

# City of Hesperia

**Annual Report Regarding the Status and  
Implementation  
of the**

## **GENERAL PLAN**

**For the Year**

**2017**





## **Annual Report on Status & Implementation of the Hesperia General Plan for the Year 2017**

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## 1. Introduction

State law requires the "planning agency" by April 1 of each year provide an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development that discusses:

- (A) The status of the plan and progress in its implementation.
- (B) The progress in meeting its share of regional housing needs and local efforts on forms adopted by the Department of Housing and Community Development.
- (C) The degree the approved General Plan complies with Office of Planning and Research guidelines.

This document is the Annual Report on the status and implementation of the Hesperia General Plan in accordance with Government Code Section 65400. This report also serves as the Implementation Plan for Hesperia's General Plan, describing the actions the City of Hesperia has taken to implement the General Plan. Also, many of the goals and policies are environmental mitigation measures from the General Plan's Final Environmental Impact Report. Therefore, this report is the means through which the City of Hesperia complies with the requirements of Section 21081.6 of the California Public Resources Code (the "California Environmental Quality Act") which mandates monitoring of environmental mitigation measures.

The housing aspect of this report documents the status of the Housing Element and progress of its implementation, including the progress in meeting Hesperia's share of regional housing needs, and local efforts to remove governmental constraints to the maintenance, improvement and development of housing. This annual report is a working document that provides information on the specific direction of the City of Hesperia and it is a tool to alert the City of potential revisions that may be required in the future.

The current Hesperia General Plan was adopted on September 7, 2010. This was the first comprehensive update since the original General Plan was adopted in 1991. The update covers the entire City and all seven required elements of the General Plan. Of particular importance was the goal to convert the plan to a one-map system where all land uses are designated on the General Plan map, eliminating the zoning map and associated potential inconsistencies. This enables the public to readily determine the appropriate land uses for any parcel in the City and sphere of influence.

The City's population, size and composition have changed considerably in the last 30 years. The City has grown from about 50,000 residents to nearly 100,000 and is 75 square miles in area compared to 50 square miles at the time of incorporation (1988). Another 36 square miles of unincorporated land is in the City's Sphere of Influence. As the Sphere of Influence includes areas that directly relate to the City's planning, State law requires that Hesperia's General Plan include these areas as in the General Plan. The 2010 General Plan update addressed laws, regulations and circumstances that did not exist when the original plan was adopted. For example, the State enacted several laws addressing climate change that will require cities to take actions that reduce carbon emissions. The General Plan identifies implementation measures that specifically mitigate impacts to the production of greenhouse gasses. The Climate Action Plan was adopted separately in July of 2010 as a special program to implement requirements for new development, as well as to provide "feasible" measures the City will take to address global climate change. There were also new mandates regarding endangered species, housing and sustainable communities. Finally, the updated 2010 General Plan reflected the "Main Street and Freeway Corridor Specific Plan" that was adopted by the City of Hesperia in October of 2008.





## 2. General Plan Implementation Progress

The policy framework of the General Plan is presented here, along with a discussion of the progress toward achieving these goals.

### Land Use Element

#### GOALS

LU-1: Regulate development so that the density of residential development and the intensity of non-residential development are appropriate to the property, surrounding properties, and the general neighborhood.

LU-2: Protect and enhance the quality of life by ensuring residential development is visually pleasing and compatible with existing uses and neighborhoods as well as the natural desert environment.

LU-3: Promote balanced, efficient commercial development that is functional, safe, attractive and convenient to users, and which will strengthen the local economy.

LU-4: Promote industrial development within the City which will expand its tax base and provide a range of employment activities, while not adversely impacting the community or environment.

LU-5: Designate and protect land for public uses to serve the needs of the community for schools, parks, community facilities, open space, utilities, and infrastructure.

LU-6: Promote sustainable development and building practices in all facets of project development through completion of construction.

LU-7: Facilitate a self-contained community with a well-designed and maintained community with a full range of densities and uses within the capacity of infrastructure and services.

LU-8: Provide for a fiscally sound and balanced mix of land uses with the best and most efficient use of infrastructure and services. Development shall occur in an orderly, beneficial manner that does not fiscally impact the existing community.

#### Action(s)

*The Land Use Plan provides for a variety of residential densities and non-residential uses that, in conjunction with mitigation and design standards, effect uses appropriate to their context.*

*Most of the new housing in the City is being planned in Specific Plans, like the Freeway Corridor and Main Street Specific Plan and the Tapestry Specific Plan that provide for enhanced architecture and cohesive community design elements.*

*Proper commercial development is being diligently pursued through the City's Economic Development department. These projects are balanced, efficient and effective as they are largely being implemented via the City's specific plans.*

*Industrial development is being proactively pursued in both the City's historic Industrial areas and in the newer Commercial/Industrial Business Parks.*

*Public uses are identified in both the general Land Use plan and in Specific Plans.*

*Cost-effective sustainable methods of development and building, from project conception through construction and operation are clearly supported.*

*Recent refinements of the General Plan, implementation of the Freeway Corridor and Main Street Specific Plan and the Tapestry Specific Plan, which is nearing commencement, all serve to broaden the range and quality of uses and densities/intensities.*

*The trend toward more efficient land use patterns and better integrating public service and facility provision with specific land use decisions is fostering fiscally sound decision-making.*





## Circulation Element

### GOALS

CI-1: Develop a safe, efficient, convenient, and attractive transportation system throughout the community, providing links within the City and with neighboring regions, and accommodating automobile, truck, pedestrian, recreational, equestrian, rail, air, and public transit needs which will meet current and future development requirements within the planning area.

CI-2: Develop and implement a City-wide Congestion Management Plan.

CI-3: Provide for a system of arterial and local streets that links the City to other communities and regional facilities, while providing motorists with easily accessible routes to various facilities within the City.

CI-4: Provide a circulation system that facilitates the movements of goods and services throughout the City while protecting residences, sensitive land uses, and pedestrians from activities along rail and truck corridors.

CI-5: Provide for a strong and balanced public transit infrastructure.

### Action(s)

*The City's transportation network is taking shape as new roadways, street widening/completion, bus turnouts/shelters, sidewalks/pedestrian ways, hiking trails, bike trails/paths/lanes and rail grade separations are planned, designed and constructed.*

*The Circulation Element is designed to prudently consider the congestion management needs associated with the Land Use Element.*

*The Circulation Plan provides a system that either does or will conveniently connect adjacent communities and regional facilities with origins and destinations within the City.*

*The older, long-existing manufacturing areas in the City generally consist of relatively small parcels with potential rail access. The larger industrial sites are oriented to Interstate 15, where freeway connections limit impacts on sensitive land uses.*

*The land use intensities severely limit transit trip generation and broadly scattered origins and destinations limit the provision of practical public transit infrastructure.*





## Housing Element

### GOALS

HO-1: Assist in the provision of housing that meet (sic) the needs of all economic segments of the community.

HO-2: Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.

HO-3: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

HO-4: Mitigate any potential governmental constraints to housing production and affordability.

HO-5: Continue to promote equal opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.

### Action(s)

*The City provides assistance and support for housing provision that addresses the range of economic segments of the community.*

*The dominant land use in Hesperia is reflected in the many neighborhoods and subdivisions that are carefully considered with respect to new land development requests. The City is also planning for capital improvements to encourage investment in and enhance existing housing stock.*

*Refinements to land use planning is largely focused on Specific Plans that call for a much broader mix of housing types that has traditionally been provided for in Hesperia. Also, mixed use opportunities are also available that again were not available in the City.*

*The City proactively supplies a ready inventory of land stock to meet the housing demand now associated with the regional market. Further, Hesperia offers efficient and practical project entitlement and permitting.*

*Equal opportunity in the housing market is a 'given.'*





## Open Space Element

### GOALS

OS-1: Designate, maintain, and enhance the quality of permanently protected open space used by native species.

OS-2: Identify and preserve natural open space in order to protect sensitive environments and preserve amenities such as washes, bluffs, Joshua tree forests, or juniper woodlands. Open space areas should be contiguous or connected through trails to provide accessibility for hikers as well as wildlife.

OS-3: The areas within the Oro Grande Wash and the unnamed wash east of Interstate 15 identified as Areas A, B, and C of Exhibit OS-7 shall be preserved in their natural state.

OS-4: Permit a variety of uses within open space areas, depending upon the natural amenities available.

OS-5: Continue to work with the Hesperia Recreation and Park District to create and maintain a diverse park system that includes parks, community facilities, natural open space areas, and trails for residents to enjoy.

OS-6: Provide connectivity among natural open space areas, parks, and regional trails and open spaces with a trails (sic) system that allows hiking, bicycling, and equestrian uses.

### Action(s):

*Areas within the City are designated for the protection and maintenance of open space used by the Arroyo Toad, the Desert Tortoise, and the Mojave Ground Squirrel.*

*The bulk of the community was platted/subdivided decades ago. At that time, common open space was not typically accommodated in the land development process, hence areas that would likely be preserved or enhanced as open space today, were not so treated previously. Open space is being retained, including trails, paseos and access corridors, in 'planned' areas, such as the Tapestry Specific Plan and newer subdivided areas.*

*The City's land use/zoning documents identify these areas as "Wash Protection Overlay" and therefore protect these features largely in their natural state.*

*Passive and active recreation activities, habitat conservation/education and other similar uses are allowed in these areas.*

*The City has 'constant' contact and communication with the Hesperia Recreation and Park District (HRPD) to ensure proper provision of park system facilities. HRPD is a formal and active participant in the City's development review process.*

*As areas are developed beyond the long-established 'lot and block' development pattern, natural (and enhanced) open areas are being connected with trails and paths.*



## Noise Element

### GOALS

NS-1: To achieve and maintain an environment which is free from excessive or harmful noise through identification, control and abatement.

NS-2: To achieve and maintain an environment which is free from excessive vibration.

### Action(s):

*The uses adjacent to Interstate 15 are by design generally compatible with the freeway noise. The areas along the BNSF railroad tracks are largely already developed or planned for noise compatible industrial uses. Other areas/uses will be subject to noise impact analysis and mitigation as they are considered.*

*Hesperia Municipal Code establishes vibration standards that limit vibration effects not associated with off-site motor vehicles or construction/maintenance/demolition activities.*





## Conservation Element

### GOALS

CN-1: Conserve water resources within the Upper Mojave River Groundwater Basin.

CN-2: Establish building and development standards to maximize the reclamation of water resources.

CN-3: Minimize development and set aside necessary open space near and along surface waters as well as those washes and other water passageways located in the City to preserve and protect plant and animal species and their natural habitat dependent on such surface waters and water ways.

CN-4: Establish policies and regulations to protect the natural environment and habitat of the cities (sic) biological resources.

CN-5: The City shall establish policies and procedures in compliance with state and Federal laws and regulations to identify and properly protect found historical, cultural and paleontological artifacts and resources.

CN-6: Provide programs and incentives to encourage residents, businesses, and developers to reduce consumption and efficiently use energy resources.

CN-7: Develop, promote and implement policies to reduce and limit Greenhouse Gas Emissions.

CN-8: Implement policies and measures to reduce air pollution and emissions of pollutants.

### Action(s):

*New development is required to use water conserving plumbing fixtures and low water use/drought tolerant landscaping.*

*The City is actively developing reclaimed water infrastructure to serve schools, parks and other uses. Development projects are incorporating water retention/quality measures, as required.*

*The relationships of development near/adjacent to drainage ways and surface waters with natural habitats and water resources is explicitly evaluated as appropriate on a case-by-case basis.*

*Prudent assessment, inventory and management of these natural resources is required as part of the project/environmental review process.*

*The City has established policies and procedures to comply with these state and Federal requirements.*

*The City principally encourages reduced energy consumption/efficient energy use through state and Federal energy requirements and programs.*

*The City of Hesperia's adopted Climate Action Plan effects reduced Greenhouse Gas Emissions by broadening the mix of land uses and intensities, promoting more compact development, improving pedestrian and bicyclist mobility, increasing the use of renewable sources of energy, reduced water use, increased recycling, and implementing CEQA.*

*The City actively pursues the proper treatment of unpaved roadways and parking areas to reduce fugitive dust emissions. Focused land use activities are used to develop land uses that will provide for reduced vehicle miles travelled (VMT) to reduce transportation related air emissions.*





## Safety Element

### GOALS

SF-1: Minimize injury, loss of life, property damage and social disruption caused by seismic shaking and other earthquake-induced hazards, and by geologic hazards such as slope instability, compressible and collapsible soils, and subsidence.

SF-2: Minimize injury, loss of life, property damage and social disruption caused by flooding and inundation hazards.

SF-3: Reduce the risk of death, injury, property damage and economic loss due to vegetation and structure fires.

SF-4: Reduce the potential for hazardous materials contamination in Hesperia.

SF-5: Plan for emergency response and recovery from natural disasters, especially from flooding, fire and earthquakes, and from civil unrest that may occur following a natural disaster.

### Action(s):

*Building codes, individual project review and engineering requirements/procedures provide a balanced approach to protecting people and property from undue seismic risk.*

*The City of Hesperia manages flooding/inundation hazards through its Flood Hazard Protection Regulations.*

*The City's review processes properly include Fire Department review and requirements. Also, weed abatement and wildfire management programs consider vegetative fire needs. The City and Fire Department also coordinate fire station/services planning.*

*The City, in cooperation with the Fire Department, enforces regulations and standards related to the use and transport of hazardous materials.*

*The City has adopted Flood Hazard Protection Regulations and emergency response protocols with area cities and San Bernardino County.*





### 3. Compliance with OPR's General Plan Guidelines

The Governor's Office of Planning and Research (OPR) guidelines for general plans include several criteria. Each criterion is presented and briefly discussed below;

#### **Comprehensiveness/Geographic Comprehensiveness**

The general plan must cover a local jurisdiction's entire planning area and address the broad range of issues associated with the City's development.

*The City of Hesperia General Plan does cover the entirety of its City Limits and its Sphere of Influence. The range of issues considered is comprehensive as framed by the required Land Use, Circulation, Housing, Open Space, Noise, Conservation and Safety elements.*

#### **Regional Context**

Cities and counties should coordinate plans regionally when appropriate. The Legislature has mandated that the general plan consider certain regional impacts, like regional housing needs.

*The Hesperia General Plan does include regional considerations and coordination with respect to Housing, Conservation and Safety planning. Land Use, Circulation and Open Space planning reflect coordination with that same planning by adjacent entities.*

#### **Issue Comprehensiveness**

The plan should focus on issues that are relevant to the planning area. The plan must address physical development. Social and economic consequences should be considered along with physical and environmental impacts.

*The General Plan addresses the salient planning needs of the City in a manner that is "thorough" in the context of the needs of the community. The general plan is by design placed in the socio-economic setting of the community.*

#### **Internal Consistency**

Internal consistency means there are no conflicts among policy, textual or graphic components of the plan. Policies should be balanced and reconciled within the plan. The guidelines provide these five 'measurements' of internal consistency:

**Equal Status of Elements:** Each general plan element has equal "legal status." No plan element is subordinate to another. The general plan must resolve potential conflicts with clear language and consistent policy.





**Consistency Between Elements:** General plan elements must be consistent with one another. When a general plan references all or a portion of another plan, the referenced materials need to be consistent with the rest of the general plan.

**Consistency Within Elements:** Each plan element's data, analysis, goals, objectives, policies and programs must be consistent with and complement one another.

**Area Plan Consistency:** The content of an area plan or community plan must be consistent with the general plan. For example, climate action plans should be consistent with the general plan.

**Text and Diagram Consistency:** The plan's text and diagrams must be reconciled because the diagrams reflect the written policies and programs in the text of each element.

*The Hesperia General Plan meets these five measures of consistency. Each plan element has equal status. The General Plan elements are consistent with one another. Each element provides for internal consistency. The Climate Action Plan is consistent with the general plan. The graphics, text/analysis and policies in each element are consistent.*

### Long-Term Perspective

The general plan is designed to protect and enhance the general welfare of current and future generations. Long-term policies are used to guide day-to-day decisions. Time frames can vary for effective planning of different concerns.

*The Hesperia General Plan was adopted in 2010 with the intent to guide change, growth and development over the "next two decades." This is consistent with the notion that most jurisdictions select 20 years as the general plan horizon.*

### Required Elements

The mandatory elements for all jurisdictions are land use, circulation, housing, conservation, open space noise and safety.

*These are precisely the elements of the Hesperia General Plan.*

### Mandatory Element Format

**Land Use Element:** The land use element must designate general distribution, location and extent of proposed land uses for: Housing, business, and industry; Open space; Recreation; Education; Public facilities; Future solid and liquid waste facilities; Greenways; Timberland preserves; Areas subject to flooding; Military land use compatibility; and Other categories.

*The Hesperia General Plan Land Use element includes the distribution and extent of the various types of uses.*

**Circulation Element:** The circulation element must include the location and extent of existing and proposed major thoroughfares, transportation routes, any terminals, any military airports and ports, and "public utilities and facilities." The circulation element is to be correlated with the land use element.





*The Circulation Element of the Hesperia General Plan includes the location and extent of existing and proposed transportation arteries and the related public utility/facility associations.*

**Housing Element:** The housing element must include an assessment of housing needs, and inventory and evaluation of 'adequate' housing sites, an analysis of potential housing constraints (both governmental and non-governmental), housing policies and programs, and quantifies housing objectives.

*The Hesperia Housing Element (updated in 2014) properly addresses the required considerations including quantified housing objectives. The required Department of Housing and Community Development reporting forms are included at the end of this report.*

**Conservation Element:** The conservation element must address the "conservation, development and utilization" of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors and fisheries, wildlife, minerals, and other natural factors.

*Relevant resources are provided for in Hesperia's Conservation Element. Specifically, water resources, rivers and other waters, soils, mineral resources, biological resources, historical/paleontological/cultural resources, aesthetic resources, agriculture, energy, air, and 'climate change' are addressed.*

**Open Space Element:** The open space element must inventory open space for natural resources, managed production of resources, outdoor recreation, public health and safety, military support, and for tribal resources.

*Hesperia's Open Space Element addresses preservation of natural resources (including threatened, endangered and sensitive species), scenic resources, rivers and washes, resource production management (agriculture, water, mineral, cultural and historic resources), outdoor recreation, and public health and safety.*

**Noise Element:** This general plan element must consider noise levels from highways and freeways, primary arterials and major local streets, passenger and freight railroads operations, ground rapid transit, airport operations, local industrial facilities, and other ground stationary noise sources.

*Hesperia's Noise Element provides a comprehensive program to consider and manage noise and land use compatibility in the planning process.*

**Safety Element:** The safety element's purpose is to reduce short and long term risks from fires, floods, droughts, earthquakes, landslides, climate change and other hazards.

*Seismic and geologic hazards, flooding, fire risks, hazardous materials, and disaster preparedness/response/recovery are addressed in Hesperia's Safety Element.*





#### 4. Department of Housing and Community Development Reporting

In 2010, the City completed a General Plan Update, including the Housing Element. This Housing Element addressed the previous Regional Housing Needs Allocation (RHNA) reporting period, which was from January 1, 2006 to June 30, 2014. Following the State's adoption of Senate Bill SB375, a new Housing Element cycle was established for the years 2013 to 2021. The City updated the Housing Element in 2013, using the new RHNA assigned by the State. The City Council adopted the current Housing Element in February 2014.

The following tables contain the necessary information to report progress in meeting the City's housing goals, as well as the State's mandates for compliance with the State Department of Housing and Community Development requirements.

**Table A** is the Annual Building Activity Report -Low-, and Very Low-Income Units and Mixed Income Multifamily Projects for 2017. The report indicates that no very-low income, low income, or moderate income units were constructed.

**Table A2** is the Annual Building Activity report - Summary for Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c) (1) shows that no permits were issued in 2017 related to "Rehabilitation Activity," "Preservation of Units At-Risk" or for "Acquisition of Units" under any of the specified income categories ("Extremely Low Income," "Very Low Income" or "Low Income").

**Table A3** depicts the Annual Building Activity Report Summary for Moderate- and Above Moderate-Income Units. Permits for 230 single family homes were issued.

**Table B** (Regional Housing Needs Allocation Progress) shows the City's progress towards meeting the regional Housing Needs Assessment Needs numbers. Only 230 permits for single family residences were issued in 2017. As the City's RHNA is 1,715 units under the housing element cycle established by SB 375, this leaves 1,009 units to be constructed to meet the RHNA.

Finally, **Table C** (Program Implementation Status) lists the progress the City and Housing Authority made during FY 2016-2017 towards meeting the program goals in the City's Housing Element.

Due to the enactment by the State of Assembly Bill AB 26, which dissolved redevelopment agencies as of 2012, funding for affordable housing was significantly affected. The City evaluated the impacts of this action, and modified programs previously funded by redevelopment's "20% housing set-aside," as no replacement funding for such programs is available.



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202)

| Jurisdiction     | City of Hesperia      |
|------------------|-----------------------|
| Reporting Period | 1/1/2017 - 12/31/2017 |

**Table A**

**Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects**

| Housing Development Information                                       |                  |                                   |                                    |                |                     |                              |                               |   | Housing with Financial Assistance<br>and/or<br>Deed Restrictions | Housing without<br>Financial Assistance<br>or Deed Restrictions |
|---|------------------|-----------------------------------|------------------------------------|----------------|---------------------|------------------------------|-------------------------------|---|--|---|
| 1   | 2                | 3                                 | 4                                  |                |                     |                              | 5                             | 6   | 7  | 8   |
| Project Identifier<br>(may be APN No.,<br>project name or<br>address) | Unit<br>Category | Tenure<br><br>R=Renter<br>O=Owner | Affordability by Household Incomes |                |                     |                              | Total Units<br>per<br>Project | Assistance<br>Programs<br>for Each<br>Development | Deed<br>Restricted<br>Units                                      |   |
|   |                  |                                   | Very Low-<br>Income                | Low-<br>Income | Moderate-<br>Income | Above<br>Moderate-<br>Income |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
|   |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
| (9) Total of Moderate and Above Moderate from Table A3                |                  |                                   |                                    |                |                     |                              |                               | 0   | 0  |   |
| (10) Total by income Table A/A3                                       |                  |                                   |                                    |                |                     |                              |                               |   |  |   |
| (11) Total Extremely Low-Income Units*                                |                  |                                   |                                    |                |                     |                              |                               |   |  |   |

\* Note: These fields are voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

|                  |                       |
|------------------|-----------------------|
| Jurisdiction     | City of Hesperia      |
| Reporting Period | 1/1/2017 - 12/31/2017 |

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type                     | Affordability by Household Incomes |                 |            | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|--|
|                                   | Extremely Low-Income*              | Very Low-Income | Low-Income |  |
| (1) Rehabilitation Activity       |                                    |                 | 0          |  |
| (2) Preservation of Units At-Risk |                                    |                 | 0          |  |
| (3) Acquisition of Units          |                                    |                 | 0          |  |
| (5) Total Units by Income         | 0                                  | 0               | 0          | 0  |

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

|  | 1. Single Family | 2. 2 - 4 Units | 3. Units | 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|--|------------------|----------------|----------|----------|----------------|-----------------|----------|----------------------------|
| No. of Units Permitted for <b>Moderate</b>       |                  |                |          |          |                |                 | 0        |                            |
| No. of Units Permitted for <b>Above Moderate</b> | 230              |                |          |          |                |                 | 230      |                            |

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Hesperia  
Reporting Period 1/1/2017 - 12/31/2017

Table B  
Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |                                 | 2013   | 2014   | 2015   | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level   | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |                                 |                                      |
|  | Deed                            | 0      | 0      | 0      | 20     | 0      |        |        |        |        | 20                              | 378                                  |
| Very Low   | Restricted Non-deed restricted  | 0      | 0      | 0      | 0      | 0      |        |        |        |        |                                 |                                      |
|  | Deed                            | 0      | 0      | 0      | 75     | 0      |        |        |        |        | 75                              | 199                                  |
| Low  | Restricted Non-deed restricted  | 0      | 0      | 0      | 0      | 0      |        |        |        |        |                                 |                                      |
|  | Deed                            | 0      | 0      | 0      | 0      | 0      |        |        |        |        |                                 |                                      |
| Moderate   | Restricted Non-deed restricted  | 0      | 0      | 0      | 0      | 0      |        |        |        |        |                                 |                                      |
|  | Deed                            | 0      | 0      | 0      | 0      | 0      |        |        |        |        |                                 |                                      |
| Above Moderate   | Restricted Non-deed restricted  | 28     | 82     | 98     | 173    | 230    |        |        |        |        | 611                             | 314                                  |
|  | Deed                            | 28     | 82     | 98     | 173    | 230    |        |        |        |        | 611                             | 118                                  |
| Total RHNA by COG. Enter allocation number:  |                                 | 28     | 82     | 98     | 268    | 230    |        |        |        |        | 706                             | 1,009                                |
| Total Units  |                                 | 28     | 82     | 98     | 268    | 230    |        |        |        |        | 706                             | 1,009                                |
| Remaining Need for RHNA Period   |                                 | 28     | 82     | 98     | 268    | 230    |        |        |        |        | 706                             | 1,009                                |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

|                  |                       |
|------------------|-----------------------|
| Jurisdiction     | City of Hesperia      |
| Reporting Period | 1/1/2017 - 12/31/2017 |

Table C  
Program Implementation Status

| Program Description<br>(By Housing Element Program Names)                           | Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.   | Housing Programs Progress Report - Government Code Section 65583.   |
|---|--|---|
| Name of Program   | Objective  | Timeframe<br>in H.E.  |
| <b>Program 1:<br/>First-Time Homebuyer Downpayment<br/>Assistance Program (DAP)</b> | Assist five (5) low and moderate income first time homebuyers.<br>Implement federal HOME funds (via State HCD) as awarded, and annually apply for additional funding for homeowner assistance programs.<br>Utilize Hesperia Housing Authority funds to assist with downpayment assistance.<br>Promote programs that will increase the level of home ownership in Hesperia to reduce the number of foreclosed, vacant and HUD owned homes by a minimum of 10%.<br>Note: Numerical goals are based on a 5-year period. | Ongoing<br>from 2014  |
| <b>Program 2:<br/>Section 8 Rental Assistance Program</b>                           | Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to three hundred (300) very-low and low-income people.<br>Provide information at the public counter and the City's website.<br>Note: Numerical goals are based on 5 year period.  | Ongoing   |
|   |  | <b>Status of Program Implementation</b><br><b>The City of Hesperia has continued to implement the goals and objectives of the H.E.</b><br><br>During 2017 the City's Housing Authority funded Downpayment Assistance Program (DAP) that offered a 30 year, zero percent interest loan with payments deferred for thirty years was on hold. During this calendar year, the City did not fund any DAP loans.<br>Fund Seller Mortgage Carry-Back (SMCP) Loans for Low Income households purchasing a City NSP owned property that has been designated for Low Income households.<br>During the 2015-16 fiscal year, staff applied for funding the City's Community Development Block Grant (CDBG) entitlement for a First Time Homebuyer Program. Funding was approved in the amount of \$200,000 for the 2016-2017 CDBG Program Year. No loans were funded during this period.<br>2013 - 2016 funded 4 SMCP loans to low income buyers using NSP funds.<br>The City has spanish translators available on staff if needed.<br><br>This federally funded program provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. The City is not a direct recipient of Section 8 Housing Choice Vouchers, instead the San Bernardino County Housing Authority (HACSB) obtains the vouchers and recipients of the vouchers may choose to use them in the City. During the 15-16 and 16-17 program year, HACSB continued providing housing and public services to existing residents of HUD Public Housing Units and HACSB owned affordable housing units. Additionally, the HACSB has 100 Authority owned housing units. |



## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

| Jurisdiction  | Reporting Period | City of Hesperia  | 1/1/2017 - 12/31/2017 |  |
|---|------------------|---|-----------------------|--|
| <p><b>Program 3:</b><br/>Affordable Housing Development.<br/>Density Bonuses and Regulatory Concessions.<br/>Financial Assistance, Identification of Available Sites.</p> |                  | <p>Based on available funds, issue a NOFA to solicit housing developers.<br/>Purchase vacant and underutilized sites.<br/>Active 595 affordable housing units, (291 extremely/very low and 34 low income units)</p> | <p>2008-2014</p>      | <p>A final NOFA has been approved by the City Council but is on hold indefinitely. The City approved a loan for an affordable new construction apartment project for seniors in an amount not to exceed \$3,831,975. The complex will consist of 96 units on a portion of 9.41 acres. The project includes 20 units at 50% AMI and 76 units at 80% AMI.<br/>The City adopted a revised density bonus provisions in its Development Code in 2011. The City offers and promotes density bonuses in conjunction with design concessions to enable developers to construct affordable units with the City.<br/>The City's current inventory for multiple-family properties has been included in the adopted 2013-2021 Housing Element. The list is made available to housing providers and developers.<br/>There are Public Housing projects in the City of Hesperia; however, they are not sponsored by the City. The City it actively involved in the efforts of the Housing Authority of the County of San Bernardino (HASB) and its endeavor to provide public housing for low income and special needs households. The City reviews HASB's administrative, annual and five year plans to ensure (1) there is a system in place for public housing residents input; (2) consistency with the City's Consolidated Plan goals; and (3) that public housing priorities reflect the needs of the community. To the extent possible, the City encourages landlords to renew their agreements with the HASB to preserve the affordable housing options for recipients of Section 8 vouchers.<br/>The City utilized \$3,343,215 during 2016-17 of current and prior year CDBG funds for programs including Public Service, Housing Rehabilitation, Energy Efficiency and Minor Home Repair, Fair Housing and Neighborhood and Infrastructure Improvement.<br/>In addition, the City's Housing Authority continues to implement housing programs using CDBG and NSP funds.</p> |
| <p><b>Program 4:</b><br/>Large Sites for Lower Income Housing Program. (2-10 acres)</p>   |                  | <p>Streamlining approved process<br/>Reduced fees<br/>Provide technical assistance<br/>Modification of development requirements</p>   | <p>Ongoing</p>        | <p>The City adopted the Main Street and Freeway Corridor Specific Plan in 2008. This plan includes the majority of the City's land designated for multiple-family housing as well as the CDBG Target Areas. As a result, densities in these properties have been maintained or increased. This will enable developers to realize the development potential and position the City to implement the available design incentives and concessions necessary to develop affordable housing. In 2011, the City also adopted new density bonus regulations to be consistent with State law and Housing Elements requirements. In 2014, the City defined and permitted transitional and supportive housing with all zones that permit residential used. Standards for single room occupancies were also adopted.</p>   |



## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

| Jurisdiction   | City of Hesperia | Reporting Period   | 1/1/2017 - 12/31/2017 |
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| <b>Program 5:<br/>Adequate Sites Monitoring Program</b>  |                  | Monitor development to assure remaining capacity of site is adequate to accommodate city RHNA.<br>Annually update land inventory and provide to interested developers.   | Ongoing               |
| <b>Program 6:<br/>Green Building Program</b>   |                  | Promote LEED certification<br>Provide incentives for wind and solar power<br>Include green building program in 2013 building code adoption (Completed)   | Ongoing               |
| <b>Program 7:<br/>Assistance for the Homeless<br/>Provide Services and/or Housing<br/>Assistance for Homeless Person(s) at risk of becoming Homeless</b> |                  | Provide homeless assistance services, emergency shelter, transitional shelter, and supportive housing for twelve hundred (1200) homeless persons, and persons at risk of becoming homeless on an annual basis.<br>Participate in regional efforts to develop a continuum of care.<br>Provide handouts for available services at public counters.<br><small>Note: Numerical goals are based on a 5-year period.</small> | Ongoing               |
| <b>Program 8:<br/>City of Hesperia Township Program</b>  |                  | Improve streets in the Township area with curb, gutter, sidewalks, landscaping and front-yard fencing.<br>Rehabilitate and improve the remaining streets as funds become available.<br>Actively pursue funding for this program.   | 2009-2014             |

The City's current inventory for multiple-family properties has been included in the 2013-2021 adopted Housing Element. Should development occur on any of these parcels, the inventory will be updated to reflect their status. The City has more than enough available property to accommodate RHNA. The likelihood that any of these properties would be rezoned or developed as anything other than housing is extremely remote. As of 2015, no inventory of land has been rezoned or developed.

In 2009, and as amended in 2011, the City adopted an ordinance to allow wind and solar power on residential, commercial and industrial uses. The City, through the development review process also gives priority processing for residential solar permits as well as enforces the mandatory measures in the Green Building Code related to parking of clean air vehicles.

In order to effectively address homelessness in a comprehensive manner, HUD asks cities for Continuums of Care. A Continuum of care refers to an overall plan to coordinate the efforts of all involved parties to meet the needs of homeless persons and persons at risk of homelessness. The components of a continuum include homeless prevention, emergency shelter, transitional shelter, permanent supportive housing, and supportive services. The overall objective is to move homeless persons and families outside the service delivery system into emergency housing, then to transitional housing, and finally to self-sufficiency or permanent supportive housing.  
In addition, City general funds and CDBG funds were used to assist the Family Assistance Program for a domestic violence emergency shelter and the High Desert Homeless Services which provides shelter and support services for homeless women with children, families and single adults. Homeless Prevention and Special Needs Services were provided to 472 homeless persons for 15-16 and 16-17 fiscal years.

The City's original township (one square mile) had fallen on challenging times and suffered from significant disinvestment, high crime rates, gang activity, graffiti, failing infrastructure, and an abnormally high number of vacant homes. The increasing cost of law enforcement in this area resulted in the City dedicating one full time office to implement community-based policing. This aggressive stance resulted in a significant drop in crime rates which started a trend towards neighborhood recovery. The City and Agency realized that direct investment in the Township Area was necessary if revitalization efforts were to be successful.

The City has performed public improvement in the first phased of the Township Improvement and Redevelopment Project. The City performed overlay and paving and added curb, gutters, sidewalks and landscaping on two streets in the targeted area, which also included new water, sewer and drainage lines. The City utilized redevelopment funds and water funds to complete the first phase of the project leveraging the resources available through CDBG funding. Due to the abolishment of the Agency, the Community Development Commission will administer future involvement of this program.



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

| Jurisdiction   | City of Hesperia  | Reporting Period | 1/1/2017 - 12/31/2017  |  |  |
|--|---|------------------|--|--|--|
| <b>Program 9:<br/>Code Enforcement</b>   | Provide Code Enforcement service to 175 households in the designated low-income enhancement areas.<br>Provide Code Enforcement assistance to 20 low-income households.<br>Note: Numerical goals are based on a 5-year period.     | Ongoing          | The Code Enforcement Program provided services for the elimination and abatement of public nuisances in low income designated target areas. Code enforcement increased City efforts to improve existing housing stock and eliminate blighted structures.<br>Neighborhood Police Services have proven to be successful in reducing illegal activities in creating a suitable living environment for the residents of Hesperia. The Graffiti Removal Program provided services for the elimination of blight utilizing City general funds.   |  |  |
| <b>Program 10:<br/>Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)</b>  | Offer HRLP loans between \$15,000 - \$40,000 to properties within the City's project and township areas.<br>Provide five rehabilitation and/or sewer connection loans.<br>Advertise program on website and at the public counter. | Ongoing          | The Hesperia Housing Authority (HHA) manages the HRLP. The HRLP provides eligible borrowers with fully deferred, non-interest bearing loans (not grants). The minimum HRLP Loan is \$15,000. Typical HRLP Loans may not exceed \$40,000.<br>The HRLP incorporates necessary repairs to bring the housing units up to code and to make them accessible to disabled residents. During the current year, the HHA did not fund any loans.<br>The HHA HRLP-SCP is not currently active.   |  |  |
| <b>Program 11:<br/>Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP). Energy Efficiency Rehabilitation Program and Minor Home Repair Grants and forgivable loans</b> | Assist lower-income homeowners with loans up to \$30,000.<br>Provide loans to five lower-income housing units.<br>Advertise program on website and at the front counter.  | Complete         | The CDBG Housing Rehabilitation Loan Program (HRLP) was available to provide loans and grants of up to \$30,000 for low income homeowners for housing repairs .<br>Since 2013 the City has funded 16 HRLP Loans, 71 Energy Efficiency and Minor Home Repair Grants/Forgivable loans. 26 of those loans/grants went to low or extremely low income households.<br>Once of the City's primary goals for this Program is to assist in serving to increase, improve and preserve the supply of low - and moderate income housing within the City for qualified low - and moderate income individuals.<br><br>As the lead agency for the CDBG programs, the Economic Development Department will continually refine its outreach efforts to ensure that households are educated about lead-based paint (LBP).<br>According to the Consolidated Plan, the incidence of lead-poisoning in Hesperia is not extensive. In addition to supporting HUD and EPA efforts in disseminating public information on the health hazards of LBP, the City addressed the LBP issues through its Housing Rehabilitation Loan Program (HRLP) and through its participation in the State's HOME programs.<br>In addition, all housing units acquired or participants applying for assistance under the Neighborhood Stabilization Program (NSP) were implemented in compliance with the HUD LBP requirements. The Program's housing inspector is required to comply with the federal requirements for lead-based paint hazards and removal.<br>From 2013-2017, the City has provided lead-based education to at least 150 low and moderate income households through its HRLP program outreach. |  |  |
| <b>Program 12:<br/>Lead- Based Paint Education and Outreach Efforts</b>  | Provide lead-based paint education and outreach to 75 low and moderate income households.<br>Provide lead-based paint testing as needed.<br>Note: Numerical goals are based on a 5-year period.                                   | Complete         |  |  |  |

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

| Jurisdiction  | City of Hesperia | Reporting Period   | 1/1/2017 - 12/31/2017 |  |
|---|------------------|--|-----------------------|--|
| <b>Program 13:<br/>Affordable Housing Monitoring</b>                  |                  | Monitor affordable housing projects annually for compliance with affordability restrictions income eligibilities and housing quality standards.  | Ongoing               | The City offers a wide range of housing and density bonuses, design concessions and financial assistance to projects that commit units to affordable rents or sales levels as well as to seniors. To date, the City has deed restricted provisions in effect on 9 projects, totaling 623 units. Staff monitors the projects annually for compliance with their Regulatory Agreements. In addition, Compliance Managers at the affordable complexes submit biannual monitoring reports to City staff. The City's 2010 General Plan Update includes within the Housing Element provisions to reinforce mixed use zoning, affordable housing and higher densities within multiple family areas.<br>For the implementation of the City's Fair Housing Services, the City funded Inland Fair Housing and Mediation Board in the amount of \$15,000 for the 16-17 fiscal year. The funds were used for fair housing outreach, education and enforcement activities, including landlord-tenant matters. During the program year, this activity exceeded its services goal of 123 people by 510 people, servicing 633 people in fiscal year 2016-17. |
| <b>Program 14:<br/>Main Street and Freeway Corridor Specific Plan</b> |                  | The Specific Plan includes five residential zones with densities up to 25 units per acre.<br>Promote densities and development tools to developers.<br>Implement shared parking, density bonus and other design incentives for affordable projects in the Specific Plan area.  | Ongoing               | The City adopted the Main Street and Freeway Corridor Specific Plan in 2008. This plan incorporates design standards and establishes mixed use and higher density residential zoning in commuter-friendly locations along the City's two principal thoroughfares. The plan also places higher density in residential proximity to the City's new Civic Plaza and pedestrian commercial zoning along Main Street to create a walkable downtown area. The City completed the General Plan Update in 2010 and included provisions to reinforce mixed use zoning, affordable housing and higher densities with multiple family areas.  |
| <b>Program 15:<br/>Density Bonus Program</b>                          |                  | Amend Development Code to be consistent with current density bonus laws. (Completed)<br>Market density incentives to developers.<br>Provide financial and non-financial housing development incentives, seek financing for needed on and off site improvement through assessment districts for Community Facilities<br>Districts, assist private developers who propose construction of low or moderately priced housing units, coordinate City efforts with available County programs, incorporation State and Federal funds, as available. | Ongoing               | The City adopted revised density bonus provisions in its Development Code in 2011. The City offers and promotes density bonuses in conjunction with design concessions to enable developers to construct affordable units with the City. One project, consisting of 192 senior units, (a 28% density bonus) was approved in 2016 and completed in 2017.<br>The City's Housing Authority may provide assistance utilizing low income loans to future developments.  |



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| Jurisdiction  |  | City of Hesperia      |   |
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| Reporting Period  |  | 1/1/2017 - 12/31/2017 |   |
| <b>Program 16:<br/>Housing for the Homeless/Extremely Low<br/>Income Households</b> | Provide for two zones where emergency/homeless shelters are permitted.<br>Provide for design standards for emergency/homeless shelters   | Completed             | The Main Street and Freeway Corridor Specific Plan provides for two zones (Mixed-Use and Medium Density Residential) to permit emergency/homeless shelters. The design will be generally held to similar institutional uses, depending on the services offered by the shelter. These zones are in proximity to the City's commercial core as well as the Civic Plaza. This enables the homeless to access services necessary to provide substance and maintain contact with society. In 2014, the City defined and recognized Transitional/Supportive housing and permitted them in the same manner as other housing units allowed in all residential zones. Standards for single room occupancies (SRO's) were also adopted. |
| <b>Program 17:<br/>Farworker Housing</b>  | Amend the Development Code to permit farmworker housing in agricultural zones.<br>Amend the Development Code to permit employee housing on land where agricultural uses are permitted. | Completed             | In 2011, the City revised its residential and agricultural zoning to be consistent with the General Plan update. The agricultural zones permit accessory units, guest houses and farm labor comps to augment the full range of agricultural uses and activities expected to occur on these properties.  |
| <b>Program 18:<br/>Housing for Persons with Disabilities</b>                        | Develop a reasonable accommodation process to review and approve projects related to housing for people with disabilities  | 2013                  | The City has trained two plan checkers in the latest requirements for construction accommodations for persons with disabilities.<br>The City enforces applicable California Title 24 disabled access regulations on all new developments. This includes the public right-of-way as well as on-site and within the building. Plan check on these plans or improvements is conducted in conjunction with the remainder of the building and public improvement plans and does not pose a restraint. Accommodations are also made for the retrofit of existing buildings to permit their use in special circumstances.<br>There were no ADA projects budgeted during this program year due to the limitation on available funds.  |

**ANNUAL ELEMENT PROGRESS REPORT**  
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|--|---|------------|---|
| <b>Jurisdiction</b>                                      | City of Hesperia  |            |   |
| <b>Reporting Period</b>                                  | 1/1/2017 -  | 12/31/2017 |   |
| <b>Program 19:<br/>Fair Housing Support and Services</b> | Provide fair housing services and annual outreach meeting to assist residents, landlords and housing professionals. Place fair housing information and resources in the website and at the front counter. | Ongoing    | The Inland Fair Housing and Mediation Board provided fair housing services, including, landlord/tenant mediations, and discrimination complaint counseling. IFHMB also provided fair housing education and outreach services of Hesperia. The Inland Fair Housing and Mediation Board assisted six hundred and thirty three (633) people for their 2016-17 fiscal year. |
|  |   |            |   |

**General Comments:**