

To determine educational quality per census tract, TCAC education opportunity scores were used. The TCAC education score map for the City obtained from the HUD AFFH Tool is provided in Figure E-19. This index combines math and reading proficiency scores, high school graduation rates, and student poverty data to measure outcomes and quality of education systems in an area. As shown, Hesperia has split educational scores, with most of the central City having less positive or low educational outcomes, the southern arm having upper moderate educational outcomes, and the western arm having lower moderate educational scores. All of Hesperia is in the Hesperia Unified School District, except for a small portion of the western arm that is located in the Snowline Joint Unified School District.

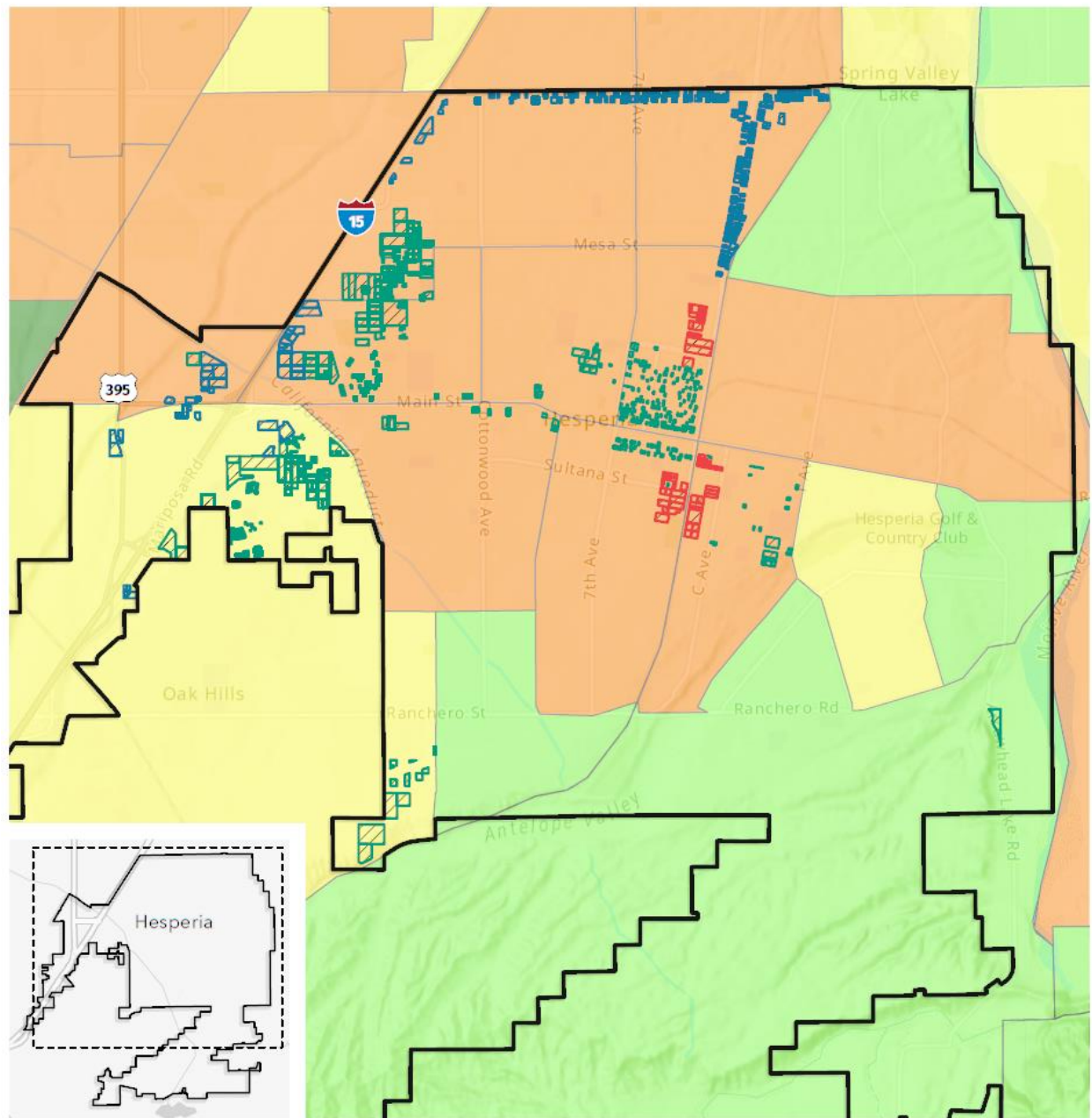
These scores may be misleading, as there is little to no development in the arms of the City, meaning the large majority of the population resides in the less positive educational outcome region. This correlates with the poverty levels throughout the City. The trends continue throughout the County as the higher scores extend into the underdeveloped land, and the low scores continue throughout Victorville.

According to Great Schools, a nonprofit that analyzes school quality and provides ratings, the Hesperia Unified School District performs generally lower than the state average, with 79 percent of schools rated below average in quality, 14 percent rated average, and 7 percent above average.⁶ The below average Great Schools scores correlate with the lower educational outcome TCAC scores. The SBCTA Regional AFH report notes that among the subregions, the High Desert has the lowest education scores, though the North Desert and Morongo Basin are also in the bottom 50th percentile of education scores. Higher scores are found in more affluent areas in the East and West Valley subregions.

In general, 89 percent of lower income RHNA sites, 100 percent of moderate-income sites, and 70 percent of above moderate-income sites are within areas with a TCAC Education Score of less than .25, while the remaining 11 percent of lower income RHNA sites and 30 percent of above moderate-income sites are within areas with a score of between .25 and .5, indicating more positive education outcomes. This indicates that, while the City as a whole features lower TCAC Education Scores in its more populated tracts, the RHNA sites were selected in such a manner that does concentrate lower-income sites within areas of lower educational outcomes. Thus, the 6th Cycle Housing Element improves the integration of populations into neighborhoods with more positive educational outcomes.

⁶ <https://www.greatschools.org/california/hesperia/>, accessed March 1, 2022.

Figure E-19: TCAC Opportunity Areas – Education Score



TCAC Opportunity Areas 2021 - Education Score (Tract)

Education Domain Score (by region)

Orange < .25 (Less Positive Education Outcomes)

Yellow .25 - .50

Light Green .50 - .75

Dark Green > .75 (More Positive Education Outcomes)

Grey No Data

Income Level Supported

Blue Lower Income

Red Moderate Income

Teal Above Moderate Income



Source

Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Employment

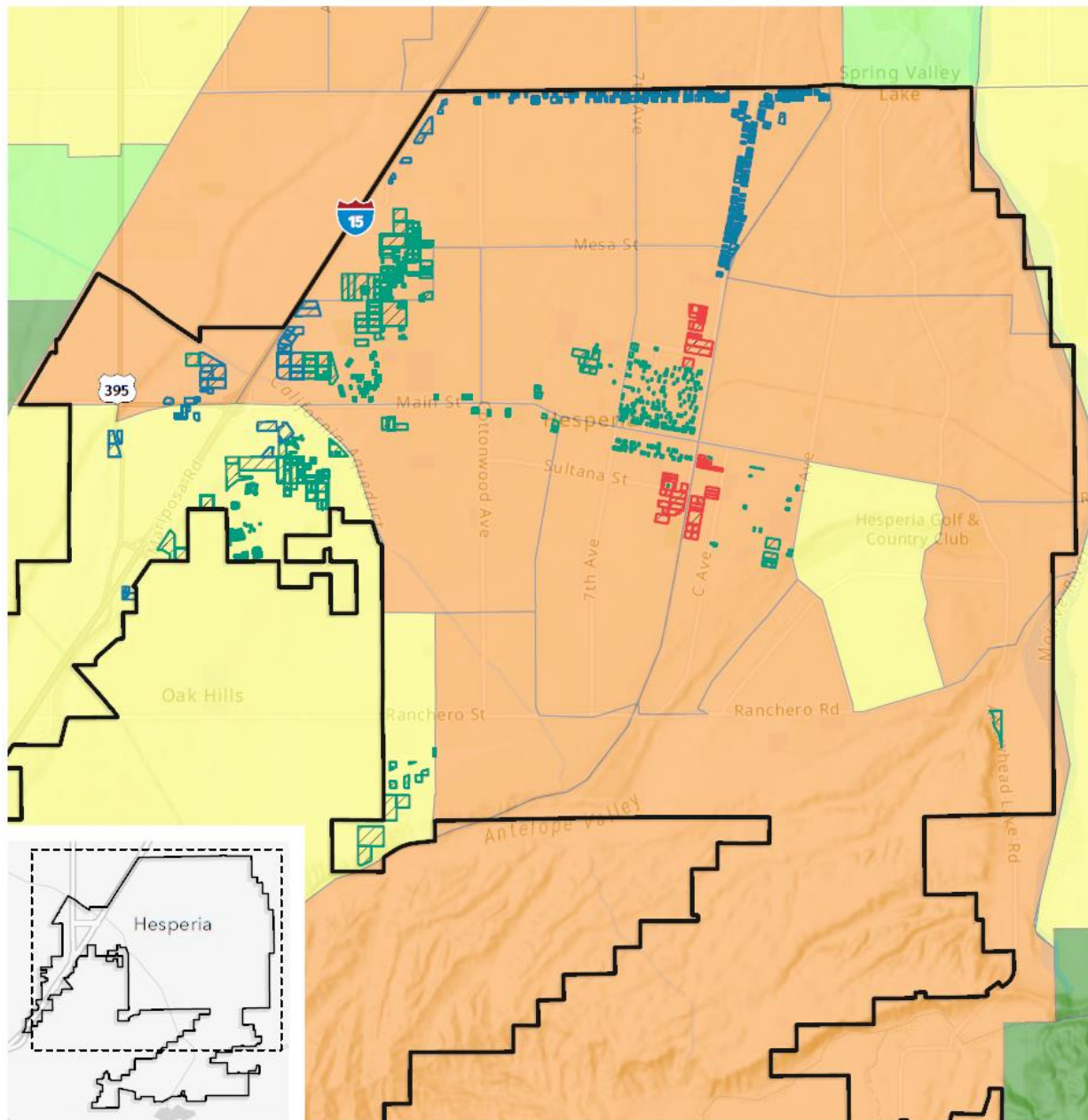
To determine employment and economic opportunity, TCAC economic opportunity scores were used. The TCAC uses the following to measure economic opportunity in a census tract: poverty rates, population of adults with a bachelor's degree or higher, employment, proximity to jobs, and median home value. The TCAC economic score map for the City obtained from the HUD AFFH Tool is provided in Figure E-20. Hesperia has overall less positive economic outcomes throughout the entire City. This may be due to poor job proximity in the High Desert as well as low incomes and higher poverty rates throughout the City. A breakdown of the employment characteristics is provided in the Employment Market section of the needs assessment of this document.

Regionally, the highest employment scores are concentrated in the southwest corner of the County, especially in the East and West Valley; large portions of the population of San Bernardino County are located in these two subregions, and they have better access to large employment centers. Within the East and West Valley subregions, proximity to jobs is highly dependent on city and census tract. While some cities, namely Rancho Cucamonga, Chino, and some parts of Ontario in the West Valley, and Loma Linda in the East Valley, are closest in proximity to jobs, other areas in the region are farther away from employment opportunities. The High Desert, North Desert, and Morongo Basin are farther away from job centers in the County. The cities ranked as farthest away from jobs include Hesperia, Apple Valley, Barstow, Victorville, and Adelanto.

It is worth noting that the jobs and economic opportunity trends tend to mirror those found in the HUD AFFH poverty status maps for the City and County. Typically, those areas with lower access to jobs and lower economic opportunity have higher poverty rates. Regionally, census tracts with a poverty rate over 40 percent are located throughout the County, with areas of note being within the City of San Bernardino, the western edge of the Morongo Basin, and multiple tracts in the High Desert region.

In general, 89 percent of lower income RHNA sites, 100 percent of moderate-income sites, and 70 percent of above moderate-income sites are within areas with a TCAC Economic Score of less than .25, while the remaining 11 percent of lower income RHNA sites and 30 percent of above moderate-income sites are within areas with a score of between .25 and .5, indicating more positive economic outcomes. This indicates that, while the City as a whole features lower TCAC Economic Scores in its more populated tracts, the RHNA sites were selected in such a manner that does concentrate lower-income sites within areas of lower educational outcomes. It should be noted that the vast majority of the City has an Economic score of .25, with the areas of the highest Economic scores being small portions of census tracts that generally fall outside the boundaries of the City. Thus, while most of the sites identified in the 6th Cycle Housing Element will fall within areas with a relatively low Economic score, the 6th Cycle Housing Element does not exacerbate, or make worse, those conditions.

Figure E-20: TCAC Opportunity Areas – Economic Score



TCAC Opportunity Areas 2021 - Economic Score (Tract)

Economic Domain Score (by region)

Orange < .25 (Less Positive Economic Outcome)

Yellow .25 - .50

Light Green .50 - .75

Dark Green > .75 (More Positive Economic Outcome)

Grey No Data

Income Level Supported

Blue Lower Income

Red Moderate Income

Green Above Moderate Income



0 1.25 2.5
Miles

Source

Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Healthy Environment

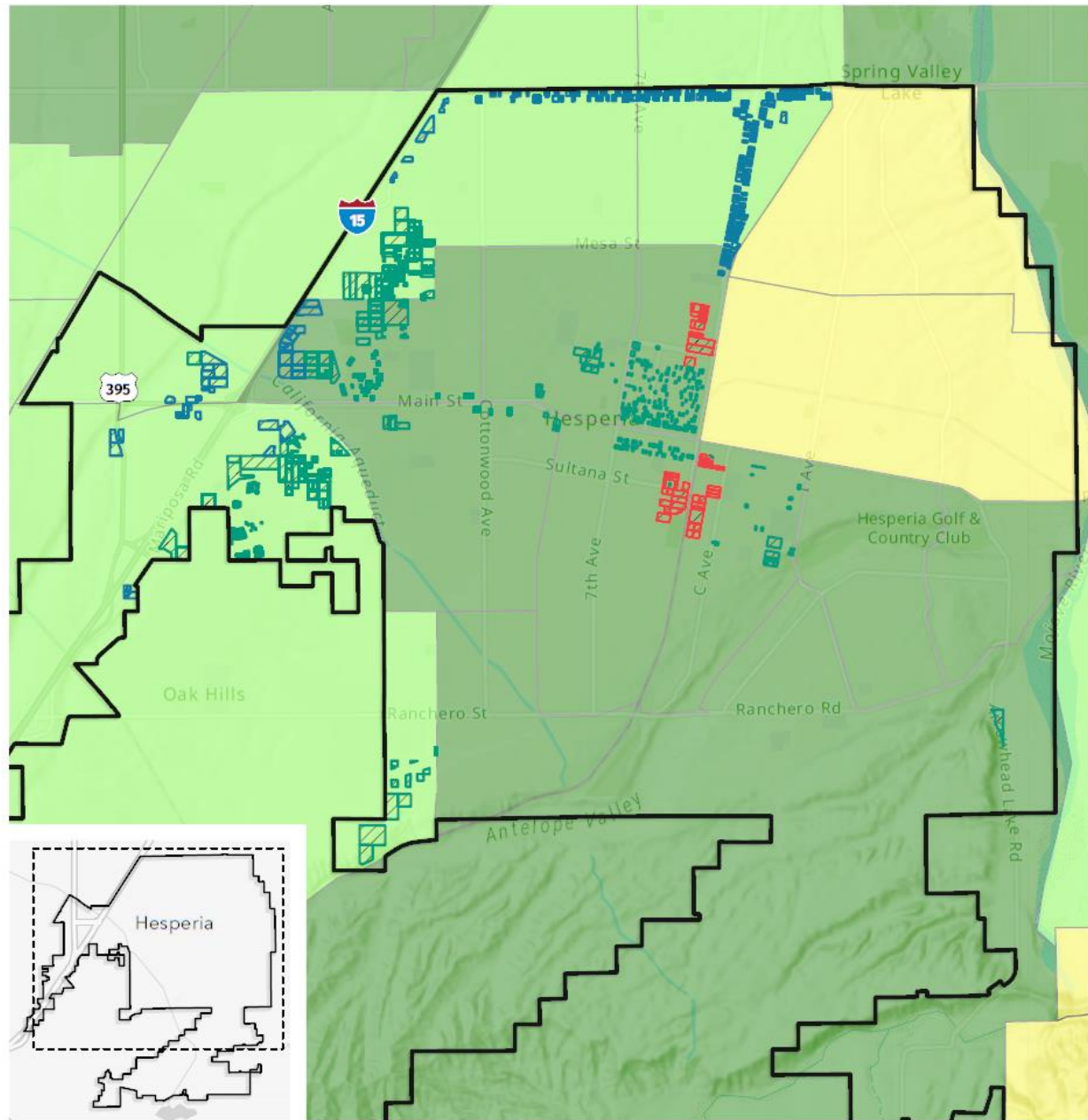
To measure environmental health, the TCAC utilizes the State of California's Office of Environmental Health Hazard Assessment's CalEnviroScreen (CES) 3.0, which uses 10 factors to measure environmental health impacts and pollution burden. These factors are broken down into exposure (levels of ozone, particulate matter, diesel, water quality, pesticide use, traffic density, and toxic releases) and environmental (cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities) effects. Since many of these environmental effects are byproducts of population centers, San Bernardino County has poor environmental quality in many areas of the more heavily populated areas in the region.

The TCAC environmental score map for the City obtained from the HUD AFFH Tool is provided in Figure 21. As shown, the majority of the City has high (positive) environmental scores. The TCAC scores differ greatly from the CES 4.0 scores shown in Figure E-22, which have the majority of the City at moderate scores.

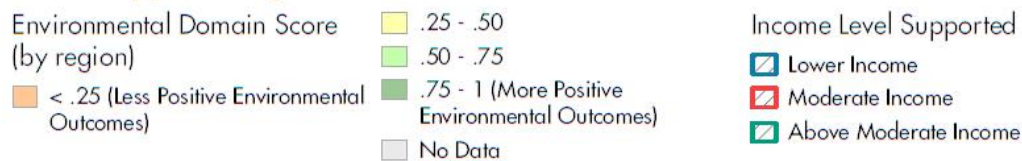
The SBCTA Regional AFH report discusses CES 3.0 scores in the different subregions in the County of San Bernardino. It notes that many environmental effects are byproducts of large population centers, and lower environmental quality scores in the heavily populated East Valley and West Valley are likely reflective of this. Poor environmental scores in the Mountain subregion are due to factors such as wildfires, the logging industry, and bodies of water with high levels of PCBs and mercury.

In general, 82 percent of lower income RHNA sites and 57 percent of above moderate-income sites are within areas of the City with a TCAC Environmental Score under .75, while the remaining 18 percent of lower income sites, 100 percent of moderate-income sites, and 43 percent of above-moderate income sites were in areas with a TCAC Environmental Score between .75 and 1. Thus, although there are more lower-income RHNA sites with scores under .75, the sites inventory was selected in such a way as to avoid the northeastern portions of the City with the lowest environmental score, while still providing consistent zoning for sites at 30 du/ac within key zones throughout the City.

Figure 21: TCAC Opportunity Areas – Environmental Score



TCAC Opportunity Areas 2021 - Environmental Score (Tract)



Source
Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

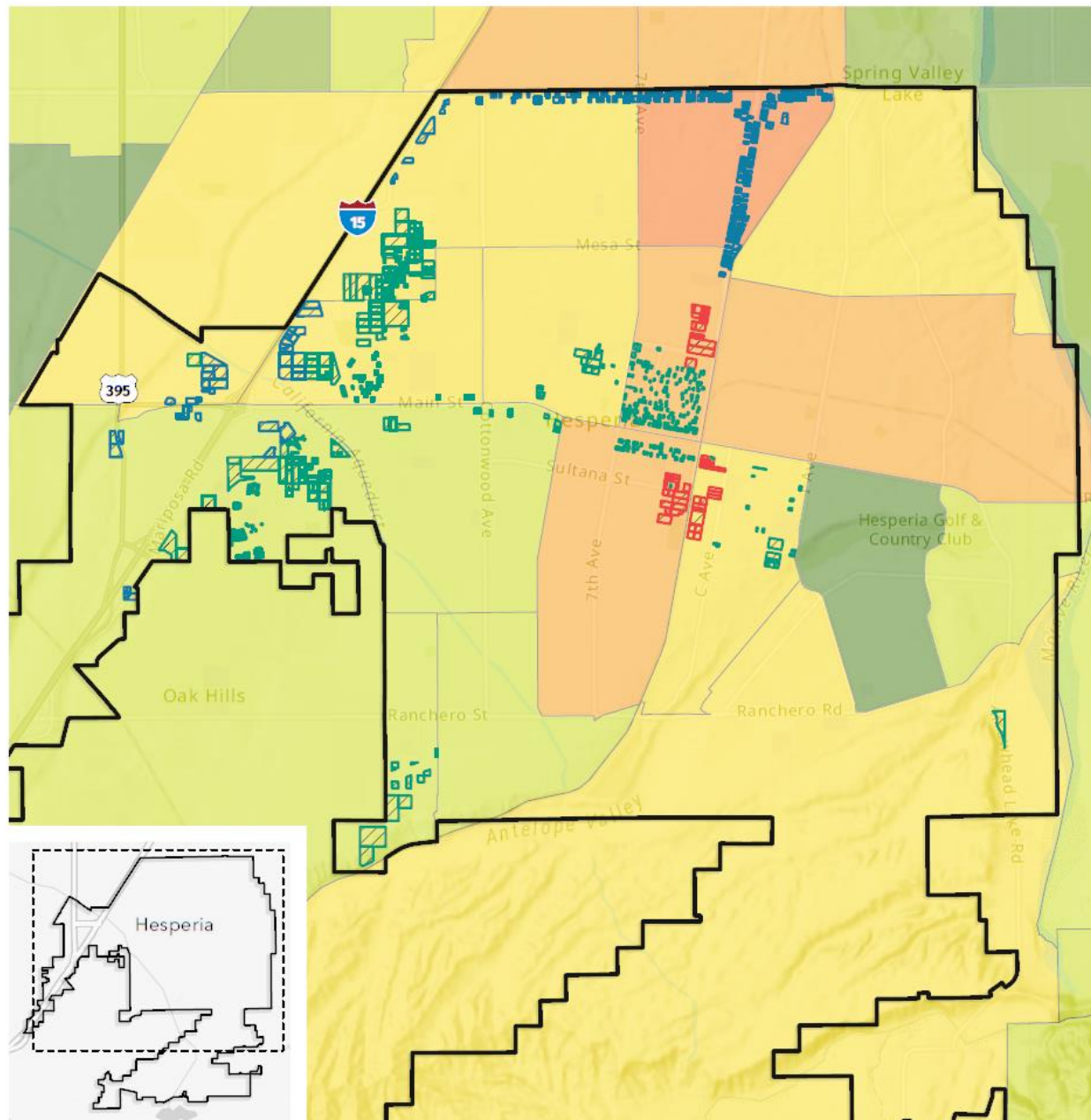
The CES 4.0 scores and RHNA sites by their income levels are shown in Figure E-22. One census tract in the northern central portion of the City, 100.11, falls into the 71-80 percentile scores of the CES 4.0. Pursuant to Senate Bill 100, this tract is classified as a “disadvantaged community” which requires the adoption of an Environmental Justice Element for this tract. The Environmental Justice Element will be drafted concurrently with the Safety Element update and is anticipated to address the needs of north Hesperia. A portion of low-income RHNA sites are identified in this tract. According to the CES 4.0, factors contributing to the high percentile score for Hesperia include high rates of traffic burden, high rates of cardiovascular disease and asthma, higher rates of poverty, and lower educational opportunity.

As shown, RHNA sites are distributed across Hesperia. They are not concentrated in areas with either high or low CES 4.0 percentile scores. Lower-income sites are not overly concentrated in tracts with the highest percentile scores.

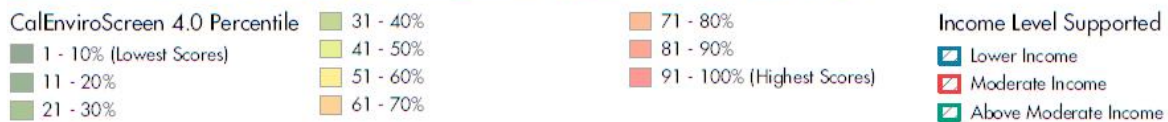
The comparison of CES 4.0 scores of RHNA units by income level and acreage are displayed in Figure E-23. Largely, the distribution of acreage and RHNA units is similar across CES 4.0 percentile scores. There are units of varying income levels across multiple CES 4.0 percentile score categories. Compared to acreage, there are more low-income RHNA units in the census tract with the highest CES 4.0 score, and less units in areas with lower scores; however, the concentration is not substantial. In general, 19 percent of all RHNA units were within areas with a CES 4.0 score under 50, with 49 percent of units in areas scoring between 50 and 60, 17 percent of units in areas scoring between 60 and 70, and the remaining 16 percent of units in areas scoring over 70. For lower-income RHNA units, 11 percent are within areas with a CES 4.0 score under 50, while 42 percent were within areas with a CES 4.0 score over 70. By contrast, none of the moderate or above-moderate RHNA units were sited in areas of the City with a CES 4.0 score over 70. Thus, the RHNA inventory could exacerbate known environmental conditions in a known disadvantaged community.

As a part of the adoption of the Environmental Justice Element, the City will pursue place-based strategies within Tract 100.11 to address its environmental quality and improve quality of life in the tract (see Program 29: Negative Environmental, Neighborhood, Housing, and Health Impacts).

Figure E-22: CES 4.0 Percentile Scores and RHNA Sites



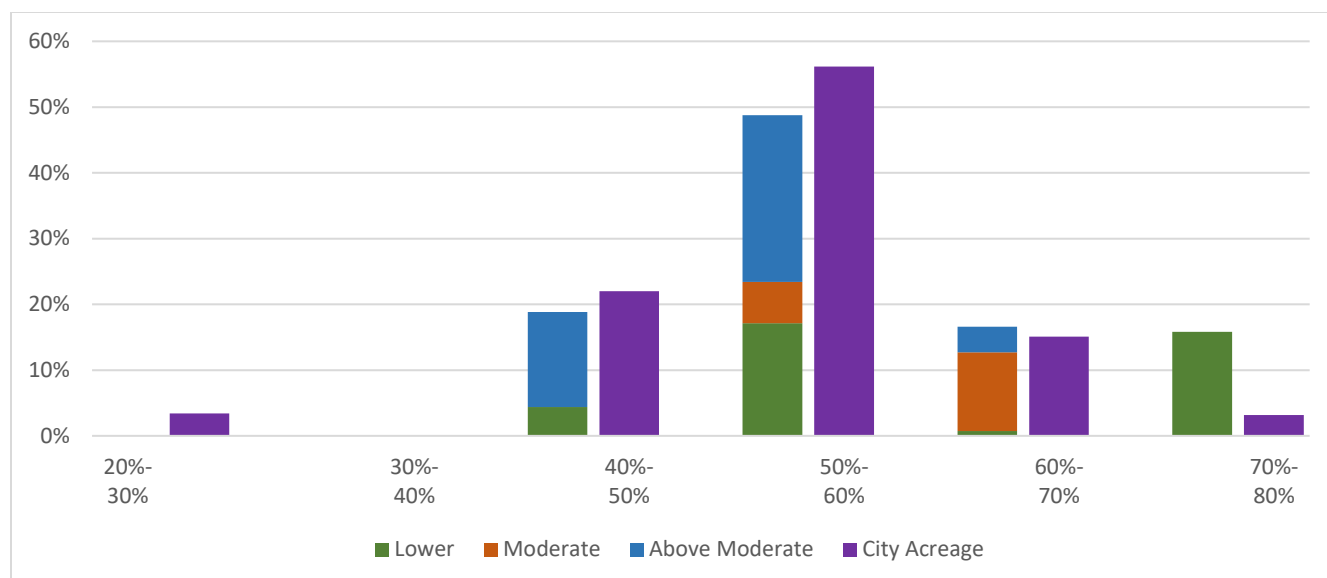
Environmental Justice Communities CalEnviroScreen 4.0



Source
 Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Figure E-23: CES 4.0 Percentile Score Comparison of City Acreage and RHNA Units by Income Level



Source: HCD AFFH Mapping Tool, Houseal Lavigne Associates, and Michael Baker International.

Composite Score

The TCAC composite score is a measure of indicators (high access to opportunities and resources) that have been shown to support positive economic, educational, and health outcomes for low-income families, especially long-term outcomes for children. The TCAC composite score map for the City obtained from the HUD AFFH Tool is provided in Figure E-24. All of Hesperia falls into the low- or moderate-resource category. There are no areas of high segregation and poverty or areas that are high resource. A small sliver on the southern border of Hesperia falls into the highest resource category; however, there is little to no population living in that small portion of the City.

Regionally, the areas of San Bernardino County with the highest opportunity scores are located in the southwestern portion of the County, in the East Valley, West Valley, and Mountain subregions. The areas within the North Desert and High Desert subregions have the lowest scores. Access to opportunities is lower in the High Desert, North Desert, and Morongo Basin, as seen in the corresponding figures. While the highest opportunity scores are located in the East Valley and West Valley, these subregions also have both low resource areas and areas of high segregation and poverty. Geographically, the center of this region—which includes the Cities of San Bernardino, Colton, Fontana, and Ontario—tends to be a low resource area by these standards. Meanwhile, nearby Cities of Rancho Cucamonga, Chino Hills, Highland, and Redlands have the highest opportunity scores.

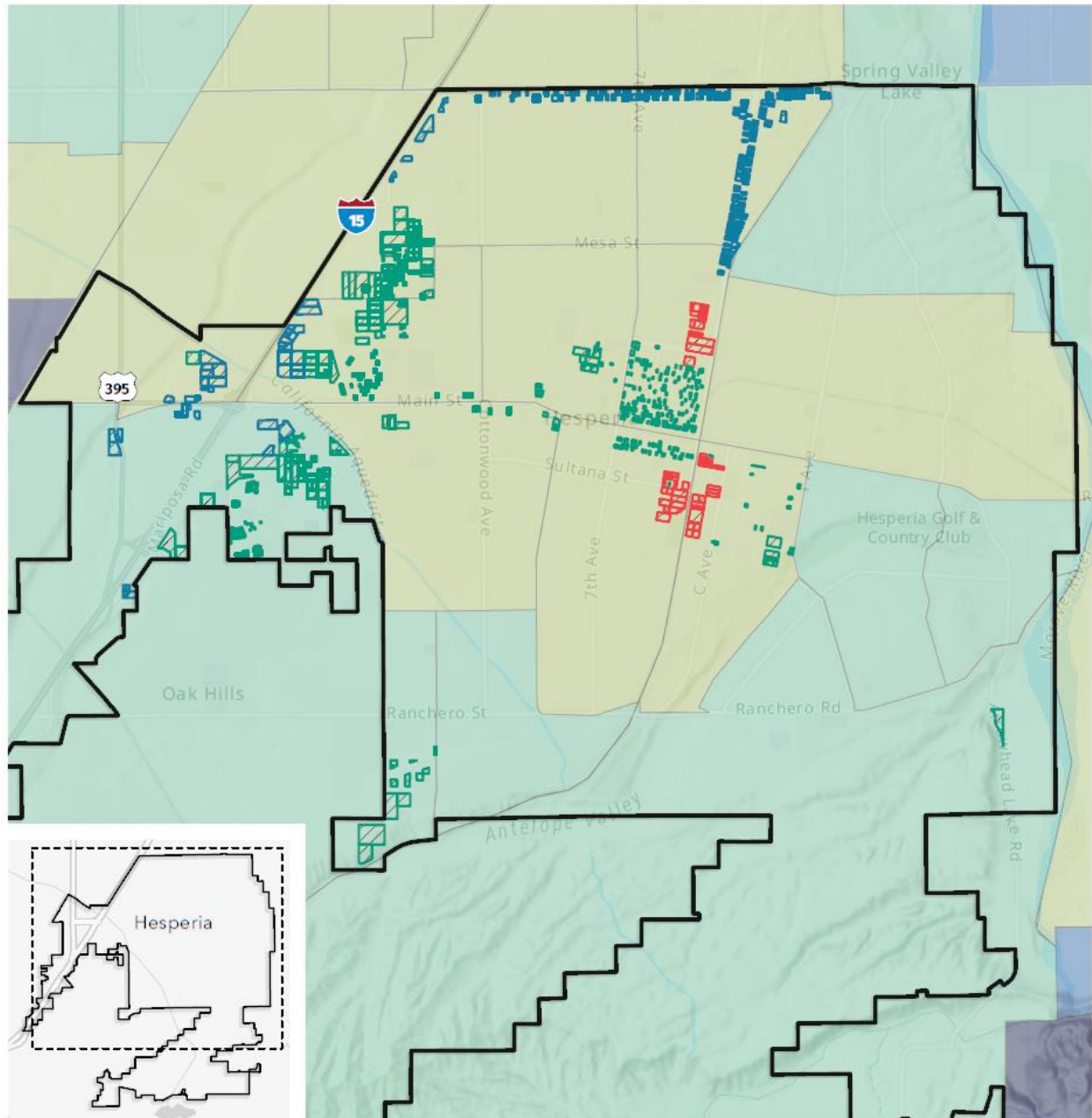
As shown in Figure E-24, RHNA sites are spread throughout the City and through the Main Street and Freeway Corridor Specific Plan, which spans the City in areas of both moderate and low resource. As there is little variation throughout the City in resource category, the sites are not expected to lessen any access to opportunity throughout the City. Rather, the sites within the Main Street and Freeway Corridor Specific Plan are anticipated to benefit from increased economic development outlined in the Specific Plan.

The comparison of RHNA units by income level and acreage in each TCAC composite category is shown in Figure E-25. Just over 80 percent of the sites are in the low resource category, which consists of about 40

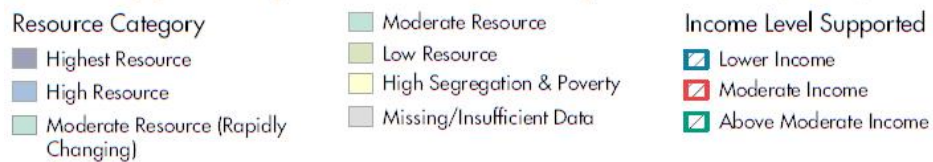
percent of the acreage of the City. There are low and above moderate sites located in the moderate-resource areas of the City. As none of the City is high resource and an inconsequential amount of the City is in the highest resource category, none of the sites are overly concentrated in low resource areas. While more of the City is in the moderate-resource category, a large portion of this is the southwest arm of the City, which consists of the Tapestry Specific Plan and contains no RHNA sites. Tapestry has just received a grading permit and is expected to build 2,100 units by the end of the 6th Housing Element Cycle.

In general, 83 percent of all RHNA units were within areas of the City considered to be low resource according to the TCAC composite category, with 89 percent of lower income units, 100 percent of moderate income units, and 70 percent of above-moderate income units within low resource zones. By contrast, 11 percent of lower income units and 30 percent of above moderate-income units were in areas considered to be moderate resource zones.

Figure E-24: TCAC Opportunity Areas – Composite Score and RHNA Sites



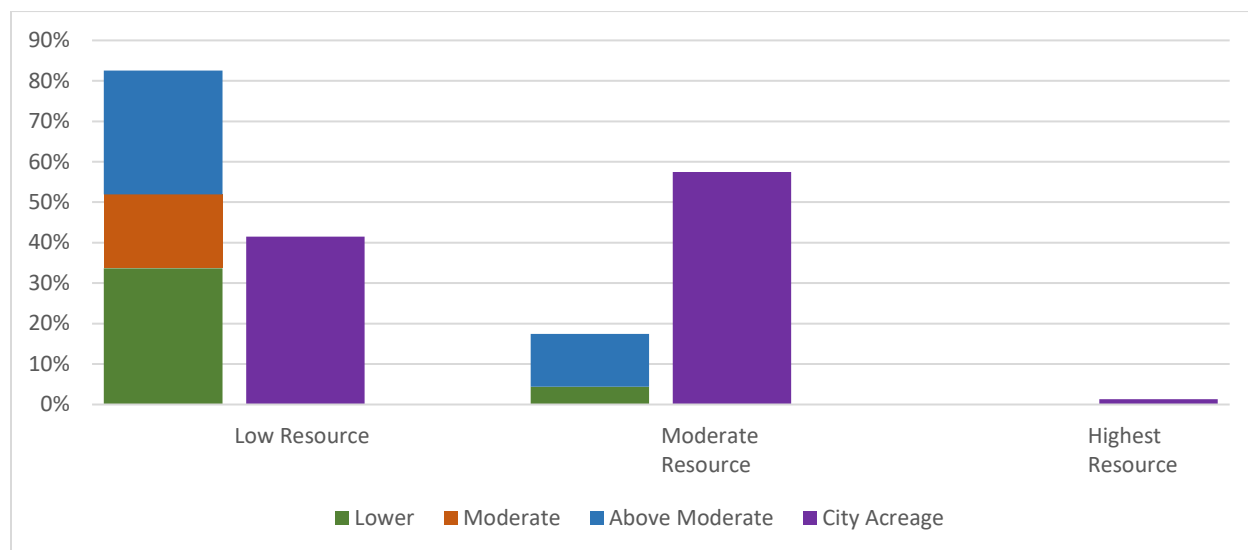
TCAC Opportunity Areas 2021 - Composite Score (Tract)



Source
Esri, NASA, NGA, USGS, FEMA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Figure E-25: TCAC Composite Score Comparison of City Acreage and RHNA Units by Income Level



Source: HCD AFFH Mapping Tool, Houseal Lavigne Associates, and Michael Baker International.

Regional Opportunity Indicators Comparison

To measure economic and educational conditions at a neighborhood level, HUD developed a methodology to quantify the degree to which a neighborhood provides such opportunities. For each block group in the U.S., HUD provides a score on several “opportunity dimensions,” including poverty, school proficiency, labor market engagement, transit trips, transportation costs, jobs proximity, and environmental health. For each block group, a value is calculated for each index and results are then standardized on a scale of 0 to 100 based on relative ranking with the metro area. For each opportunity dimension, a higher index score indicates more favorable neighborhood characteristics ⁷. The following indicators are:

- **Low Poverty Index:** The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses the performance of fourth grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index:** The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index:** The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.

⁷ U.S. HUD Opportunity Index, San Bernardino County 2020

- **Low Transportation Cost Index:** The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins.

Compared to the Riverside-San Bernardino-Ontario region, Hesperia has lower scores across all races in every category, with the only exception being the Environmental Health Index, where every ethnicity in the City scores almost double the scores in the County. Due to Hesperia's location in the "High Desert," low job proximity and transit scores may be caused by lack of access to more prominent hubs, while high environmental health would be due to less exposure to pollutants. While score variation between the region as a whole and the City is high, variation between the ethnicities in the City is minimal.

Table E-2: Opportunity Indicators, 2021

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Hesperia							
White	26.62	30.95	10.58	34.21	34.80	16.21	71.15
Black	22.55	29.13	8.98	37.05	37.25	19.79	70.25
Hispanic	22.89	29.27	9.42	33.83	36.24	18.62	70.10
Asian or Pacific Islander	26.64	32.69	10.13	35.30	34.07	17.24	71.32
Native American	24.95	29.10	9.90	32.86	34.63	17.62	70.79
Riverside-San Bernardino-Ontario							
White	50.83	46.43	33.94	48.57	42.13	45.92	48.02
Black	41.38	35.44	26.46	53.65	45.13	45.67	38.89
Hispanic	36.39	33.26	24.37	55.76	46.31	46.90	37.84
Asian or Pacific Islander	58.83	51.51	42.31	55.92	42.65	53.56	35.12
Native American	39.48	35.90	24.58	47.70	43.26	43.36	49.90

Sources: Decennial Census; American Community Survey; Great Schools; Common Core of Data; School Attendance Boundary Information System; Location Affordability Index; Longitudinal Employer-Household Dynamics; National Air Transportation Association.

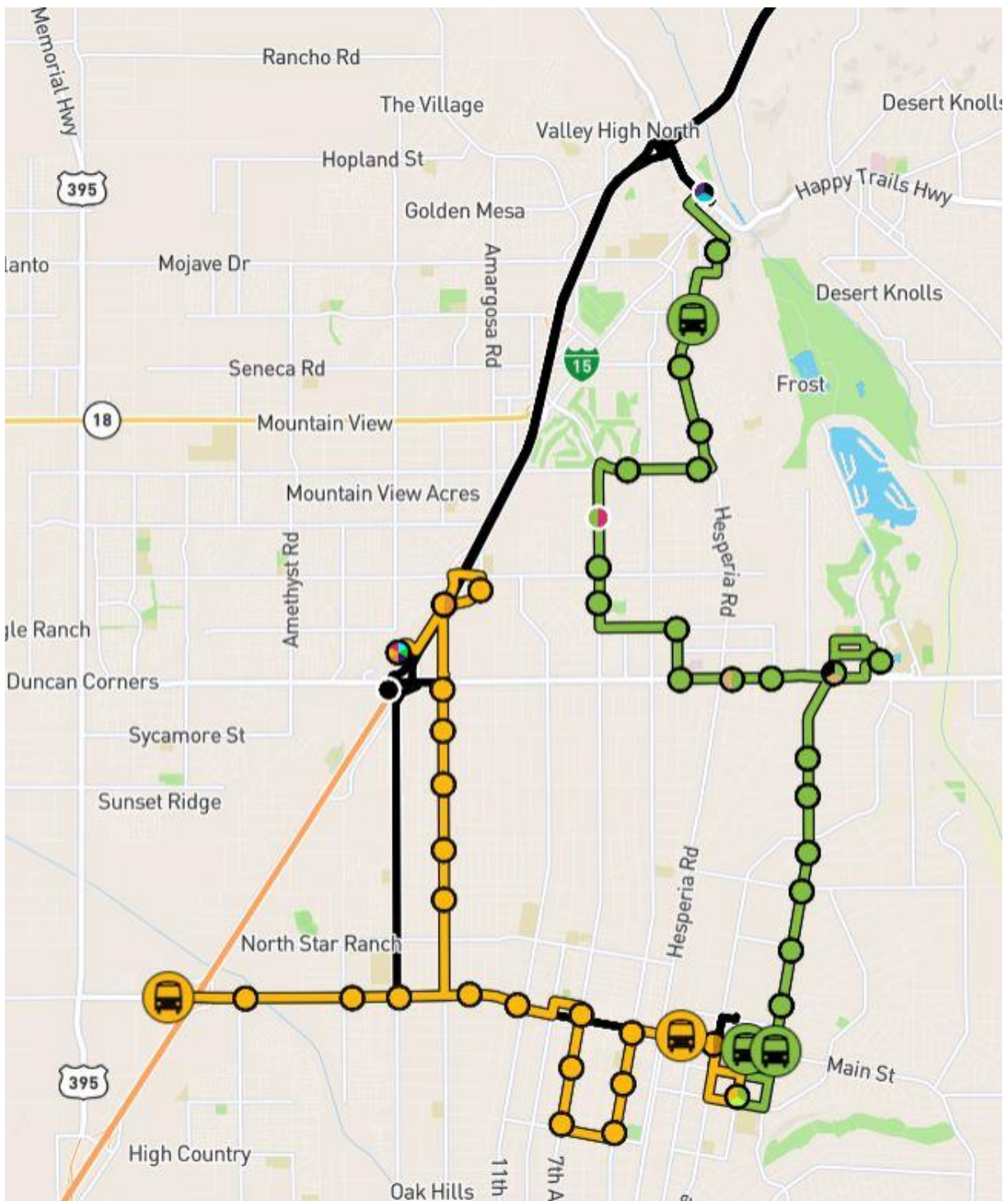
Transportation

Local transit service to and within the Hesperia area is provided by the Victor Valley Transit Authority. The Victor Valley Transit Authority serves Adelanto, Hesperia/Oak Hills, Apple Valley, Barstow, and Victorville. It has an estimated yearly ridership of 1,020,000. Of the 31 routes operated in the County, five routes serve the City: Routes 21, 50, 64, 66, and 68. Additionally, the Victor Valley Transit Authority operates commuter lines to San Bernardino. The Victor Valley Transit Authority will serve the RHNA sites along the northern edge of Hesperia.

Regionally, five different transportation authorities serve San Bernardino County, each serving one or two of the subregions. A brief discussion of transportation trends is provided in the City's Local Profile prepared by the Southern California Association of Governments (SCAG). According to the most recent (2019) Local Profile, approximately 81 percent of residents drove to work alone, 11 percent carpooled, 1 percent took public transit, and 8 percent either bicycled, walked, or worked from home.⁸

⁸ Southern California Association of Governments. 2019. Hesperia Local Profile.

Figure E-26: Victor Valley Transit Authority, Hesperia Route Map, 2021



Source: Victor Valley Transit Authority Interactive Map, 2021.

Findings

Overall, trends in access to opportunity reveal that the City has positive environmental opportunity, but that the educational and economic opportunities suffer due to poor job proximity in the High Desert. Most

of the City is classified as low or moderate resource, but areas of moderate resource are likely skewed higher due to positive environmental opportunity in those areas. The moderate scores in the southern tail may also be affected by the lack of development in this area. RHNA sites are dispersed throughout northern and central Hesperia. They are spread across CES 4.0 percentile scores and are mostly located in low, rather than moderate, resource areas.

Contributing factors to disparities in access to opportunity include lack of access to major employment centers, which will be mitigated with Program 8: City of Hesperia Township Program, Program 14: RC and C2 Zones, and the Tapestry Specific Plan, which creates new housing and economic opportunities in the City.

Disproportionate Housing Needs

The purpose of a disproportionate housing needs and displacement analysis is to identify how access to the housing market differs for members of protected classes—and to determine if such differences are related to discriminatory actions or effects.

HUD's AFFH rule defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area" (2016).

Substandard Housing

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

The City conducted a review of permit and code enforcement records in July 2022 to identify any known substandard structures such as those lacking kitchen or plumbing facilities. As of July 2022, there are no known substandard housing units in the City of Hesperia. The City does "red-tag" structures, as a matter of practice, when buildings are damaged to a point of being unsafe or uninhabitable. This most often happens when a fire or other act has resulted in damage. The City will identify the property as substandard and work with the property owner to identify repairs necessary to bring the unit back into habitable condition.

Table E-3 shows trends in housing problems, specifically cost burden, as they relate to race, age, and household size. Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. The table shows what percentage of each ethnicity and tenure intersection experiences a housing problem. In the City of Hesperia, the minimal Pacific Islander and Native American populations may skew data perception. A large household is a household with three or more children but is often calculated as a household with five or more people. The City has overall high levels of housing problems, specifically cost burden, especially in the Black and Asian populations, and in large households. Countywide, cost burden is also most prevalent in the Black population, but the percentage of the population of each ethnicity experiencing cost burden is relatively the same. Cost

burden is also overall higher in the region than it is in Hesperia. Housing problems is also higher overall in the region in comparison to the City.

Countywide, large households also experience disproportionately high levels of housing problems, but the rates of cost burden countywide are much lower than at the City level, which tracks with the City's low job proximity scores. Much like the City, the County's Black population experiences higher levels of substandard housing.

Table E-3: Housing Problems and Cost Burden by Tenure and Race/Elderly/Housing Size

	White	Black	Asian	Nat Am	Pac Islander	Hispanic	Other	Elderly	Large	All
Hesperia										
Has a Housing Problem										
Owner-Occupied	27.3%	48.5%	57.5%	82.4%	0%	35.2%	48.5%	36.2%	39.2%	32.5%
Renter-Occupied	48.2%	84.1%	68.8%	0%	0%	68.4%	58.8%	61.7%	75.4%	62.2%
All Households	33.5%	71.7%	60.7%	82.4%	0%	48.5%	54.3%	42.3%	54.3%	43.3%
With Cost Burden										
Owner-Occupied	25.7%	38.0%	58.0%	82.4%	0%	29.8%	48.1%	27.8%	99.2%	29.1%
Renter-Occupied	45.8%	81.8%	50.0%	0%	0%	57.0%	41.2%	15.0%	97.0%	55.0%
All Households	31.7%	59.0%	55.8%	82.4%	0%	40.7%	44.3%	23.5%	98.4%	38.4%
San Bernardino County										
Has Housing Problem										
Owner-Occupied	28.1%	39.3%	38.7%	49.1%	43.6%	42.5%	35.2%	34.5%	47.2%	35.4%
Renter-Occupied	51.7%	66.1%	55.5%	49.5%	59.0%	66.4%	66.5%	62.8%	76.9%	61.2%
All Households	35.5%	55.9%	43.7%	49.3%	52.0%	53.4%	51.0%	41.2%	60.0%	45.8%
With Cost Burden										
Owner-Occupied	26.8%	37.6%	35.4%	41.9%	28.7%	34.5%	31.8%	34.4%	28.9%	31.2%
Renter-Occupied	48.6%	63.0%	47.4%	44.4%	50.85	56.7%	61.9%	61.9%	55.6%	54.7%
All Households	33.7%	53.3%	39.0%	43.0%	40.8%	44.6%	47.1%	41.2%	40.1%	40.7%

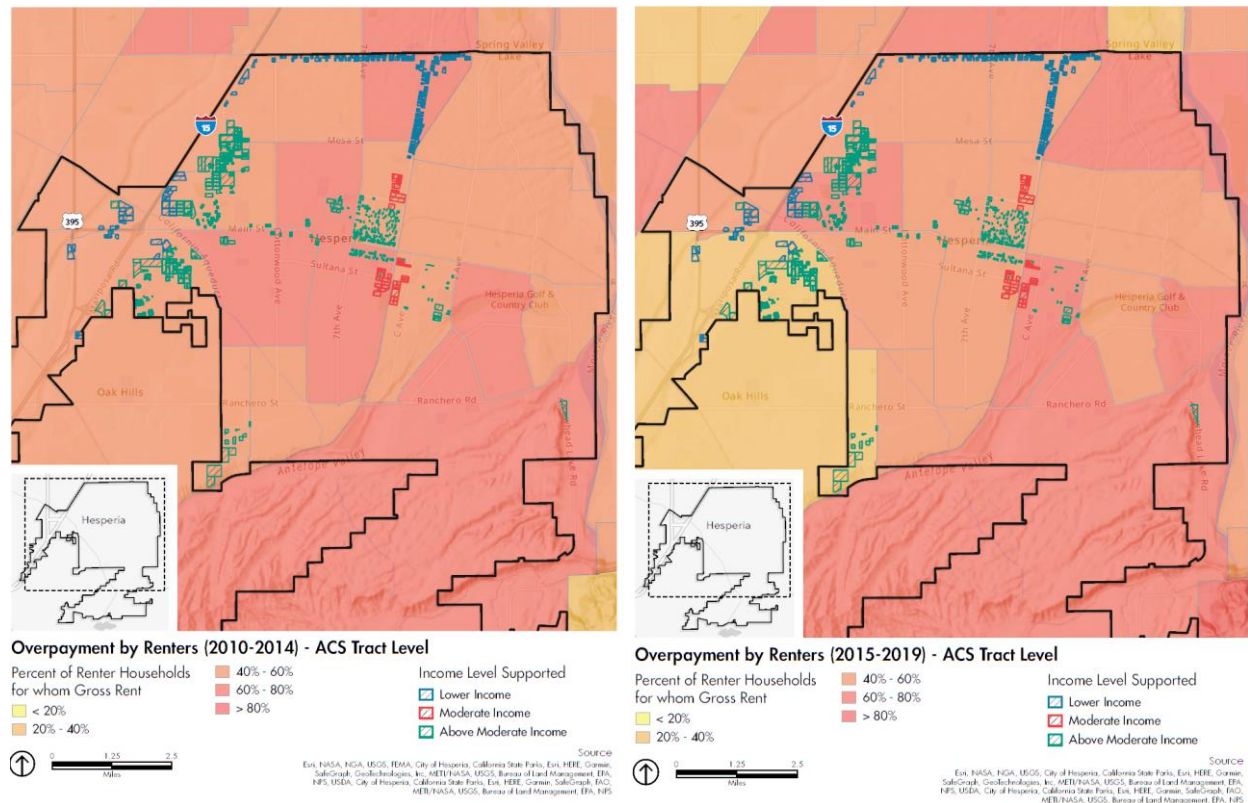
Source: HUD Comprehensive Housing Affordability Strategy dataset, 2013-2017.

Figure E-27 and Figure E-28 reveal no concentrations of cost-burdened owners or renters. Overpayment by both homeowners and renters remained relatively stable over time, with a slight decrease in some areas. The perception of cost burden concentration in the southern arm may be skewed by the lack of residential development in that area. Renters and homeowners over time have seen a slight decrease in overpayment. While there are no concentrations of cost-burdened owners or renters in the City, there are concentrations of RHNA sites in areas with disproportionate amounts of cost-burdened owners or renters. 58 percent of lower income RHNA sites are within tracts with over 80 percent of households being overburdened by rent, compared to 40 percent of all RHNA sites as a whole. To mitigate this issue, the Housing Element includes Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP), and Program 2: Section 8 Rental Assistance Program.

City of Hesperia | 2021-2029 Draft Housing Element
Revised August 2022



Figure E-28: Overpayment by Renters, 2010–2014 and 2015–2019, and RHNA Sites



Source: HCD AFFH Mapping Tool.

Overcrowding

A household is overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. In the City of Hesperia, 7.2 percent of the households are overcrowded, just below the state average. Table 4 shows the percent of households that are overcrowded in the region compared to Hesperia.

Table E-4: Percent of Households that are Overcrowded by Tenure

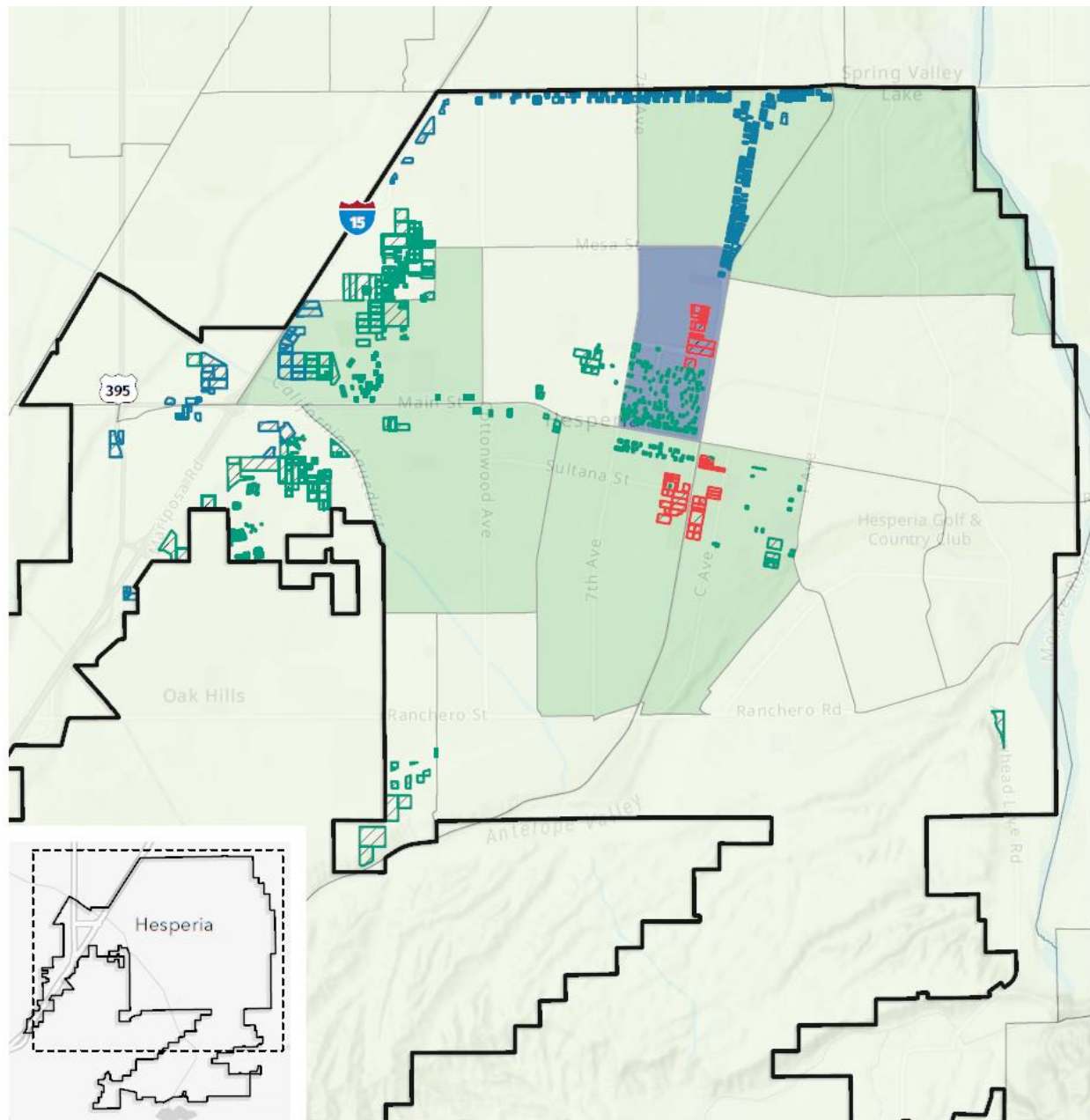
	Hesperia	San Bernardino County
Owner-Occupied	4.1%	5.5%
Renter-Occupied	13.1%	13.8%
Total	7.2%	8.8%

Source: HUD Comprehensive Housing Affordability Strategy dataset, 2014-2018.

While the majority of the City of Hesperia has less than 8 percent of its households overcrowded, there is a tract in the central City where 30 percent of the households are overcrowded. This is a tract with a high number of moderate- and above-moderate income RHNA sites; however, these sites are all currently vacant and are not expected to exacerbate overcrowded conditions in the area. Alternatively, the low-income RHNA sites are in areas with little overcrowding. The County and the City experience overcrowding at similar rates.

In general, 42 percent of the RHNA sites are within tracts with less than 8.2 percent of households experiencing overcrowding. 48 percent of RHNA sites are within tracts between 8.2 and 12 percent overcrowded households. The remaining 10 percent of RHNA sites are within tracts over 20 percent overcrowded households. Specifically, 2 percent of all lower income RHNA sites, 35 percent of all moderate income RHNA sites, and 7 percent of above-moderate income sites were found in tracts with over 20 percent overcrowding. Thus, the sites inventory does not concentrate lower income sites within areas experiencing overcrowding. Although a third of moderate income RHNA sites are found in such areas, the City is adding Program 16: Accessory Dwelling Units and Junior Accessory Dwelling Units, Program 22: Removal of Constraints to Multi-Family Housing in Areas of Opportunity, and Program 25: Diversity of Land Use Designation and Building Type, to encourage a variety of housing types within the City that could provide adequate housing for those moderate income households.

Figure E-29: Overcrowded Households, 2011–2015, and RHNA Sites



Overcrowded Households Data - CHHS - (Tract)

Overcrowded Household Percentage

- < 8.2% (Statewide Average)
- 8.3% - 12%

- 12.01% - 15%
- 15.01% - 20%
- > 20%

Income Level Supported

- Lower Income
- Moderate Income
- Above Moderate Income



0 1.25 2.5
Miles

Source
Esri, NASA, NGA, USGS, FEMA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

Homelessness

Homelessness is becoming an increasing issue of concern countywide due to the increase of homelessness within urban areas of the County. As indicated in 2019 in the County's *Homeless Count and Subpopulation Survey Final Report*, approximately 2,607 persons were registered homeless with 687 being sheltered and 1,920 unsheltered. This accounts for a 12 percent increase in the overall homelessness population as compared to approximately 2,321 persons registered in year 2013.⁹

Data from the San Bernardino County Homeless Partnership 2013 and 2019 Point In Time Counts specific to Hesperia are presented in Table E-5, below. While homelessness is increasing countywide, the rates of homelessness are decreasing in Hesperia.

Table E-5: Homelessness Characteristics

Type	Hesperia		San Bernardino County	
	2013	2019	2013	2019
Total Homeless	50	24	2,321	2,607
Sheltered	28	21	518	440
Transitional Housing	13	0	556	247
Unsheltered	9	3	1,247	1,920
Male	7	14	827	1,342
Female	2	1	272	503
Chronic Homeless	3	5	439	703
Persons with Mental Health Problems	0	2	258	369
Persons w/HIV/AIDS	0	0	15	41
Substance Users	4	3	281	383
U.S. Veterans	2	1	135	175
Victims of Domestic Violence	2	1	205	161
Age 18 to 24	0	3	79	135
Persons Released from Prisons & Jails During Past 12 Months	2	6	255	415

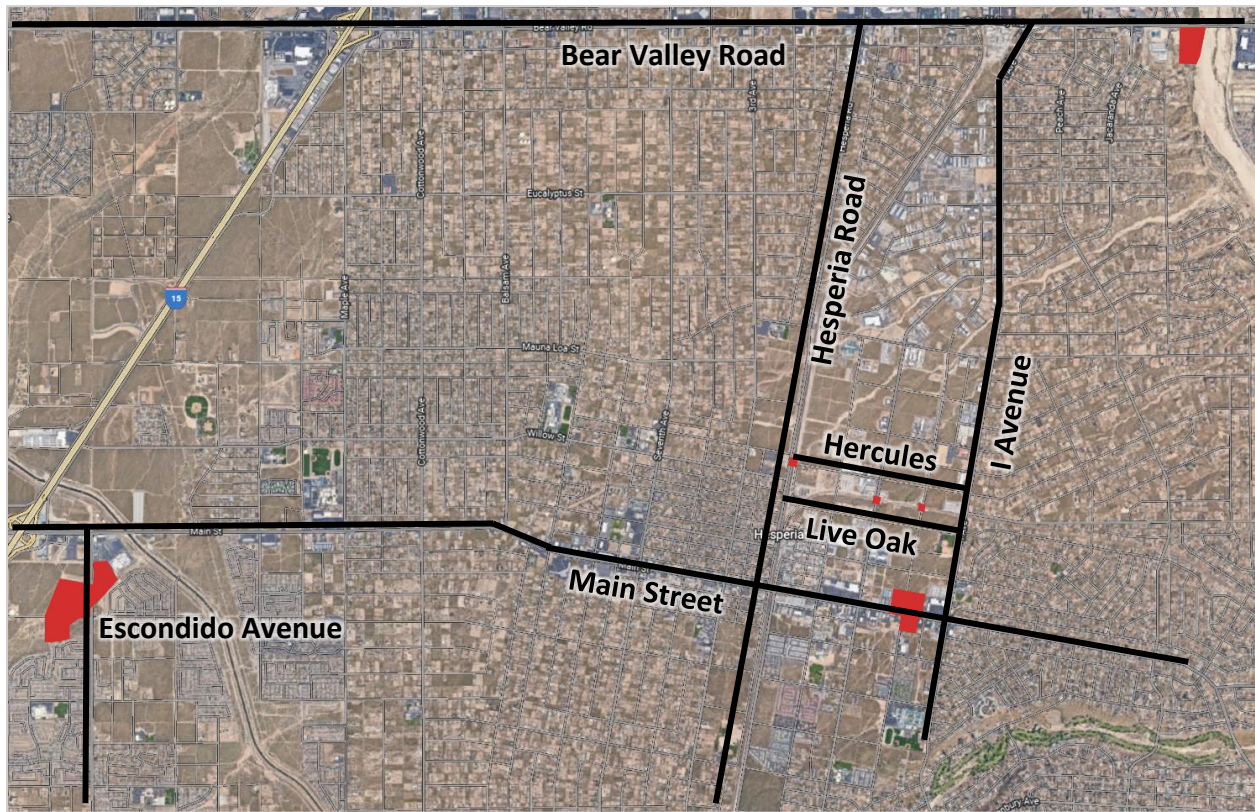
Source: San Bernardino County Homeless Partnership 2013 and 2019 Point In Time Counts.

Figure E-30, below, illustrates the known locations of homeless camps and where homeless activity is known to occur. Code Enforcement is responsible for performing quality of life inspections and homeless counts throughout the City. The City has experienced success with sheltering and Since 2013, the homeless population in Hesperia has decreased by 50% and the unsheltered population has decreased by 66%. The following locations were provided by the City's Code Enforcement division, and are shown in Figure E-.

- G and Main (vacant land)
- E and Live Oak (drainage tunnels)
- G and Live Oak (drainage tunnels)
- Hercules and Santa Fe (drainage tunnels)
- Aldi's on Bear Valley (vacant land)
- Escondido and Sultana (vacant land)

⁹ *Homeless Count and Subpopulation Survey Final Report*, San Bernardino County, 2013

Figure E-30: Homeless Hotspots



Source: Google Earth, City of Hesperia

Displacement

Displacement can happen in many ways: direct displacement, in which residents are forced to move out because of rent increases, building rehabilitation, or a combination of both; exclusionary displacement, in which housing choices for low-income residents are limited; and finally, displacement pressures, when the entire neighborhood changes and the services and support system that low-income families relied on are no longer available to them.¹⁰ Overpayment is a main factor contributing to displacement, which continues to be an issue of concern within all areas of the County.

The Urban Displacement Project at University of California, Berkeley, developed a map of communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost; these are known as sensitive communities.

Sensitive communities are defined based on the following set of criteria:

1. The share of very low-income residents is above 20 percent.

The tract must also meet two of the following criteria:

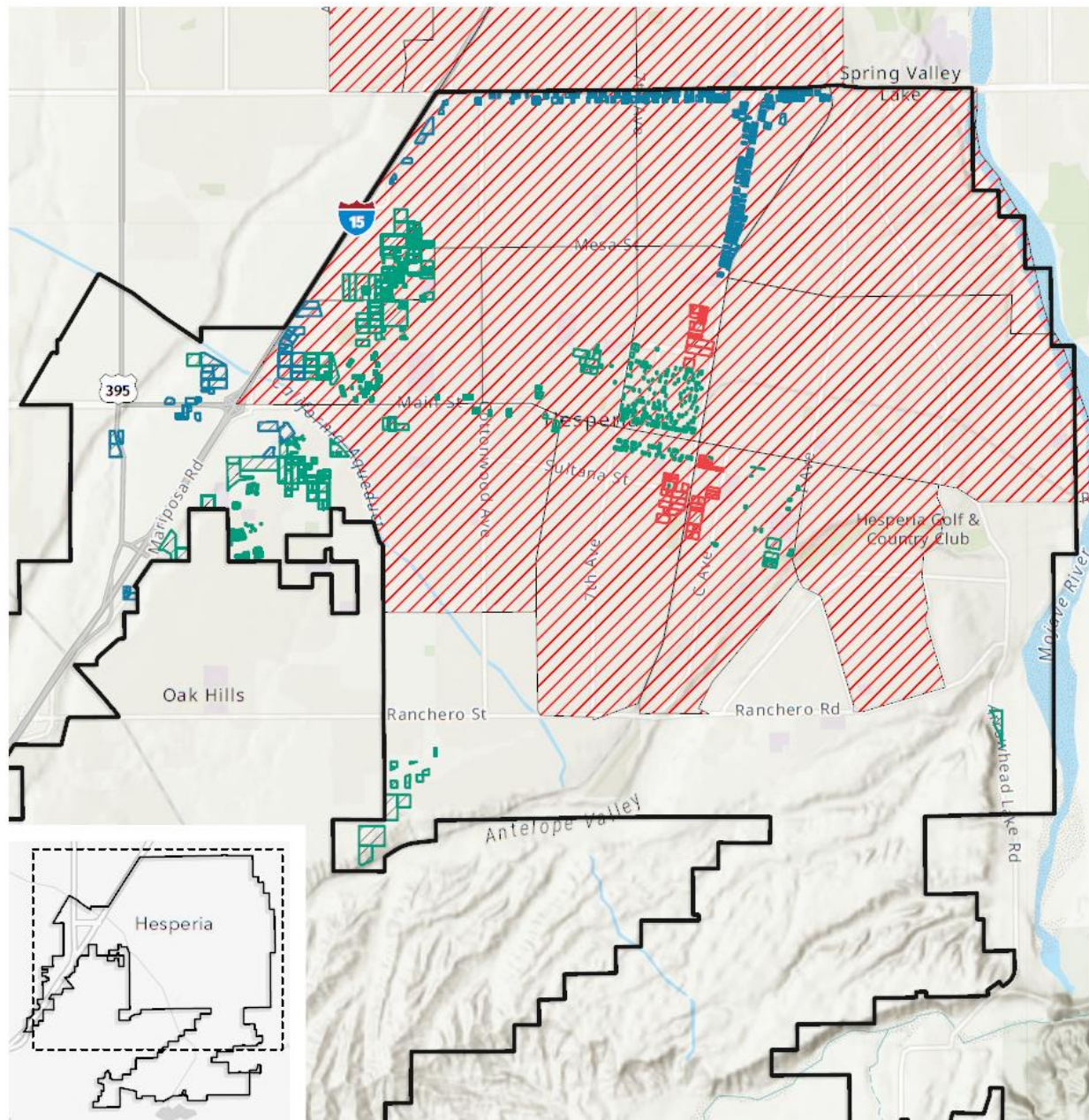
2. The share of renters is above 40 percent.

¹⁰ Department of Housing and Urban Development, 2018

3. The share of people of color is above 50 percent.
4. The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
5. They, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
 - a. The percentage change in rent above the county median for rent increases OR
 - b. The difference between the tract median rent and median rent for surrounding tracts above the median for all tracts in the county (rent gap).

Identified communities that may be vulnerable to displacement using the Urban Displacement Project criteria are shown in Figure E-. The majority of the City, except for the western and southern arms, are identified as areas that are vulnerable to displacement; however, land use development patterns and local knowledge do not indicate that the majority of the City is at a high risk for displacement.

Figure E-30: Communities Vulnerable to Displacement, 2017



Sensitive Communities - UCB - Urban Displacement Project

Tier 2

Vulnerable

Income Level Supported

Lower Income

Moderate Income

Above Moderate Income



Source

Esri, NASA, NGA, USGS, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, City of Hesperia, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Source: HCD AFFH Mapping Tool.

RHNA sites are not anticipated to cause any displacement to occur in the City. Most of the RHNA sites are located within the Main Street and Freeway Corridor Specific Plan. These sites are all currently vacant. As such, the RHNA sites are not likely to add displacement pressure and will add increased housing choice and flexibility in areas that may be vulnerable to displacement.

Findings

An analysis of disproportionate needs found a higher level of households with a housing problem as compared to the county. One tract in the City has a disproportionately high amount of overcrowding compared to the rest of the City. There is no geographic concentration of cost burden throughout the City and there is a decreasing level of homelessness. RHNA sites are spread throughout the City and are not anticipated to exacerbate any fair housing concerns related to disproportionate need, especially given that the majority of sites are currently vacant.

Contributing factors to disproportionate housing needs include lack of range of housing affordability and types, disproportionate housing needs among low-income and homeless populations, disproportionate cost burden among renters, and zoning and land use requirements. These factors will be addressed by Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP), Program 2: Section 8 Rental Assistance Program, Program 4: Large Sites for Lower-Income Housing Program, Program 7: Assistance for the Homeless, Program 9: Code Enforcement, Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP), Program 11: Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP), and Program 23: Development of Affordable Housing.

Other Relevant Factors

Previous Litigation

Victor Valley Family Resource Center versus City of Hesperia was a case from 2016 filed on the basis that Hesperia was discriminating against those with a criminal record. Specifically, the City enforced an ordinance prohibiting residential structures that house more than one individual on probation who are not related by blood or marriage. This caused the closure of transitional homes within the City. Hesperia amended its housing ordinance and ultimately settled the case.

Ongoing Litigation

In 2017, the City of Hesperia enacted the Crime Free Rental Housing ordinance, which required all rental property owners to evict tenants upon notice by the Sheriff's Department that the tenants had engaged in any alleged criminal activity on or near the property. Upon conversation that this ordinance disproportionately affected non-White residents, HUD investigated the case and determined that African American renters were four times as likely, and Latino renters were 29 percent more likely, than White renters to be evicted under this ordinance.

In 2019, the Justice Department sued the City of Hesperia and the San Bernardino County Sheriff's Department for allegedly using the ordinance to discriminate against non-White renters, thus allegedly violating the Fair Housing Act. The case is awaiting trial. In the meantime, the ongoing litigation also serves as a contributing factor to fair housing in the City.

History of Hesperia

The City of Hesperia started as an agricultural area, with its opening being defined by a train depot off the railroad in the late 1800s. The City remained affordable as it was primarily serving the agriculture and rural areas. As it continued to develop without proper infrastructure, Hesperia incorporated in 1988, and now has rural, suburban, agricultural, commercial, and industrial land uses, divided by existing streets and the railroad.

Development Patterns

Existing residential development within the City consists of predominantly single family detached housing on lots of one-half acre or larger. Most of the existing residential lots are located within the core area of the town, generally bounded by Maple Avenue and the Mojave River, and by Bear Valley Road and Ranchero Road. Within this core area, the majority of residential lot sizes have traditionally ranged from 18,000 square feet to one acre. Sewer does not completely service many of the lots within the core area of the City, and that has limited the amount of development that may occur on these parcels. The minimum lot size in order to have a septic tank is 18,000 square feet; all lots that are less than 18,000 square feet are required to be connected to sewer per Lahontan Regional Water Quality Control Board requirements.

The City has approved and continues to receive subdivision applications for lot sizes below the traditional 7,200 square foot lots. These projects have generally been located in the areas west of Maple Avenue and east of the Interstate 15 freeway. Densities of four to six units per acre have been approved on several tentative tracts with requirements for street and road improvements, and water and sewer service. Easier access to the freeway and large blocks of unsubdivided land facilitate these projects, which target primarily first time home buyers and commuters. It is expected that single family residential tracts of four to six units per acre will continue to be proposed in the area between Interstate 15 and Maple Avenue, until the area is built-out.

Multiple family residential uses have been established in three general areas within the community. An extensive area east of the Santa Fe Railroad and south of Main Street, extending along C and G Avenues, was designated on the County zoning map for R-3 (Multiple Family Residential) uses prior to City incorporation. This area has remained multi-family and has developed with several mobile home parks and apartment projects.

Multiple family residential uses have also been established near Bear Valley Road, and between the Civic Plaza and the railroad (the Township Area). The township area was established prior to City incorporation and includes a mix of single-family dwellings intermixed with duplexes, triplexes, fourplexes and scattered commercial uses. This area includes a multitude of parcels that were subdivided into lots as small as 25 feet by 100 feet. A number of these lots have since been combined to widths of 50 or 100 feet. The Multi-Family Residence designation permits development at a density of 8.0-15.0 dwelling units per acre, but the small lot sizes have limited the number of units per acre.

Summary of Fair Housing Issues

Sites Inventory Effect of Fair Housing

The Sites Inventory for the City consists of all vacant land that is either zoned or will be rezoned to accommodate housing throughout the City. All sites have access to appropriate utilities such as water and sewer. Sites are spread throughout the City, with clusters of sites in the Main Street and Freeway Corridor Specific Plan. Sites within the Main Street and Freeway Corridor Specific Plan were selected due to their consistency with Smart Growth Principles, which are places with a mix of land uses, are within infill areas, are located away from natural hazards, and have the ability to create walkable, accessible neighborhoods.

The fair housing concerns in Hesperia are fairly homogenous throughout, in that the fair housing concerns tend to be relevant to the City as a whole, rather than to individual portions of the City. Many of the fair housing concerns are also applicable to the entire High Desert subregion, such as access to employment centers and high performing schools relative to other regions. The one exception to this is high rates of overcrowding in the central census tract. There are sites of all income levels in the tract with high overcrowding and all of them are currently vacant and not expected to cause any displacement of residents; the sites are not overly concentrated in this tract. As such, sites are expected to improve disproportionate housing needs in the City.

There is little variation in ethnicity, race, and income across the City, so the RHNA sites are not located in any areas with concentrations of any protected class or status. The sites are not anticipated to contribute to any conditions that would cause a R/ECAP to occur. There are no RCAAs in the City. The entirety of the City is either low or moderate resource. Sites are located in both low and moderate resource areas, although there are more sites in the low resource areas. This is due to most of the moderate resource areas being located in the southern arm, the entirety of which is the Tapestry Specific Plan and currently containing no housing; however, the Tapestry Specific Plan is anticipated to build over 2,100 units throughout the 6th Cycle.

The Sites Inventory is anticipated to have a positive effect on fair housing throughout the City, and is expected to improve, rather than exacerbate, conditions through the development of housing of all income levels on vacant parcels across the City. The most serious fair housing issues that are expected to continue during the 6th Cycle Element is the community's vulnerability to displacement. 78 percent of RHNA sites are located within areas that are considered vulnerable to displacement. This categorization covers much of the City's populated areas, meaning that regardless of location of sites, risk of displacement is a factor. While the 6th Cycle Housing Element is not expected to exacerbate or cause displacement, the Element includes several programs to reduce the risk of displacement. These include:

- Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP)
- Program 2: Section 8 Rental Assistance Program
- Program 4: Large Sites for Lower-Income Housing Program
- Program 7: Assistance for the Homeless
- Program 9: Code Enforcement
- Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)
- Program 11: Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)
- Program 23: Development of Affordable Housing

Other known fair housing issues are the TCAC Economic and Education Opportunity Areas. In general, many tracts within the City score low with regard to these measures which limits the City's ability to distribute RHNA sites in higher scoring areas. In total, 83 percent of the RHNA sites are within a low resource area. Another fair housing issue with the City's CalEnviroScreen percentile scores, of which 82 percent of RHNA sites are within tracts with a score of over 50. Also, a disproportionate number of the moderate income RHNA sites are located within tracts that contain high percentages of overcrowded households, while a disproportionate number of lower income RHNA sites are located in census tracts experiencing high levels of overpayment for housing. These are city-wide systemic issues, and the City has included several programs from multiple angles to improve conditions with regard to fair housing. The following programs have been added or altered to address known fair housing issues:

- Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP)
- Program 2: Section 8 Rental Assistance Program
- Program 16: Accessory Dwelling Units and Junior Accessory Dwelling Units
- Program 22: Removal of Constraints to Multi-Family Housing in Areas of Opportunity
- Program 25: Diversity of Land Use Designation and Building Type
- Program 29: Negative Environmental, Neighborhood, Housing, and Health Impacts

2020–2024 Analysis of Impediments to Fair Housing Choice

The City of Hesperia created an Analysis of Impediments to Fair Housing Choice (AI) for the years 2020–2024. The AI examines the community, private sector impediments, public policy impediments, and current fair housing activity, and provides a set of recommendations to address the identified impediments to fair housing choice.

The AI identified the following impediments to fair housing:

- Fair housing complaints and services
- Lack of a reasonable accommodation procedure
- Ongoing fair housing litigation (United States of America v. City of Hesperia, County of San Bernardino, and San Bernardino County Sheriff's Department)

Additionally, the AI analyzes the 2013–2021 Housing Element for programs that affirmatively further fair housing and recommends the continuation or implementation of the following programs:

- Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP)
- Program 2: Section 8 Rental Assistance Program
- Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)

That AI also recommends that the City continue to contract with the Inland Fair Housing and Mediation Board for fair housing needs.

SBCTA Regional Assessment of Fair Housing Report

The SBCTA Regional AFH report identified contributing factors and fair housing issues for each of the six subregions in the County. Many of the factors identified for the High Desert are applicable to Hesperia and identified in the analysis in this appendix. Contributing factors for the High Desert identified by the report include:

Table E-6: SBCTA Regional AFH Report Contributing Factors

Fair Housing Issues	Contributing Factors
Persons with disabilities face discrimination and opposition to accommodations in the rental housing market	Private discrimination Lack of effective accommodations for unhoused people with disabilities Land use and zoning laws
Jurisdictions' zoning ordinance/development standards may not comply with state housing law	Land use and zoning laws
Areas of high segregation and concentrations of poverty have less access to educational opportunity	Location of proficient schools and school assignment policies
Areas of high segregation and concentrations of poverty are farther away from job opportunities and have lower access to economic opportunities	Location of employers
High proportion of persons with disabilities are living in areas of high segregation and concentrated poverty and minimal opportunity	Access to publicly supported housing for persons with disabilities Lack of effective accommodations for unhoused people with disabilities
Inadequate supply of housing options for persons with disabilities	Access to publicly supported housing for persons with disabilities Lack of affordable, accessible housing in range of unit sizes

Fair Housing Issues	Contributing Factors
Significant unsheltered homelessness population in the County	Displacement of residents due to economic pressures Lack of renter protections Availability of affordable units in a range of sizes Lack of rental relief programs for people at risk of homelessness Lack of effective accommodations for unhoused people with disabilities

Source: SBCTA Regional AFH Report.

Identification and Prioritization of Contributing Factors

Table E-7 displays the contributing factors identified in the AFFH analysis, their fair housing identified issue, and meaningful actions included in the Housing Plan to address them. Per Government Code Section 65583(c)(10)(A)(iv), higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing.

Table E-7: Identification and Prioritization of Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Meaningful Action	Priority
Outreach Capacity	Lack of awareness of fair housing services	Program 25: Diversity of Land Use Designation and Building Type Program 26: Affirmatively Furthering Fair Housing Program 27: Fair Housing Support and Services Update the AI Program 23: Development of Affordable Housing	Medium
Integration and Segregation	Lack of reasonable accommodation procedure for persons with disabilities Ongoing fair housing litigation (United States of America v. City of Hesperia, County of San Bernardino, and San Bernardino County Sheriff's Department)	Program 18: Housing for the Homeless/Extremely Low Income Households Program 20: Housing for Persons with Disabilities Program 27: Fair Housing Support and Services	High
Access to Opportunity	Poor proximity to major employment centers Areas of high segregation and concentrations of poverty have less access to educational opportunity	Tapestry Specific Plan Program 14: RC and C2 Zones Program 14: Program 8: City of Hesperia Township Program Program 25: Diversity of Land Use Designation and Building Type	Medium

Identified Fair Housing Issue	Contributing Factor	Meaningful Action	Priority
		Development of Environmental Justice Element	
Disproportionate Housing Needs	<p>Lack of range of housing affordability and types</p> <p>Disproportionate housing needs among low income and homeless populations</p> <p>Disproportionate cost burden among renters</p> <p>Zoning and land use requirements</p>	<p>Program 1: First-Time Homebuyer Down Payment Assistance Program (DAP)</p> <p>Program 2: Section 8 Rental Assistance Program</p> <p>Program 4: Large Sites for Lower-Income Housing Program</p> <p>Program 7: Assistance for the Homeless</p> <p>Program 9: Code Enforcement</p> <p>Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)</p> <p>Program 11: Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)</p> <p>Program 14: RC and C2 Zones</p> <p>Program 23: Development of Affordable Housing</p>	High