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**CITY OF ADELANTO  
6<sup>TH</sup> CYCLE 2021 – 2029  
HOUSING ELEMENT UPDATE**



**CITY OF ADELANTO**

**COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION  
11600 AIR EXPRESSWAY BOULEVARD  
ADELANTO, CALIFORNIA 92301**

**SEPTEMBER 2021**

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## **SECTION 1 INTRODUCTION TO THE HOUSING ELEMENT**

### **1.1 OVERVIEW OF THE ADELANTO HOUSING ELEMENT**

The State of California requires that all local governments (cities and counties) to prepare and maintain housing elements to identify planning strategies that will be effective in the provision, conservation, and maintenance of housing to meet the existing and future needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature over the years and the State of California Department of Housing and Community Development (HCD) is the Agency that is responsible for ensuring that the State's housing laws are being implemented at the local level. As a result, the HCD is responsible for reviewing and approving (this approval is referred to as *certification*) the City of Adelanto Housing Element. This Housing Element focuses on the following issues:

- The City's responsibility in contributing to the attainment of both the State and regional housing objectives.
- The City's desire to cooperate with both the private and public sectors to promote and encourage opportunities for new housing.
- The City's intent to work with other public agencies and local governments to address regional housing needs.

This Housing Element establishes goals and policies to address the housing needs for the City of Adelanto. The focus of this Element is to conserve the existing housing resources through housing rehabilitation, while at the same time, providing new opportunities for housing. This Housing Element also promotes a range of housing types, styles, and densities that would serve all income groups.

### **1.2 PURPOSE AND AUTHORITY OF THE HOUSING ELEMENT**

The City of Adelanto endeavors to provide a balanced housing supply in various ways. The City aims to address future housing needs through long-range planning, the continued removal of bureaucratic barriers and governmental constraints to new housing development, and the utilization of available resources to conserve the existing housing resources. The key objectives of this Housing Element includes the following:

- To strive to minimize governmental constraints, market constraints, and environmental constraints that may impede the development of new housing in the coming years;
- To continue to ensure that fair and equal housing laws are enforced;
- To address future housing needs by initiating new and innovative land use planning strategies that will expand housing opportunities in the City;
- To increase the supply of affordable housing stock by encouraging new housing construction at higher densities along with the conservation of existing housing stock; and,



- To review the development standards for residential development as a means to improve site design, architectural quality, and the livability of all types, of housing.

State law requires counties and cities to periodically update their housing elements to better reflect changes in the market condition. The previously adopted Housing Element addressed housing requirements between October 2014 and September 2021. This Housing Element applies to the current 6<sup>th</sup> Cycle that extends from 2021 to October 2029. This Housing Element differs from the other General Plan Elements that are included in the Adelanto General Plan in that this Element must be reviewed by the HCD to ensure it conforms to State requirements. Pursuant to State law (Section 65580) of the Government Code, this Housing Element must conform to the following requirements:

- The Housing Element must identify sites along with the appropriate zoning, development standards, and the availability of public facilities and infrastructure, so as to accommodate the Regional Housing Needs Assessment (RHNA) that is applicable to Adelanto.
- The Housing Element must include programs and policies that will assist in the development of new housing that will meet the City's existing and future housing needs.
- The Housing Element must identify and address potential governmental constraints that may impede the maintenance, improvement, and development of new housing, especially housing for lower income persons or for persons with disabilities.
- The Housing Element must strive to conserve the existing affordable housing stock and to preserve lower income housing resources developments that exist in the City.
- The Housing Element must continue to support equal housing regulations for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

### **1.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The Adelanto General Plan consists of the following seven elements: Circulation Element, Conservation Element, Housing Element, Land Use Element, Noise Element, Open Space Element, and Safety Element. The City's last comprehensive update was adopted in May 1995. In August of 2014, the Adelanto North 2035 Plan was adopted as part of a State of California Sustainable Communities Planning Grant and Incentives Program. The Adelanto North 2035 Plan encompasses land in the City of Adelanto and unincorporated San Bernardino County, covering 55 square miles of west Mojave Desert. The Planning Area boundaries include Oleander Street to the north; the western boundary of Southern California Logistics Airport (SCLA), Adelanto and Amethyst Roads to the east; Holly Road to the south; and Lessing Avenue to the west. The area is principally comprised of residential, commercial, and industrial land uses. Concurrent with the Adelanto North 2035 Plan's adoption, the City amended the City of Adelanto's General Plan and Zoning Code for consistency with the Adelanto North 2035 Plan. However, if the Adelanto North 2035 Plan's goals, policy, and programs differ from or conflict with the policy contained in the Adelanto General Plan or any other applicable City regulation, rule, or policy, the Adelanto North 2035 Plan shall prevail, unless otherwise indicated. The Planning Division staff shall resolve any issues that may arise with the interpretation of the Plan.





The Land Use Element is also referred to in the identification of the appropriate locations for new housing development. At such time the remaining General Plan Elements are amended, this Housing Element will be reviewed to ensure continued internal consistency among the elements is maintained.

## **1.4 PUBLIC PARTICIPATION**

One of the best ways of achieving the City's housing vision is through community input. This section describes the various community groups and events where the public was or will be able to provide input regarding the Housing Element's development. Even though this Housing Element process was initiated during the Covid-19 Pandemic, the City undertook a robust and comprehensive public outreach program that consisted of the following activities:

- Three Planning Commission/Community Workshops were also conducted to identify planning issues, to confirm key Housing Element goals and policies, to identify land use alternatives, and to review the draft Housing Element document.
- Two community workshops were held to identify key topics and issues to assist in the development of goals and policies and the selection of the preferred land use plan. The workshops helped identify key housing issues such as the need for a smooth transition from high to low-density housing key arterial roadways.
- Various versions of the Draft Housing Element were also placed on the City's website so the public would have an opportunity to review the Element during the course of its preparation.
- A number of housing and service providers, and others who have historically requested Community Development Block Grant (CDBG) funding, were also requested to comment on the Housing Element and on other housing-related issues, including the provision of affordable housing.

All of the public hearings will be advertised in the local newspaper with additional notices mailed to interested citizens and community groups. Once the public hearings and the related public review is completed, the City Council will adopt the Element.

## **1.5 SOURCES OF INFORMATION**

The primary source of information used in the compilation of demographic, housing, and socio-economic information required as part of this Housing Element's preparation included data collected by the U. S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2020. In addition, annual updates are provided through the American Community Survey (ACS) estimates. A number of additional sources were referred to and relied upon in the preparation of this Element. These sources include:

- The State of California Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.



- The Southern California Association of Governments (SCAG) is required under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).
- Land use and housing condition surveys were conducted during the preparation of this Housing Element.
- The U.S. Department of Housing and Urban Development (HUD) was consulted to collect data, which is drawn from Census data that was used to identify the number of households that are overpaying for housing. This data is based on special tabulations from sample Census data.
- Other demographic data was obtained from various sources with the County of San Bernardino. Finally, the Consolidated Annual Performance and Evaluation Report (CAPER) for the most recent fiscal year was also reviewed and pertinent statistical data used.

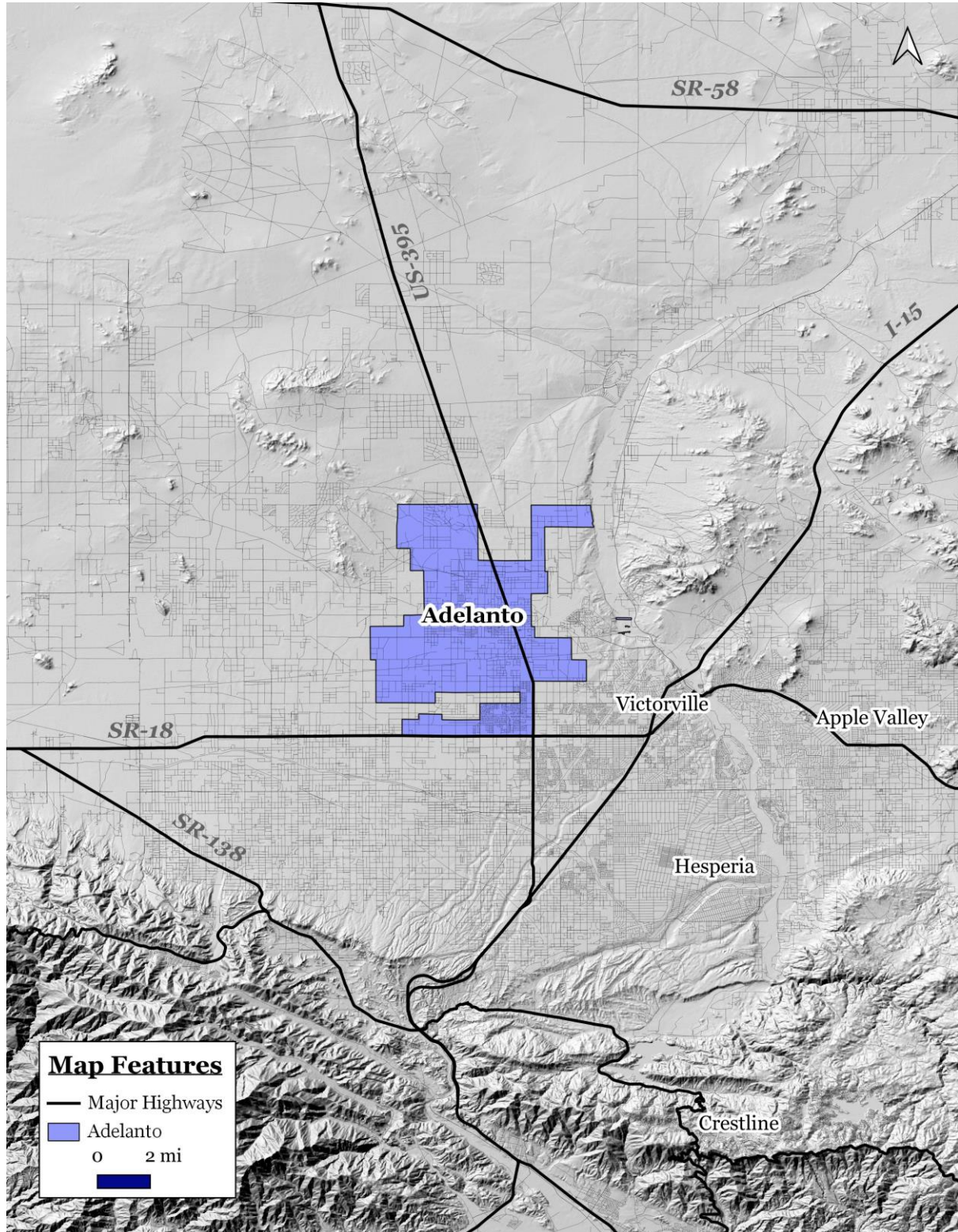
## 1.6 OVERVIEW OF THE CITY OF ADELANTO

This Housing Element applies to the land area included within the City's corporate boundaries and the unincorporated areas the City have designated in its Sphere of Influence. City of Adelanto which is located approximately 60 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino. Adelanto is bounded on the north by unincorporated San Bernardino County; on the east by Victorville and unincorporated San Bernardino County; on the south by Hesperia and unincorporated San Bernardino County; and on the west by unincorporated San Bernardino County. Regional access to the City of Adelanto is provided by three area highways: Interstate 15 (I-15), which extends in a southwest to northeast orientation approximately three miles east of the City; United States Highway 395 (US-395), which traverses the eastern portion of the City in a northwest to southeast orientation; and State Route 18, which traverses the southern portion of the City in an east to west orientation.<sup>1</sup> The regional location of the City is shown in Exhibit 1-1 while a City-wide map is provided in Exhibit 1-2.

The Uto-Aztecan "Serrano" people were the first inhabitants of the western Mojave Desert which includes the City of Adelanto. Historical records are unclear concerning precise territory and village locations. Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769-1821), the Mexican or Rancho Period (1821-1848), and the American Period (1848-Present). The first European to pass through the project area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771.

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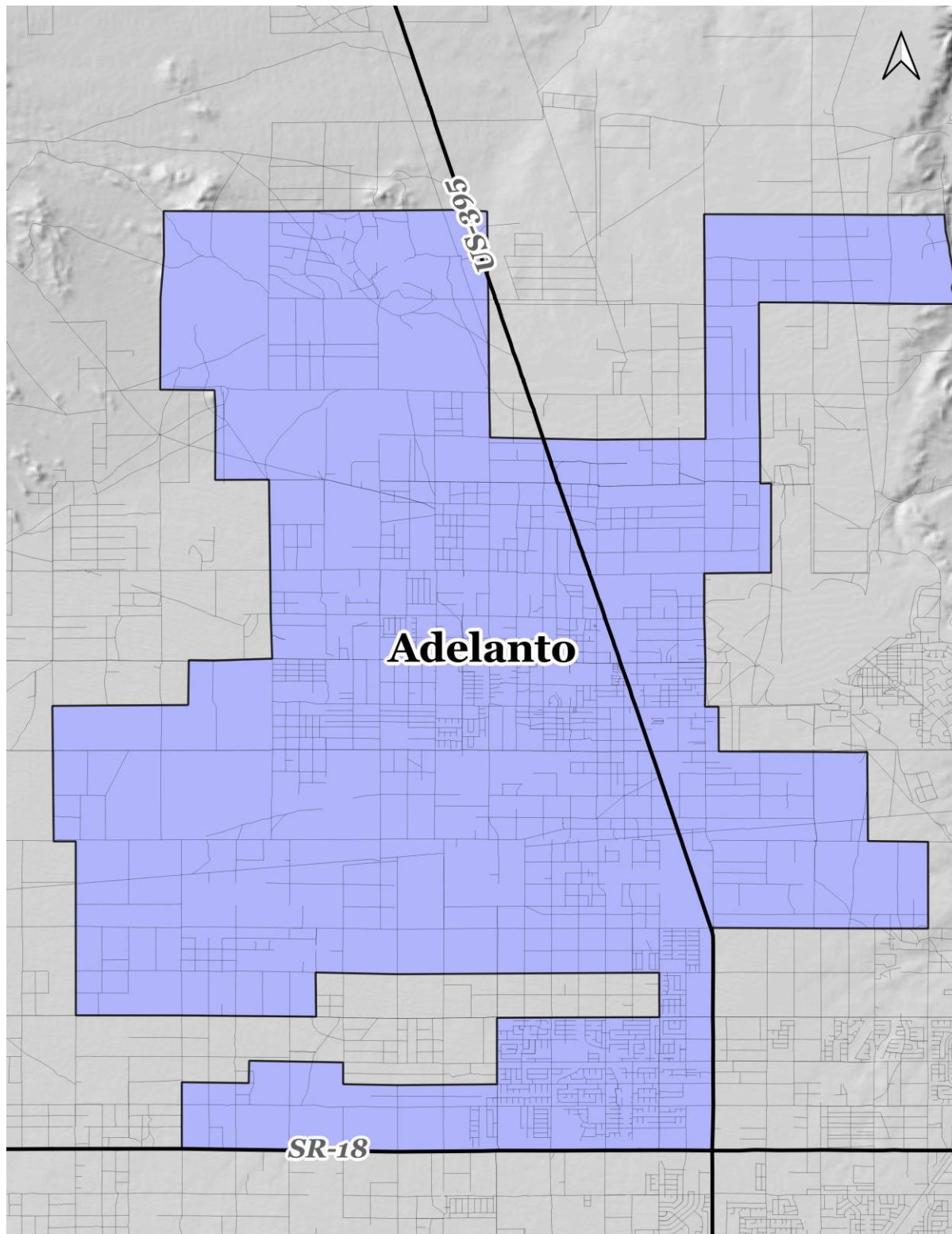
<sup>1</sup> Google Earth. Website accessed April 14, 2021.



**EXHIBIT 1-1**  
**REGIONAL LOCATION OF THE CITY OF ADELANTO**

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING





**EXHIBIT 1-2**  
**AREA-WIDE LOCATION OF THE CITY OF ADELANTO**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



This is the first recorded group crossing of the Mojave Desert and, according to Father Garces' journal, they camped at the headwaters of the Mojave River. Garces was followed by Alta California Governor Pedro Fages, who briefly explored the Western Mojave region in 1772. Searching for San Diego Presidio deserters, Fages had traveled north through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes. The American Period, 1948-Present, began with the Treaty of Guadalupe Hidalgo. In 1850,

California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush in 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849-1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861-1862, followed by a significant drought diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19<sup>th</sup> century, set the stage for diversified economic pursuits that have continued to proliferate to this day.

Adelanto was founded in 1915 by one E. H. Richardson, the inventor of the Hotpoint electric iron. He sold his patent and with his earnings, he purchased land locally where he planned to develop one of the first planned communities in Southern California. The name *Adelanto* means 'progress' or 'advance' in Spanish, and was first given to the post office that was established on the site in 1917. Richardson subdivided his land into one-acre parcels which he hoped to sell to veterans returning from the Great War with respiratory ailments suffered during World War I. He also hoped to build a respiratory hospital. Richardson never fully realized his aspirations, but his planning laid the groundwork for the present-day City of Adelanto. Adelanto continued as a "community services district" until 1970 when the city incorporated, and Adelanto became San Bernardino County's then smallest city. Adelanto became a charter city in November 1992.

The City has a total land area of 52.88 square miles. According to the most recent (January 1, 2021) DOF estimates, the City's population was 33,417 persons. The same DOF estimates indicated there is a total of 9,658 housing units located in the City including 7,756 single-family *detached* units, 203 single-family *attached* units, 468 in 2-4 unit structures, 773 units in multiple-family units (5+ units per structure), and 747 mobile home units.



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## SECTION 2 - HOUSING NEEDS ASSESSMENT

### 2.1 OVERVIEW OF NEEDS ASSESSMENT

This Section of the Housing Element presents information regarding the City's population, demographics, housing characteristics, employment trends and income levels. The information contained in this section indicates demographic and housing trends that are expected to occur in the City in the coming years. This section of the Element considers the following:

- *Population Characteristics* includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;
- *Housing Unit Characteristics* focuses on trends in residential development, housing unit types;
- *Employment and Economic Characteristics* describes key economic and market factors in the City; and,
- *Special Housing Needs Groups* includes a discussion of those City residents that have special housing requirements.

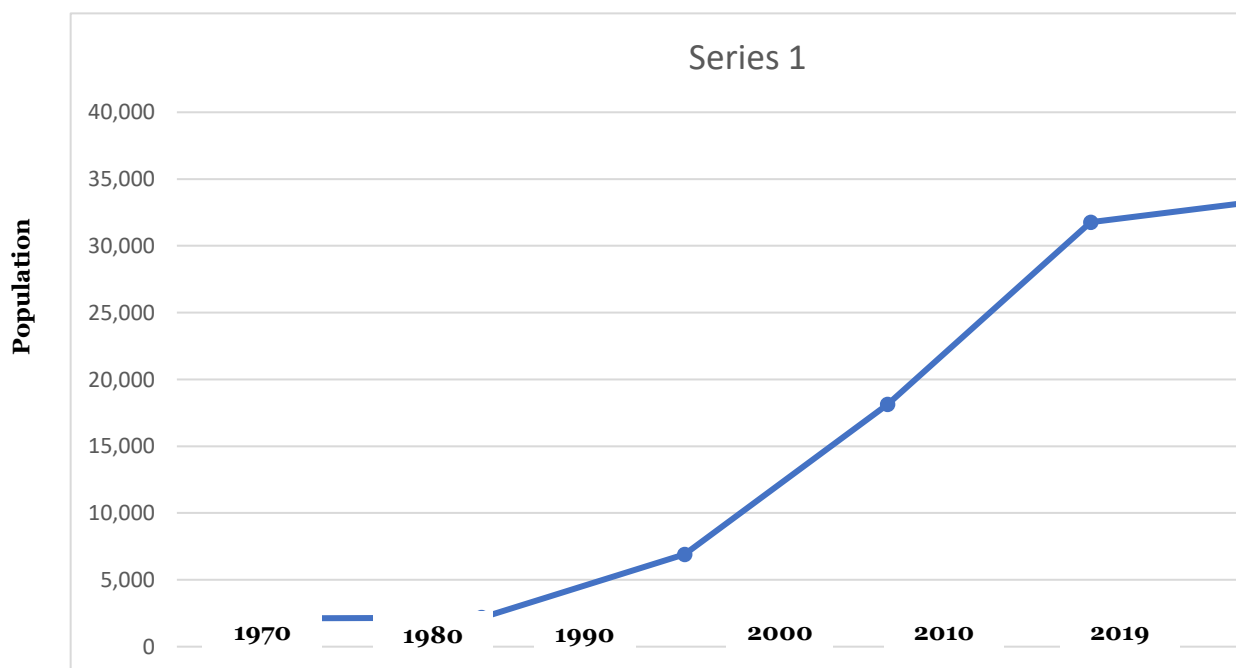
### 2.2 POPULATION CHARACTERISTICS

The City's population at the time of incorporation in 1970 was 2,115. The growth rate was steady in the decades following incorporation. This steady rate of growth is attributable to the increase in housing construction in the City due to the outward migration of individuals and families from the more expensive and congested regions of Southern California. According to the most recent 2021 State Department of Finance estimates, the City's current population is 33,417 persons. Population growth trends for the City are illustrated in Exhibit 2-1 and are summarized below in Table 2-1.

**Table 2-1**  
**Population Growth Trends: 1960 to 2019**

Year	Population	#Δ	%Δ
1970	2,115	--	--
1980	2,164	490	2.3%
1990	6,892	4,428	218.5%
2000	18,132	11,240	163.1%
2010	31,765	18,132	75.2
2020	33,660	1,895	5.9%
2021	33,417	-243	-0.1%

Source: U. S. Bureau of the Census (1970 to 2020) and DOF 2021.



**EXHIBIT 2-1**  
**POPULATION GROWTH IN ADELANTO**  
SOURCE: U. S. CENSUS AND DOF

Comparison of 2010 to 2020 population trend of the City with those of surrounding communities and the County shows that Adelanto had a substantial population growth rate of 7.2% during this period (refer to Table 2-2). This growth rate was somewhat greater compared to the nearby cities.

**Table 2-2**  
**Population Trends**

Jurisdiction	Population Change		%Δ 2010 to 2020
	2010	2020	
Adelanto	31,765	38,046	7.2%
Apple Valley	69,135	75,791	6.2%
Hesperia	90,173	99,818	6.3%
Victorville	115,903	134,810	5.6%
San Bernardino County	2,035,210	2,181,654	7.1%

Sources: Census 1990 and 2000 U. S. Census and 2020 DOF Estimates.





## 2.3 AGE CHARACTERISTICS

The median age of Adelanto's residents increased from 25.3 years from the 2010 Census to 27.5 years according to the 2020 Census. As is shown in Table 2-3, the City's population is aging slightly with the younger aged cohorts decreasing in size with the adult population and the numbers of seniors increasing. The proportion of children, young adults and middle-aged population have remained stable or declined somewhat. These population trends reflect Statewide trends of smaller household sizes and an aging population. The age characteristics of the City's population are summarized in Table 2-3.

**Table 2-3**  
**Age Distribution in Adelanto 1990 and 2020**

Age Range	2010 Census		2020 Census		%Δ
	No.	%	No.	%	
Under 5 years of age	3,280	10.3%	2,917	8.7%	-1.6%
5–24 years of age	12,443	39.2%	12,639	37.6%	-1.6%
25–34 years of age	4,986	15.7%	4,928	14.6%	-1.1%
35–44 years of age	4,301	13.5%	5,009	14.9%	1.4%
45–64 years of age	5,358	16.9%	6,287	18.7%	1.8%
Seniors 65 and over	1,397	4.4%	1,880	5.6%	1.2%
Median Age	25.3 years		27.5 years		

Source: Census 1990 and 2010.

## 2.4. RACE AND ETHNICITY OF THE CITY'S POPULATION

Household characteristics and cultural backgrounds differ by race and ethnicity and are indicators of varying housing preferences. The U. S. Census includes an enumeration of race and ethnicity. Race refers to the racial composition of a population such as Asian or African American. Table 2-4 indicates the racial composition of the City. According to the 2020 Census, approximately 62.9% of the City's population was classified as white while 18.9% was classified as African American, 1.7% as Asian, American Native or Alaskan, and 6.1% consisted of two or more races.

**Table 2-4**  
**Race and Ethnicity 2010 to 2020**

Race/Ethnicity	2010		2020	
	No.	%	No.	%
<b>Races</b>				
White	16,104	54.1%	21,173	62.9%
Black	6,198	20.8%	6,377	18.9%
Asian, Native Hawaiian, & Other	895	3.0%	568	1.7%
Two or more Races	1,960	6.6%	2,060	6.1%
<b>Hispanic</b>	15,316	51.5%	22,154	65.8%

Source: Census 2010 and 2021

The Census redefined the ethnic groupings in the 2010 data. For example, "whites" appear to have significantly increased in the most recent Census placing a large number of Hispanics in this group



whereas before (1990 and 2000) the “White” category did not include many Hispanics. Adelanto contains a predominantly Hispanic population that has grown from 51.5% to 65.8% of the total population between 2010 and 2020. As indicated previously, Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African Americans, and even Asians.

## 2.5. EMPLOYMENT TRENDS

Employment trends show information on the types of jobs held by Adelanto residents, which can be an indicator for the types of housing that meets the needs of certain workers. Wage and income information can also indicate how much workers can spend on housing, while employment growth may also illustrate housing needs. According to employment data from the Employment Development Department (EDD), the unemployment rate for the City as of July 2021 was 15% compared to 8% for the County. At that time, there were 1,500 persons in the City actively seeking employment, out of a total labor force of 10,200 persons. This high unemployment rate is due in large measure to the Covid-19 epidemic.

Adelanto residents are employed in diverse industries, with the largest percent of the population employed in the educational, health and social services sector, with 20 percent. The second most common sector to work in is manufacturing, with over 19 percent of the residents employed in this sector. Retail trade ranks third, with 12.4 percent of residents working in retail.

**Table 2-5**  
**Employment by Industry: 2010 and 2020 in Adelanto**

Employment Category	2010	2020
Agriculture, forestry, fishing, and hunting	20	24
Mining, quarrying, and oil and gas extraction	0	95
Manufacturing	1,284	1,287
Wholesale trade	246	210
Retail trade	1,182	1,496
Transportation and warehousing, utilities	715	1,606
Information	170	36
Finance, insurance, real estate and leasing	262	350
Professional, scientific, management, admin., etc.	649	874
Educational, health and social services	1,352	1,578
Arts, entertainment, recreation, accommodation food services	731	981
Other services (except public admin.)	349	613
Public administration	419	529
Total	8,202	9,679

Source: Census 1990, 2010, and 2019.

The major employers in the City are summarized in Table 2-6. Jobs in education account for the majority of jobs offered in Adelanto. The Adelanto Unified School District is the largest employer in the City, with



multiple schools providing jobs for administrators, teachers, and custodians, as well jobs located at the central administration offices.

**Table 2-6**  
**Major Employers within the City of Adelanto**

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

*Source: City of Adelanto August 2013 Business License Report*

## 2.6. HOUSEHOLD CHARACTERISTICS

The household characteristics of a community's impact the type of housing needed in that community. Household type, income levels, the presence of special needs populations, and other household characteristics are all factors that affect the housing needs of a community. A household is defined by the U.S. Census as "all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together." Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Family households are defined by the Census as two or more persons sharing a dwelling unit who are related. According to the 2020 Census, there were 7,695 households in the City. Of this total number, 3,797 (77.7%) were family households and non-family households totaled 507 (3.8%). Table 2-7, compares the household statistics taken from the 2010 and 2020 Census data.

**Table 2-7**  
**Household Type: 2010 and 2020**

Household by Type	2010 Census		2020 Census	
	Households	%	Households	%
Total Households	7,809	100%	7,695	100%
Family Households	6,579	84%	3,945	59.2%
Married-With Children	2,368	34%	6,666	50.6%
Married No Children	1,362	17%	6,492	49.3%
Single Parent Households	1,711	18%	2,721	40.9%
Non-Family Households	1,230	16%	507	3.8%
Average Household Size	3.69		4.06	

*Source: Census 2010 and 2021.*



## 2.7. HOUSING UNIT CHARACTERISTICS

### 2.7.1 HOUSING UNIT TYPES

According to the most recent (January 1, 2021) DOF estimates, there is a total of 9,658 housing units located in the City including 7,756 single-family *detached* units, 203 single-family *attached* units, 468 units in structures containing between 2-4 unit developments, 773 units in multiple-family units (5+ units per structure), and 747 mobile home units. The number of housing units in Adelanto constructed between 2008 and 2013 totaled 689, showing an 8% increase over the five-year span (See Table 2-8). Between 2013 and 2021, the City added 358 units. New development in Adelanto is expected to increase the housing stock further over the next 5-15 years.

The housing stock composition in Adelanto has remained stable since 2000. Single-family detached houses are the principal housing type in the City (73 percent) and multi-family units make up 20 percent of the total housing units (see Table 2-8). Seven percent of the housing units in Adelanto are mobile homes, which have filled an affordable housing niche in the City for years. As land values rise, however, the land on which mobile homes are standing have increased the likelihood of being sold and redeveloped.

**Table 2-8**  
**Housing Type: 2008, 2013, and 2021**

Housing Type	2008		2013		2021	
	No. of Units	% of Total	No. of Units	% of Total	No. of Units	% of Total
Single Family Detached	6,687	78.25%	7,333	79.40%	7,691	80.2%
Single Family Attached	148	1.73%	203	2.20%	203	2.1%
Total	6,835	79.98%	7,536	81.60%	7,894	82.3%
Multiple Family 2-4 Units	380	4.45%	468	5.07%	468	4.9%
Multiple Family 5+ Units	823	9.63%	773	8.37%	773	8.1%
Total	1,203	14.08%	1,241	13.44%	1,241	13.0%
Mobile Homes	508	5.94%	458	4.96%	458	4.8%
<b>Total Housing Units</b>	<b>8,546</b>	<b>100%</b>	<b>9,235</b>	<b>100%</b>	<b>9,593</b>	<b>100%</b>
Vacancy Rate	17%		14%		9.5%	

Source: State Department of Finance Population and Housing Estimates

### 2.7.2 AGE AND CONDITION OF HOUSING UNITS

The age of housing is commonly used as a measure of when housing may begin to require repairs. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, and new plumbing. In 2000, the median year built for housing units in the City was 1991. The majority of units in the city have been constructed since 1970 with the largest number of units constructed between 1970 and 2000.

The U. S. Census data is an important source that may be referred to in interpolating housing condition in the City. The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to



determine the overall condition of housing in the City. According to the 2020 Census, 32.1% of housing stock in Adelanto was constructed prior to 1970 (refer to Table 2-9).

**Table 2-9**  
**Age of Housing Units - 2020**

Year Built	Number of Units	%
1939 & Earlier	863	0.9%
1940 to 1949	480	0.5%
1950 to 1959	1,525	15.9%
1960 to 1969	1,391	14.5%
1970 to 1979	1,564	16.3%
1980 to 1989	1,439	15.0%
1990 to 1999	911	9.5%
2000 to 2009	969	10.1%
2010 and Later	1,113	11.6%
Total	9,593	100%

Source: Census 2020.

In addition to housing age, availability of plumbing and kitchen facilities is another way to estimate rehabilitation and replacement need. However, it is also important to note that the majority of housing units in need of rehabilitation often have complete kitchen and plumbing facilities. The U.S. Census also includes other measures that could be used to assess housing condition. These measures include the number of units lacking utilities, indoor plumbing, or kitchens. According to the 2020 Census, 215 units (2.8% of the Citywide total) did not have a telephone. In addition, 25 units (0.32%) lacked complete plumbing facilities. Finally, 48 units (0.6%) lacked kitchen facilities.

The City maintains a proactive code enforcement program that is designed to address neglect and deferred maintenance in existing residential neighborhoods. The program generally makes 500-650 corrective actions annually to address property maintenance.

### **2.7.3 HOUSING TENURE**

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. A number of factors influence tenure preferences including household income, composition, age of the household occupants, mobility, and housing costs. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with owner-occupied housing having a much lower turnover rate than rental housing. In 2000, Adelanto's housing stock was predominantly owner-occupied, similar to the County as a whole (see Table 2-10). The change in housing tenure in Adelanto between 1990 and 2000 displays an interesting trend. In 1990, renters occupied the majority of housing, at 70 percent, and owner-occupancy was at 30 percent. In 2000, the distribution displayed an inverse relationship, with owner-occupied at 64 percent, and renter-occupied at 36 percent. It



remains the same for 2010. However, in 2020, the trend seems to be reversing with renter housing accounting for 48% of the units in the City and owner-occupied units just over half (52%) of the units.

**Table 2-10**  
**Tenure 2000-2020**

Tenure	Adelanto		Change
	2000	2020	
Owner-Occupied	64%	52%	-12%
Renter-Occupied	36%	48%	12%
<b>Total</b>	100%	100%	--

Source: U.S. Census 2000 & 2020

## 2.7.4 HOUSING VACANCY RATES

Housing vacancy rates, the number of vacant units compared to the total number of units, reveal the housing supply and demand for a city. Some amount of housing vacancy is normal, to allow for moving time and changing locations. According to the US Census, the housing vacancy rate has increased from approximately 15.02 percent to 16.10 percent, between 2000 and 2010, to a vacancy rate of 9.5 percent in 2020. The earlier high vacancy rates were largely due to the new home construction at the time of the Census counts.

**Table 2-11**  
**Housing Vacancy Rate**

	2000	2010	2020
Adelanto	15.02%	16.10%	9.5%
San Bernardino County	12.10%	14.10%	11.8%

Source: U.S. Census 2000, 2010, and 2020

According to the most recent DOF estimates, the current (2021) vacancy rate is 9.4. This high vacancy rate is attributed to the increased foreclosure activity and has placed downward pressure on the cost of housing in Adelanto.

## 2.8. HOUSEHOLD INCOME AND HOUSING AFFORDABILITY

### 2.8.1 HOUSING EXPENDITURES

The Comprehensive Housing Affordability Strategy (CHAS) was developed by the Census for HUD. It uses Census data to evaluate housing issues affecting different groups, including elderly and large families (see Table 2-11). CHAS identified the following housing issues in Adelanto:

- Severe Housing Cost Burden, including utilities, greater than 50 percent of household income
- Housing Cost Burden, including utilities, between 30 and 50 percent of household income



- Overcrowded conditions (homes with more than one person per room, excluding kitchens and hallways)
- Units with physical problems or lack of suitable conditions (lacking plumbing facilities, for example)

In general, renters in Adelanto (62 percent) are more likely than owners (36 percent) to experience housing cost burden or other housing problems. However, extremely low income (with incomes less than 30 percent of the MFI) renter households are more likely than owner households to experience a cost burden (50 percent and 36 percent respectively), and more low-income households rent than own. CHAS data also reveals that over half (56.1 percent) of Adelanto households are extremely low, very low, or low income, earning less than 80 percent of the MFI. Of these households, almost three quarters (71.9 percent) experienced one or more housing issues, especially housing cost burden.

**Table 2-12**  
**Lower Income Household Housing Problems**

Household by Type, Income, and Housing Problem	Renters			Owners			Total Household
	Elderly	Large Family	Total Renter	Elderly	Large Family	Total Owner	
<b>Extremely Low Income (0-30% MFI)</b>	125	315	1,035	40	55	315	1,350
% Cost Burden >30%	64%	94%	87%	25%	36%	73%	84%
% Cost Burden >50%	64%	94%	87%	25%	36%	73%	84%
<b>Very Low Income (31-50% MFI)</b>	100	75	605	95	210	585	1,190
% Cost Burden >30%	65%	87%	85%	79%	90%	79%	82%
% Cost Burden >50%	0.0%	60%	33%	53%	55%	57%	45%
<b>Low Income (50-80% MFI)</b>	0	130	455	120	360	1,125	1,580
% Cost Burden >30%	0%	81%	57%	54%	82%	77%	72%
% Cost Burden >50%	0%	0%	12%	0%	31%	32%	26%
<b>Total Households</b>	285	740	2,735	445	1,115	4,305	7,040
% Cost Burden >30%	51%	64%	67%	40%	63%	53%	59%
% Cost Burden >50%	28%	46%	42%	13%	28%	26%	32%

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

## 2.8.2 HOUSING AFFORDABILITY

Household income is an important indicator of housing need. Housing needs are often evaluated based on income level and household type. The California State Department of Housing and Community Development (HCD) places income into the following categories based on the median family income (MFI) of a particular metropolitan area:

- *Extremely Low-Income Households* earn 0% to 30% of the MFI.
- *Very Low-Income Households* earn 31% to 50% of the MFI.
- *Low-Income Households* earn between 51% to 80% of the MFI.





- *Moderate-Income Households* earn between 81% and 120% of the MFI.
- *Above Moderate-Income Households* earn above 120 % of the MFI.

The U.S. Department of Housing and Urban Development (HUD) conducts an annual household survey to determine MFI and related income amounts for low-income groups. Housing affordability for various levels of income can be determined by estimating the costs of owning or renting a home, including utilities, applicable taxes or insurance, in addition to the monthly payment on a mortgage or to a landlord (see Table 2-12).

**Table 2-13**  
**Housing Affordability Matrix**

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

Source: Department of Housing and Community Development State Income limits 2012

- \*Note 98% of all homes sold are affordable to low-income families, making them affordable to moderate and above moderate households (Housing Resources and Opportunities section of this Housing Element)
1. Family size based off of average household size in Adelanto of 3.69
  2. Monthly Affordable rent based on payments of no more than 30% of household income.
  3. Property taxes and insurances based on averages for the region
  4. Calculation of affordable home sales price based on a down payment of 10% annual interest rate of 4.576%, 30-year fixed mortgage, and monthly payment 30% of gross household income
  5. Based on San Bernardino County MFI \$63,300

In recent years there has been considerable variation in the sales price of homes in Adelanto. The sales prices ranged from \$190,000 for a 2-bedroom, one bath home (792 square foot) to \$450,000 for a five-bedroom, 3-bath (3,069 square foot). The median home price was \$285,000 which happened to be a 2-bedroom single family detached home. Similar homes in the Los Angeles basin are selling for two and three times as much.

### 2.8.3 ASSISTED HOUSING IN THE CITY AT RISK OF CONVERSION TO MARKET RATE HOUSING

State housing law requires an inventory and analysis of government- assisted dwellings units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage prepayments or pay-offs, and concurrent expiration of affordability restrictions. A review of the assisted housing inventory maintained by HUD





indicated that no assisted units subject to expiration of affordability restrictions are located within the City of Adelanto. Consequently, no analysis of costs and programs for preserving such units is necessary. There are two affordable housing developments located within the City:

- *Desert Gardens Apartments*, located at 1125 Lee Avenue, and 2) *Oasis Village Apartments*. The Desert Gardens Apartments provides a total of 81 affordable units; 56 units are set aside as very low-income units (31 – 50 percent MFI) and 25 units are low income (51 – 80 percent MFI). Financing for the project includes Low Income Tax Credits, which places an affordability restriction on the property for a total of 30 years from the project's completion date, 2004, which means that the project will remain affordable for another 25 years. Further, the property is owned and operated by a non-profit organization, lowering the risk that it would be converted to market rate at a later date.
- *Oasis Village Apartments* provides a total of 81 units, 17 units are set aside as low-income units (51 – 80 percent MFI). Financing for the project includes Low Income Tax Credits, which places an affordability restriction on the property for a total of 30 years from the project's completion date, 2007. The project is operated under the Affordable Housing Program under Section 42 of the Internal Revenue Code. Therefore, prospective renters must adhere to criteria and income guidelines in order to qualify for residence. Applicants with Section 8 vouchers may also apply for residence.

A list of qualified agencies that have indicated interest in purchasing projects that are at-risk of converting to market rate is attached as Appendix B for future reference. The preservation of any future at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations;
- Providing rental assistance to renters through other funding sources;
- Purchase affordability covenants; and,
- Refinance mortgage revenue bonds.

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes. In case nonprofit developers cannot maintain or operate existing affordable housing units, the City will contact potential nonprofit purchasers and investigate other methods to preserve affordability of those units. State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Another option to preserve the affordability of future at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance.

To replace any loss in the affordable housing stock, the City will encourage private developers to construct new affordable housing developments. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Several factors



influence the degree of demand, or "need," for housing in Adelanto. The four major needs categories considered in this element as shown in Table 2-13 include:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

**Table 2-14**  
**Summary of Existing Housing Need**

<b>Overpaying Households 2020</b>	
Renter	2,618
Owner	2,282
<b>Total</b>	<b>4,115</b>
<b>Overpaying Households by Income</b>	
Extremely Low Income (0-30% MFI)	2,225
Very Low Income (31-50% MFI)	293
Low Income (51-80% MFI)	565
<b>Overcrowding 2020</b>	
Renter	758
Owner	547
<b>Total</b>	<b>1,305</b>
<b>Special Needs Group 2020</b>	
Elderly Households	1,315
Disabled Persons	2,081
Large Households	4,223
Female Headed Households	2,238
Female Headed Households with Children	1,517
Farm Workers	24
Homeless	14

Source: 2020 American Community Survey

## 2.9. SPECIAL HOUSING NEEDS

Special housing needs groups refer to those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs. That is to say, the housing needs of such groups as handicapped, elderly, large families, farm workers, and families with female heads of households, need to be considered.

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



**Table 2-15  
Special Needs Groups**

Special Need Group	Number of Persons or Households		Change
	2010	2020	
Farm workers (population)	21	24	3
Elderly (65 years and older) households	1,038	1,315	277
Living Alone (households)	172	--	--
Large (5 or more members) households	2,088	4,223	2,135
Female-headed households	1,858	2,238	380
With Children	1,414	1,517	103
Disabled persons	3,003	--	--
< 18 years old	511	--	--
18 to 64 years old	1,736	--	--
65 and over	756	--	--

Source: 2020 Census (Some data is unavailable from the 2020 Census)

### 2.9.1 SENIOR HOUSEHOLDS

For the purpose of this special needs analysis, individuals 65 years of age or more are considered “seniors.” This is different than “elderly” as defined in the CHAS data (62 years of age or more). Households headed by seniors have special needs due to low, lower incomes, physical or mental disabilities, and other dependency needs. Seniors are often retired and rely on fixed or low incomes. They are also more prone to injuries and illnesses that increase their health care costs, thus reducing the income that would otherwise be available for housing. Their housing choices are also more specific because seniors often wish to be close to public transportation and other services. The elderly population (generally defined as those over 65 years of age) has several concerns: limited and fixed incomes, high health care costs, transit-dependency, and living alone. Specific housing needs of the elderly include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. The Census estimates that Adelanto’s proportion of elderly population has increased considerably in recent years.

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as ‘elderly family’ if it consists of two persons with either or both age 62 or over. Of Adelanto’s 1,315 such households, 19.4% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 40.7% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region). While the vast majority of seniors are homeowners, the percentage of senior renter who overpaid was much higher than the average; more than half of senior renters overpay for housing.

### 2.9.2 DISABLED HOUSEHOLDS

Persons with disabilities are defined by the Americans with Disabilities Act (ADA) as those having physical or mental impairments that substantially limit one or more major life activities. Disabled persons often have a difficult time obtaining adequate housing because they earn lower incomes, pay higher health costs, depend on supportive services, or require special accessibility such as elevators and



ramps that are not available in conventional designs. The Census considers the following six disability categories that limit one or more major life activity:

- *Sensory disability* that includes blindness, deafness, or severe vision or hearing impairment.
- *Physical disability* refers to a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying;
- *Mental disability* refers to impaired ability to learn, remember, or concentrate;
- *Self-care disability* refers to an impaired ability to dress, bathe, or get around inside the home;
- *Go-outside-home* refers to those individuals that are physically unable to go outside the home alone to shop or visit a doctor's office; and
- *Employment disability* includes those individuals that are unable work.

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

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

**Table 2-16**  
**Disabled Persons by Age**

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

*Source: 2009-2011 American Community Survey*

In Adelanto, the most common disability is physical disability, accounting for 23 percent of total disabilities revealing limited mobility for nearly a quarter of people with disabilities (see Table 2-16). Sensory disability was the second most common disability. Many people with disabilities have multiple disabilities that often fall into separate categories. Because of this, disabled persons must often consider a variety of complex factors when attempting to find adequate housing.



**Table 2-17**  
**Total Disabilities by Type**

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

Source: U.S. Census Bureau, 2020

The City of Adelanto complies with the Federal Lanterman Developmental Disabilities Services Act, which provides that state- authorized, licensed community care facilities serving six or fewer persons be permitted by right in all residential zones. There are currently six (6) licensed community care facilities in Adelanto, with the capacity to serve 36 individuals (see Table 2-17).

**Table 2-18**  
**Licensed Community Care Facilities**

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

Source: California Community Care Licensing Division, 2013

The City requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- *Procedures for Ensuring Reasonable Accommodations.* The City does not have any Zoning Ordinance provisions that are specific to housing for disabled persons. Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.
- *Efforts to Remove Regulatory Constraints for Persons with Disabilities.* The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Adelanto does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.



- *Retrofitting Requirements.* The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- *Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.* The City implements and enforces the current California Building Code (200). The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

### **2.9.3 FARM WORKERS**

Farm workers have special housing needs because they tend to earn low and unstable income and have difficulty finding sufficient housing due to lack of housing and infrastructure in rural areas. In addition, some farm workers have to migrate to find work and have trouble securing housing for brief occupancy periods. The 2010 Census revealed 21 Adelanto residents have occupations in the farming, forestry, and fishing industry. In the 2020 Census, the number of farmworkers increased slightly to 24 individuals. The low number of farm workers is due to the lack of farming related land uses in Adelanto. As such, the City does not have a need for farm worker-specific housing. The City allows affordable housing in all residential zones, therefore affordable housing needs of people within the “Farming, Forestry, and Fishing” occupations can be accommodated.

Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farm worker population through its overall affordable housing programs. Also, because Adelanto is an urban community in a metropolitan area and those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

### **2.9.4 LARGE HOUSEHOLDS AND OVERCROWDING**

Households with five or more members are considered large households for the purpose of analysis in the Housing Element. Large households are typically composed of families with children and/or extended family members. Large households experience difficulties finding housing due to the limited number of housing units with enough space and/or bedrooms and at an affordable cost. Large households often live in overcrowded, inadequate housing. The 2000 Census shows that 4,301 households, or 22.8% of households in Adelanto, had five or more members. The number of large renter households in Adelanto increased by 302 households and the number of large owner households increased by 79 households between 1990 and 2000. According to the 2010 Census, a total of 1,233 large family households lived in owner-occupied units. The same Census figures also indicated that 2,124 large family households lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City’s housing stock. Table 2-17 summarizes the Census data regarding large households.



**Table 2-19**  
**Large Households 1990 to 2010**

	1990		2010		2020	
	Renter	Owner	Renter	Owner	Renter	Owner
5 or more person households	2,013	1,909	2,315	1,986	1,396	1,277
% of Total Occupied Households	10.8%	10.3%	12.3%	10.5%	10.7%	6.5%

Source: Census 1990, 2000, & 2020.

The Census defines *severe overcrowding* as housing with more than 1.5 persons per room. To avoid severe overcrowding, the average household will require two or more bedrooms per unit and an average family will require 2.5 bedrooms per unit. Overcrowding takes place when a lack of affordable housing compels larger households to occupy smaller dwelling units or when two or more households share a single unit. A housing unit that is occupied by more people than intended can lead to faster deterioration of the housing unit. Overcrowding can lead to unplanned traffic congestion and parking shortages, as well, if there are multiple cars for each housing unit. In 2010, approximately 3.7% of total occupied housing units in the City were considered to be overcrowded with 1.5 persons per room or more. Of the total households in the City, 1.6% of the owner-occupied households were overcrowded and 5.3% of the renter-occupied households were overcrowded.

### **2.9.5 HOMELESS AND EMERGENCY SHELTERS**

The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. More recently, the Covid-19 Pandemic has resulted in significant levels of unemployment that began in the 2019. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem. The U.S. Department of Housing and Urban Development defines homeless persons as those in the following situations:

- Persons residing in spaces not meant for human habitation such as boxes, cars, abandoned buildings, and sidewalks;
- Persons residing in transitional housing or emergency shelters; and
- Persons being evicted or is leaving an institution and lacks the funding and support network to obtain housing.

Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;



- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.
- Minors who have run away from home;
- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) that are escaping domestic violence.

The City of Adelanto was included in a 2019 homeless survey that was undertaken by SCAG. This survey indicated that there were 11 homeless individuals that were sheltered and 3 individuals were unsheltered for a total of 14 homeless individuals.





## SECTION 3 - HOUSING CONSTRAINTS

### 3.1 INTRODUCTION TO CONSTRAINTS ANALYSIS

The supply and availability of housing may be constrained by various factors including governmental actions, environmental conditions, infrastructure capacity, and certain economic conditions related to the housing market. These constraints can affect the supply and cost of housing by increasing development costs or reducing the availability of land on which to build housing. When development costs rise, housing may no longer be economically feasible for developers to build. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. The constraints analysis must also demonstrate local efforts to remove or mitigate barriers to housing production and housing for persons with disabilities. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to remove or mitigate these constraints are included in the Housing Plan.

### 3.2 GOVERNMENTAL CONSTRAINTS

The goal of local government regulations on developments is to protect public health and safety and to ensure quality of life. However, these regulations can raise price of development, render development infeasible, and constrict housing availability, especially that of affordable housing. The cost and availability of housing is directly impacted by building and development code requirements (zoning, subdivision, grading, etc.). Although many governmental constraints restricting housing development are imposed by other levels of government, the following sections contain local regulations and land use policies that the local government has power to control such as land use policies, site improvement requirements, permit and impact fees, and permit processing procedures.

#### 3.2.1 LAND USE CONTROLS

The Adelanto General Plan land use map guides residential development. The Land Use Element has the most direct influence on residential development by specifying the amount, location, type and density of residential development. The zoning ordinance reinforces the objectives of the Land Use Element by regulating development densities, housing types, and development standards in residential zones. The Land Use Element and Zoning Ordinance contain the basic standards that allow for the development of a variety of housing types. In addition, this Housing Element law specifies adequate sites through appropriate zoning and development standards to encourage the development of various types of housing. This includes single-family housing, multi-family housing, mobile and manufactured homes, emergency shelters, and transitional housing, among others. Various housing types are permitted within residential zones in the City.

The City currently operates on a “one-map system”, in which the General Plan Land Use Map serves as the zoning map as well. Therefore, the land use zoning districts shown in Table 32 directly conform to the respective land use designations. The residential zone districts in the City are summarized in Table 3-1 included on the following page.



**Table 3-1**  
**General Plan Land Use Designations**

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

Source: Adelanto General Plan, Zoning Ordinance 2021

The City of Adelanto Zoning Code sets forth regulations that determine the size, type, density, and scale of residential development. Such regulations are designed to promote the health, safety, and general welfare of residents; preserve the character and integrity of neighborhoods; and implement General Plan goals and policies. State law has also focused increasingly on how residential development standards affect the feasibility of the building market rate and affordable housing. Table 3-2 describes the established standards for developing new housing, including density ranges, building heights, yards, and open space.



**Table 3-2  
Residential Development Standards**

Development Standard	DL-9	DL-2.5/&5	R1	R1-5	R3-8	R3-30
Minimum Lot Size (a)	9.0 ac	2.5ac/5ac	7,200sf	20,000sf	7,200sf	1 acre
Minimum Lot Width	150 ft.	150 ft.	60 ft.	60 ft.	60 ft.	150 ft.
Minimum Lot Depth	200 ft.	150 ft.	100 ft.	100 ft.	100 ft.	200 ft.
Maximum Lot Coverage by Buildings	5%	10%	40%	20%	60%	0 %
Maximum Coverage In Front Yard by Impervious Surfaces	10%	20%	50%	50%	50%	50 %
Maximum Density	1 du/9.0 ac	1 du/2.5 ac / 5 ac	4 du/ac	0.5du/ac	8 du/ac	30 du/ac
Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.
Maximum Front Yard Setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Side Yard Setback	5 ft. & 10ft.	5 ft. & 10ft.	5 ft. & 10 ft.	5 ft. & 10 ft.1	5 ft. & 10 ft.	10 ft
Minimum Rear Yard Setback	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
Min. Usable Private Open Space	N/A	N/A	2,000 sf/unit	5,000 sf/unit	500 sf/unit	N/A

1. The side yard setback will be amended to 5 feet for all sides including side street.

Source: Adelanto Zoning Code

The residential development standards are considered standard for a suburban community. They are not identified as a constraint to the development of affordable, market rate or housing for special needs groups. While these densities and development standards in more urban communities may not accommodate development typical of most affordable housing, due to the lower sales price for homes in the City and the availability of land for development, compared to the region as a whole, affordable housing can be accommodated at these lower densities. With the creation of the new High Density Residential and Mixed Use zones, the City will be able to provide additional opportunities for the development of affordable housing. Given that the current development standards for existing lower density zones do not constrain affordable housing development, it is not expected that the new higher density zones will have development standards that create constraints. Key provisions include:

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



- Large Residential Care facilities are conditionally permitted uses in all residential zones.

The Zoning Ordinance does include a definition for “family” in its listing of definitions which will be removed as part of the Zoning Ordinance revision. The removal of “family” from the definitions is a State requirement. Table 3-3 lists the allowed location of specific uses.

**Table 3-3**  
**Permitted Uses in Development Code**

Uses	MH P	DL	R1	R1-.5	R3-8	R3-30	AP	ML, LM	ADD
Day Care Center, Adult/Child		C		C	C	C	C		
Day Care Home, Large Family	C	C	C	C	C	C	C		
Day Care Home (8 or fewer children)	P	P	P	P	P	P	P		
Dwelling Unit- Second Units		P	P	P	P		P		
Dwelling Unit, Multiple Family, Two Family, Condominium					P	P			
Dwelling Unit, Single Family		P	P	P	P		P		
Group Home (7 or more persons), Emergency Shelters, Transitional Housing, and Homeless Shelters		P	P	P	P			C	
Residential Care Facility $\geq 7$	C	C	C	C	C		C		
Residential Care Facility $\leq 6$	P	P	P	P	P	P	P		P
Manufactured/Mobile Home	P	P	P	P	P		P		
Manufactured Home Parks	P	C							
Mobile Home Park	P	C							

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

### 3.2.2 MANUFACTURED HOUSING

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

### 3.2.3 MULTIPLE FAMILY UNITS

In previous years, single-family residences have been permitted in multi-family residential zones at a lower density. Some of the land zoned for multi-family use may not be developed to its full potential. In order to encourage affordable multi-family ownership housing, the City has a condominium conversion provision that establishes criteria for the conversion of multi-family rental units to ownership units. The City has established standards and criteria for converting multi-family dwellings, including dwelling units in a rental manufactured housing park, to residential condominium, stock cooperative, and community apartment types of ownership. The standards and criteria promote affordable housing and design quality.



### **3.2.4 SECOND UNITS**

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

### **3.2.5 EMERGENCY, TRANSITIONAL, & SUPPORTIVE HOUSING**

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

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

Group Homes, Emergency Shelters, and Homeless Shelters can also be located in the Light Manufacturing and Manufacturing Industrial zones by right. The Light Manufacturing and Manufacturing Industrial zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services. State law allows for transitional housing to be considered a regular residential use and permitted in all zones where residential uses are permitted. The City allows Transitional Housing of six or fewer people in all residential zones. Transitional housing for more than seven people and operated as a residential care facility can be conditionally permitted in residential zones. The City allows Transitional Housing and Supportive Services in all residential zones.

### **3.2.6 COMMUNITY RESIDENTIAL CARE FACILITIES**

Pursuant to State law, Adelanto's residential care facilities for elderly and group homes serving six or fewer persons are considered a permitted residential use in all residential districts. The City's Land Use Matrix is consistent with state law. In a supportive housing development, housing is coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. The Adelanto Municipal Code allows Supportive Housing in all residential zones.



### 3.2.7 FARM WORKER HOUSING

As indicated previously, only 0.30% of Adelanto residents hold “farming, forestry, and fishing” occupations, according to both the 2010 and 2020 Census. The City does not have an agriculture zone. The Zoning Code permits Caretaker’s Residence uses in the MHP residential districts. This use is defined as “a dwelling unit accessory to the principal use on a site which is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site”. This complies with the State Employee Housing Act (Section 1700 of the Health and Safety Code) that allows employee/farm worker housing in zones that allow agricultural uses.

### 3.2.8 DENSITY BONUS

Consistent with State law, developers in Adelanto can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and concessions or exceptions from normally applicable zoning and other development standards (See Table 3-4). Two projects have used the City’s density bonus provision. The Desert Garden Apartments located at the northwest corner of Lee Avenue and Bellflower Street was completed in 2004 and provides a total of 81 very low and low-income units. Oasis Village located at the northeast corner of Lee Avenue and Bellflower Street, completed in 2008, provides a total of 17 low-income units.

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

**Table 3-4  
Density Bonus Opportunities**

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

### 3.2.9 DEVELOPMENT STANDARDS, OFF-STREET PARKING REQUIREMENTS

The City’s parking standards typically require a two-car garage or other covered parking for each residential unit, ranging from single-family units to multi-family units, condominiums, and townhouses. The standards require parking based on the type of unit, in addition to guest parking requirements (multi-family and Mobile home Park uses) (see Table 3-4). The provision of parking consistent with City regulations has not historically constrained the development of affordable housing due to low land costs. However, the current parking standards do not specifically address residential uses for special needs groups and seniors. To address these unique groups, the City will typically offer alternative parking standards, such as a reduction in the number of requirement spaces, when appropriate to ensure that the development of residential units is not constrained.



To encourage affordable housing, reduced parking requirements consistent with State law can be achieved through the density bonus process. According to California Government Code Section 65915, if a project qualifies for a density bonus, because it is a senior project or provides affordable housing, a local jurisdiction—at the request of a developer—may reduce the required parking for the entire project, including the market rate units, to the following: zero parking spaces for one bedroom units; one on-site parking space for two or three bedroom units; two and one half on-site parking spaces for four or more bedrooms units. Table 3-5 summarizes the off-street parking requirements for the residential zone districts.

**Table 3-5**  
**Parking Spaces Required in Zoning Code**

<b>Residential Uses</b>	<b>Required Number of Spaces</b>
Single-family, detached and attached in R1 and DL zone districts	2-car garage
Duplex units	2-car garage for each unit
Multi-family Apartments, Condominiums, townhouses, and similar developments in the R-3, R-30 zone districts	2 spaces per unit, with 1 space required to be covered, plus 1 guest space for every 3 dwelling units, plus the following: spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof
Mobile Home Park	2 covered spaces per unit, plus one guest space per every 2 units, plus 2 spaces for each on-site sales or rental office
Fraternity/Sorority/Rooming House	1 space per bed plus 1 guest space for every 3 beds
Convalescent Facility/Residential Care Facilities	1 space for every 4 beds, plus parking for on-site employee housing

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

### **3.2.10 DEVELOPMENT STANDARDS, OPEN SPACE REQUIREMENTS**

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





dedicated open space in lieu of private yards. Multi-family developments with 10 or more dwelling units must provide a minimum of 500 square feet of a combination of private and common usable open space per unit. Private open space, including private patios, decks, or balconies can be determined to contribute to the required recreational and leisure areas and must meet the following dimensions: a minimum of 350 square feet of common open space per unit or a minimum of 150 square feet of private open space per unit.

### **3.2.11 DEVELOPMENT STANDARDS, ONSITE IMPROVEMENTS**

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

On- and off-site improvements are generally provided directly by developers when building a new subdivision and are regulated by the Subdivisions Ordinance (Title 16) of the Municipal Code. Specifically, Chapter 16.04.060 specifies the improvement requirements to be performed and fees to be collected prior to approval of the final map. Typical requirements include: City standard street widths (curb-to-curb): Local Street – 44-60 feet; Collector Street – 44-60 feet; Major Collector – 64-80 feet; Major Arterial– 86-100 feet; Streetlights, traffic signals and street trees; Drainage and water system facilities.

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

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

### **3.2.12 DEVELOPMENT FEES & EXACTIONS**

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





jurisdictions (Certificate of Compliance, Minor Variance, and Planned Unit Development – Modifications Only applications). Adelanto’s planning and development fee schedule for residential projects as of 2013 is summarized in Table 3-6.

**Table 3-6  
Planning and Development Fees**

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

\*Additional fees required per lot

Source: City of Adelanto, Community Development Department Deposits, 2013; City of Victorville, Planning Divisions Fee Schedule; City of Hesperia, Planning Application; Town of Apple Valley, Planning Application.



The City has also adopted development impact fees for the improvement of infrastructure and public facilities. These fees are shown in Table 3-7.

**Table 3-7**  
**Development Impact Fees**

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

Source: City of Adelanto

The full extent of required planning and impact fees are listed above and provide a worst case scenario for new single and multifamily development. The maximum amount a developer would pay in development impact fees for a single family home is around \$18,000 and \$15,500 for a multifamily unit. This may be higher than some jurisdictions where infrastructure is more readily available however, due to the City's location in San Bernardino County, the low cost of land, materials and labor help to offset the cost of any development impact fees. There is little difference in the impact fees for single family versus multifamily units due to the amount of vacant land, the availability of infrastructure, and the current low cost of housing in the City. Developers have expressed to City Staff that based on the low cost of land and materials in the High Desert it is as cost effective to construct single family homes, which are more desirable and easier to sell/rent over a multifamily complex. Because City fees are lower than actual costs and lower than many other San Bernardino County cities, they do not act as a constraint to development.

### **3.2.13 DEVELOPMENT REVIEW AND PROCESSING COST AND TIME**

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The City also encourages the joint processing of related applications for a multiple-family project. For example, a request for a rezoning may be reviewed in conjunction with the site plan, a tentative tract map, and any variances. These preliminary procedures save time, money, and lower the cost to the developer. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. In addition, the City intends to make full use of the CEQA Infill Housing Exemption. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with



General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

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

A typical review process for a single-family home requires only a \$305 Single Family Home development fee and is a streamlined process that is typically complete within 30 days. For a multifamily residential project the permitting procedure can be more complex and consequently can result in longer and more variable processing times. Upon submitting an application and development plans, the project is reviewed by the Planning Department initially for completeness and then to determine if any conditions of approval including required improvements are necessary to complete the project. Conditions of approval typically protect the health, safety and welfare of the public and ensure a project's consistency with established architectural design guidelines. Upon completing their review any conditions of approval are sent to the applicant. The City's development review and permitting process, as well as their processing times, have not been identified as a constraint to the development of affordable housing.

Projects such as a General Plan Amendments, Zone Changes, and Specific Plans are subject to discretionary approval by the City, and require a public hearing and review by the Planning Commission and a public hearing and review by the City Council. Uses requiring a conditional use permit (CUP) are required to substantiate the following findings:

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

These requirements are the same for all uses subject to CUP approval. Normally a site plan is required before construction can take place. In order to obtain approval, preliminary plans are submitted to determine the discretionary action necessary. Site plan approval is required whenever a new residential structure is proposed. Prior to the approval, formal plans are submitted and routed to various City



departments to determine the necessary conditions for approval for on- and off-site improvements. Improvements are discussed in more detail later in the development process on a project-by-project basis. Once approved by a public hearing body, construction drawings are required prior to building permit issuance. Once permits are issued, inspections are conducted by appointment at the request of the applicant.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application, for example, -or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other agencies, such as Public Works, for consistency with City ordinances. For a typical housing project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

**Table 3-8**  
**Permit Review Timelines in the City of Adelanto**

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	20-60 days	City Staff
Plan Check	20-60 days	City Staff
Conditional Use Permit	60-90 days	Planning Commission
Variance	60-90 days	Planning Commission
Zone Change	60-90 days	Planning Commission
General Plan Amendment	90-120 days	Planning Commission
Final Subdivision Map	6-8 months	Planning Commission
Tentative Subdivision Maps	60-90 days	Planning Commission
Parcel Maps	60-90 days	Planning Commission
Negative Declaration	60-90 days	Planning Commission
Environmental Impact Report	6- months	Planning Commission

Source: City of Adelanto, 2021



### **3.2.14 CODE ENFORCEMENT**

The City of Adelanto uses several uniform codes as the basis for its building standards, including the 2019 California Building Code, the Uniform Fire Code, and the California Electrical Code. No restrictions or amendments have been adopted that would constrain the development of housing. Enforcement of building code standards does not constrain the production or improvement of housing in Adelanto, but instead serves to maintain the safety and condition of the City's structures and neighborhoods.

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

## **3.3 ENVIRONMENTAL CONSTRAINTS**

The City of Adelanto is an urban environment susceptible to many natural hazards including wildfire, earthquakes, floods, and hazardous materials. Residential developments located near active earthquake faults should provide seismic reinforcements and comply with appropriate seismic codes. Future residential developments located near excessive transportation-related noise or other nuisances should have adequate insulation to protect residents from noise pollution. Key environmental constraints are outlined in the remainder of this section.

### **3.3.1 FLOODING**

The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps (FIRM) for the City of Adelanto and the unincorporated areas. In order to mitigate potential flooding, the City refers to the San Bernardino County Flood Control District Master Drainage Plan and requires private development to design drainage systems according to this plan. The most costly constraint tied to flooding is the requirement to get a permit from the Army Corps of Engineers, or California State Department of Fish and Wildlife if the property is adjacent to or modifying a drainage wash which is deemed to be under the definition of "waters of the United States." This permit can take months to process from each department. In addition, a future development may need to be altered to prevent the loss or damage of the drainage area. None of the potential housing sites are located in a designated floodplain.

### **3.3.2 GEOLOGICAL CONSTRAINS**

The City of Adelanto is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The closest fault



to the City is the Helendale Fault, which is located between 16 to 20 miles east of Adelanto. However, because of the high probability of seismic activity, consistent with Seismic Safety Zone IV of the California Code, new development is required to employ design and construction techniques that will reduce the potential for loss of life, injury, and property damage in the event of a major earthquake. These requirements add to the cost of building residential structures. None of the potential housing infill areas are located near identified faults in special seismic study zones.

### **3.3.3 BIOLOGICAL RESOURCES**

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

The City of Adelanto is within the California Desert Conservation Area, which is managed by the Bureau of Land Management (BLM). A portion of the northernmost part of Adelanto is within the Desert Conservation Area Plan's "Western Mojave Desert" critical habitat area. The City of Adelanto is also subject to the California Desert Native Plant Act. The identification of these resources within the City are not considered to be a constraint to the development of affordable housing as the City has plenty of land outside of the California Desert Conservation Area that is vacant and available for development.

As of September 22, 2020, the California Department of Fish and Wildlife, temporarily listed the western Joshua Tree (*Yucca brevifolia*) as an endangered species for one year until a final decision is made in 2021. Therefore, any attempt to remove a Joshua tree or part of a Joshua tree, dead or alive from its current position will require an Incidental Take Permit (ITP). The City of Adelanto's Municipal Code (17.57.040) also requires that the City comply with the County of San Bernardino's ordinances on Joshua trees. County of San Bernardino's Municipal Code (Chapter 18.01.060) requires preservation of Joshua trees given their importance in the desert community. A qualified County-approved biologist or arborist should be retained to conduct any future relocation/transplanting activities and should follow the protocol of the County's Municipal Code (Appendix B: Chapter 18.01). The following criteria must be utilized by the contractor when conducting any future transplanting activities.

- The Joshua trees must be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the County where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per County requirements.
- Earthen berms must be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
- Each tree must be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled



with native soil, and the transplanted tree will be immediately watered. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

This is now a significant financial constraint to development in that the cost for surveys and the ITP can total into the thousands of dollars.

### **3.3.4 CULTURAL RESOURCES**

The Victor Valley area is a part of the homeland of the Serrano people, which is centered in the San Bernardino Mountains. Together with that of the Vanyume people, linguistically a subgroup, the traditional territory of the Serrano also includes part of the San Gabriel Mountains, much of the San Bernardino Valley, and the Mojave River valley in the southern portion of the Mojave Desert, extending as far east as the Cady, Bullion, Sheep Hole, and Coxcomb Mountains. Prior to European contact, the Serrano were primarily hunter-gatherers and occasionally fishers, and settled mostly on elevated terraces, hills, and finger ridges near where flowing water emerged from the mountains. They were loosely organized into exogamous clans, which were led by hereditary heads, and the clans in turn were affiliated with one of two exogamous moieties. Although contact with Europeans may have occurred as early as 1771 or 1772, Spanish influence on Serrano lifeways was negligible until the 1810s, when a mission *asistencia* was established on the southern edge of Serrano territory. Between then and the end of the mission era in 1834, most of the Serrano in the western portion of their traditional territory were removed to the nearby missions. In the eastern portion, a series of punitive expeditions in 1866-1870 resulted in the death or displacement of almost all remaining Serrano population in the San Bernardino Mountains.

Today, most Serrano descendants are affiliated with the San Manuel Band of Mission Indians, the Morongo Band of Mission Indians, or the Serrano Nation of Indians. Because of the renewed interest in ensuring that cultural resources are not lost as part of development, all new development that is subject to discretionary review must adhere to the requirements of AB-52 which can add to the time required to complete a project's environmental review.

## **3.4 INFRASTRUCTURE CONSTRAINTS**

Infrastructure that is substandard and needs to be replaced or the need for new facilities may also add to development costs. The potential infrastructure constraints that should be considered as part of any future residential development are outlined in this section. The lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. There is a lack of adequate infrastructure—namely roads, sewer, and water—in certain portions of Adelanto that may serve as a constraint to the development of housing. As demonstrated in the Existing Sewer Facilities map in the Public Facilities Element of the General Plan, sewer and water facilities are generally available within the central and southern portions of the City. The City has identified housing sites in areas that are anticipated to become new growth corridors along future major roadways, including Highway 395, El Mirage Road and Palmdale Road. As these roadways are established the City anticipates the development of infrastructure to occur simultaneously. The City has also identified a core growth area to serve, essentially as a growth boundary to ensure that development occurs in a responsible and feasible manner and that infrastructure can be developed to support new





housing and commercial development. It is not anticipated that infrastructure will be a constraint to the development of affordable housing units.

### **3.4.1 DRAINAGE & HYDROLOGY**

The City of Adelanto is affected by two major drainage areas, of which, the Baldy Mesa Drainage area is the most significant, affecting the most densely populated area of the City. It encompasses 86 square miles immediately south of the City and about 75 percent of the existing and incorporated City limits and sphere of influence area. At present, the City does not have an extensive drainage system in place. Drainage improvements are constructed on a project-by-project basis according to the approved Drainage Master Plan. Scattered development in the City has created a somewhat piecemeal drainage system. As development occurs within the City, the drainage system will be completed through the utilization of development impact fees, thus, eliminating any gaps that may exist and reducing any potential drainage problems. There are currently drainage facilities available to serve the majority of the housing infill areas. It is not anticipated that drainage facilities will be a constraint to the development of affordable housing.

### **3.4.2 SEWER SERVICES (WASTEWATER)**

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

### **3.4.3 WATER**

The City of Adelanto Water Department (AWD) provides water service and wastewater service to approximately 27,139 residents. The AWD employs a staff of twelve to manage and maintain the Department and its water resources. The Director of Public Utilities and the five members Public Utilities Authority are responsible for providing adequate water services to the City. According to the City's 2015 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand.

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



### **3.4.4 SOLID WASTE**

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

### **3.4.5 ENERGY**

Electrical service in the City of Adelanto is supplied by the Southern California Edison Company (SCE) while natural gas service is provided by the Southwest Gas Company. The City is home to a number of initiatives designed to promote clean solar power generation. The Adelanto Solar Power Project is expected to produce an average of 20,000 megawatt hours annually and is an important element of the Los Angeles Department of Water and Power's (LADWP's) power supply transformation from fossil fuels to more renewable energy sources. The Adelanto Solar Power Project is being built on a 42-acre site at LADWP's Adelanto Switching Station. Clean Focus now owns and operates a 3.75-megawatt solar project (solar generation facility) that sells electricity to the SCE under the California Renewable Energy Small Tariff program. A number of other solar projects, such as the 1,197-acre Baldy Mesa Solar Power Project, are in the planning stages.

## **3.5 MARKET CONSTRAINTS**

Factors that influence housing cost, such as availability of land, cost of land, and cost of construction can increase housing costs and limit the number of housing affordable to low and moderate-income households, seniors, disabled, and others with special housing needs, or make housing economically impractical.

### **3.5.1 FINANCING CONSTRAINTS**

Obtaining home loans allows homeowners to purchase or to renovate homes. The Home Mortgage Disclosure Act (HMDA) requires financial and mortgage lending institutions such as banks, savings associations, and credit unions to collect and publicly disclose information about housing loans and applications for such loans, including the Applicant's income, gender, and race/ethnicity as well as the status of the applications. The Federal Reserve Board releases this loan data to determine whether financial institutions are serving housing needs of their communities; to identify discriminatory lending patterns; and to determine areas in need of public-sector investments that would attract private investment. According to HMDA data, 1,475 households in Adelanto applied for conventional loans to purchase homes in 2004 (refer to Table 3-7). Five percent of the loan applicants were from lower-income households, 14% from moderate-income households, and two-thirds (67%) were from above moderate-income households. The origination loan approval rate, (the percentage of loans approved by the lender and accepted by the applicant) was 46%. Compared to countywide data, loan origination rate was lower in Adelanto. Origination rate for lower income applicants in Adelanto was significantly lower in the City (33%) compared to the Countywide rate (41%).



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## SECTION 4 - HOUSING PLAN

### 4.1 INTRODUCTION TO THE RHNA

This section of the City of Adelanto Housing Element compares the housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA). The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The RHNA housing need for Adelanto is categorized according to the following income groups:

- The *Very Low-income* households are those households whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- The *Low-income* households earn from 51% to 80% of the median;
- The *Moderate-income* groups earn from 81% to 120% of the median; and,
- The *Above-Moderate* households earn over 120% of the median income.

#### 4.1.1 THE 6<sup>TH</sup> CYCLE RHNA

Housing law requires this Housing Element to consider the RHNA requirements (along with any unaccommodated RHNA need) for the previous 5<sup>th</sup> Cycle planning period (2014-2021) as well as the current 6<sup>th</sup> Cycle planning period (2021-2029). That is, any deficit in housing units from the 5<sup>th</sup> Cycle RHNA must be accommodated in this Housing Element. The key element in meeting the State's AB 1233 findings is the number of very low and low-income units that were provided during the 4<sup>th</sup> Cycle. SCAG's Regional Housing Needs Assessment (RHNA) estimated the seven-year (2021-2029) future housing construction need for Adelanto at 2,152 units. Of the 2,152 housing units needed to accommodate the 6<sup>th</sup> Cycle need, 394 units are allocated to very low-income households, 566 units are allocated for low-income households, 651 units are allocated for moderate-income households, and 2,152 units are allocated for households with above-moderate household incomes. Table 4-1 indicates the current 6<sup>TH</sup> Cycle RHNA allocation and the previous 5<sup>th</sup> Cycle RHNA for the City.

**Table 4-1**  
**5<sup>th</sup> Cycle and 6<sup>th</sup> Cycle Adelanto RHNA Allocation**

Income Group	% of County MFI	2014-2021 RHNA		2021-2029 RHNA	
		Units Allocated	Percentage of Units	Units Allocated	Percentage of Units
Very Low	0-50%	633	23%	394	11%
Low	51-80%	459	16%	566	15%
Moderate	81-120%	513	19%	651	17%
Above moderate	120%+	1,236	43%	2,152	57%
<b>Total</b>		<b>2,841</b>	<b>100%</b>	<b>3,763</b>	<b>100%</b>

Source: Southern California Association of Governments



The HCD also indicates that the projected need for extremely low-income households may be calculated by assuming that such households represent 50% of the very low-income households. In other words, the future house need for extremely low-income households in Adelanto is projected to be 135 units. Since the beginning of the 5<sup>th</sup> Cycle RHNA, a total of 377 housing units have been constructed. All of these units that were constructed were above moderate units. This has translated into an unmet need from the 5<sup>th</sup> Cycle. As shown in Table 2-20, all of these units have been assumed to be above moderate units. The baseline year used to calculate the un met need was 2014 (the baseline number of units was 9,281 units). In 2014 there were 9,281 housing units and in 2021 there were 9,658 housing units, an increase of 377 units. The total unmet need is 6,277 units.

**Table 2-20  
Unmet Housing Need**

<b>Income Group</b>	<b>5<sup>th</sup> Cycle RHNA Housing Units Allocated</b>	<b>6<sup>th</sup> Cycle RHNA Housing Units Allocated</b>	<b>Unmet Need</b>
Very Low	633	394	1,027
Low	459	566	1,025
Moderate	513	651	1,164
Above moderate	1,236-377	2,152	3,011
<b>Total</b>	<b>2,464</b>	<b>3,763</b>	<b>6,227</b>

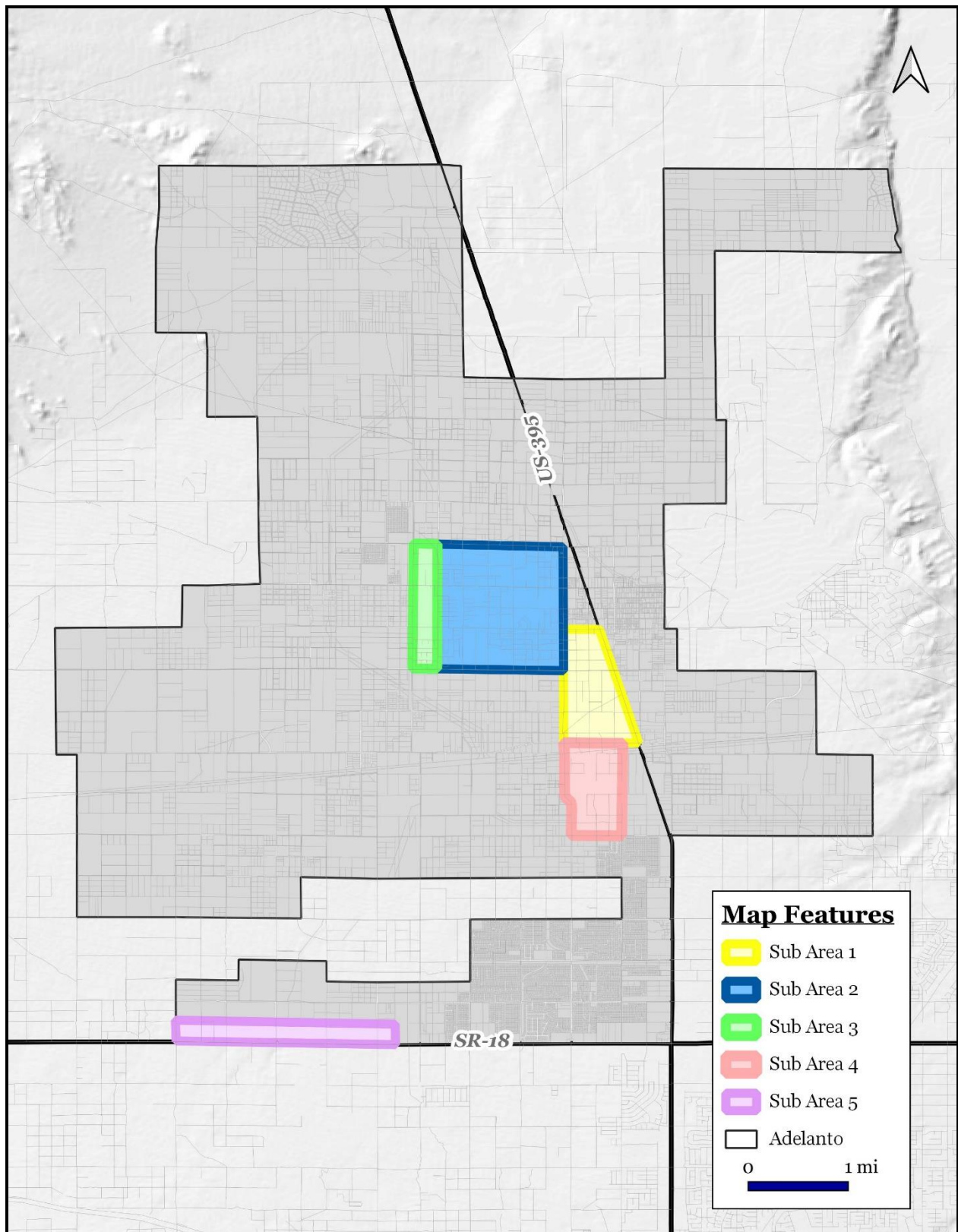
*Source: Southern California Association of Governments*

#### 4.1.2 AVAILABLE SITES

A total of five geographic areas have been identified as candidates for future infill residential development to accommodate then City's future infill housing need. The five Subareas discussed later will potentially allow for 9,581 units. Many cities will have a problem meeting its RHNA obligation because of *land availability*. Adelanto has plenty of undeveloped land zoned for residential development though there are constraints including:

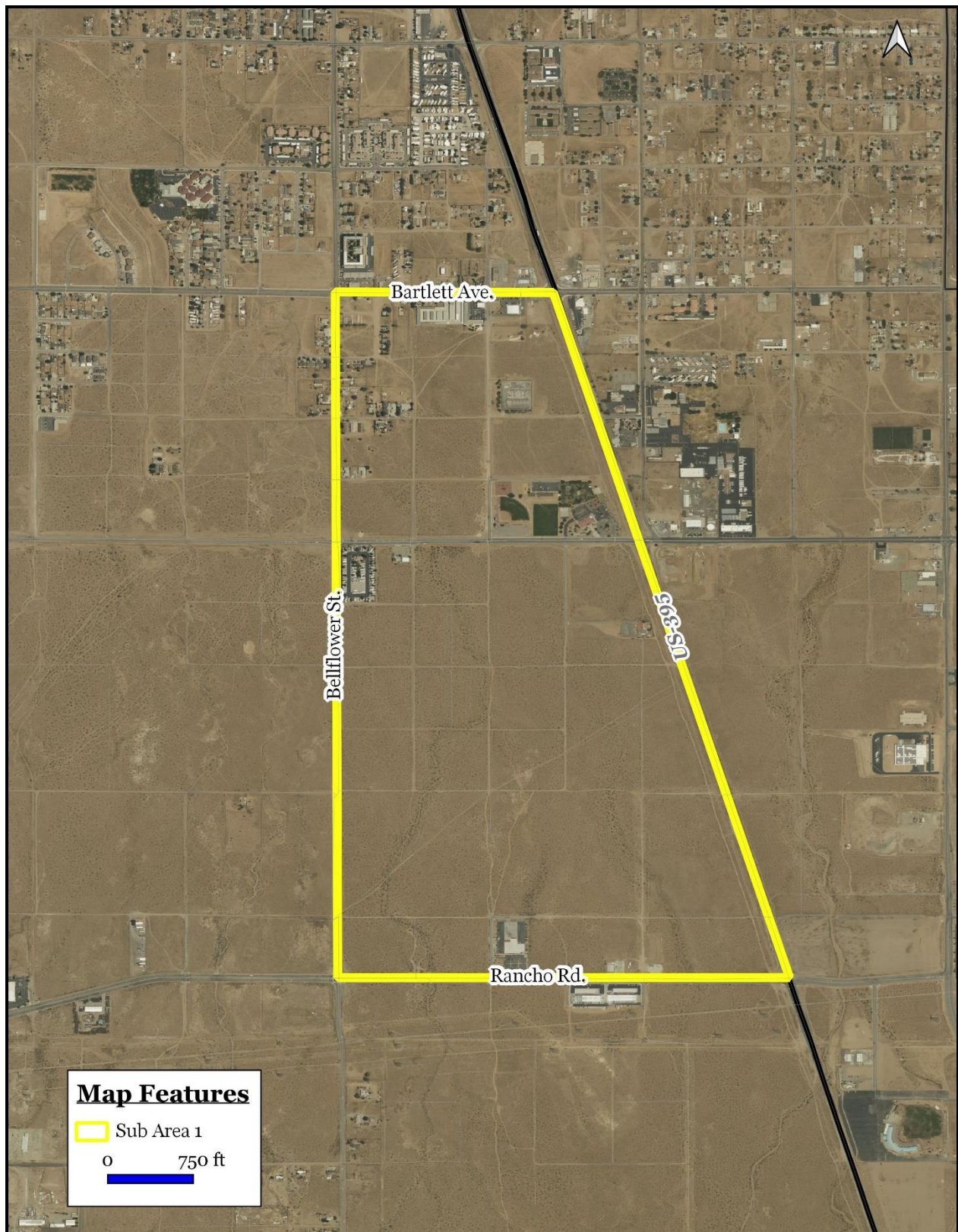
- Lack of roads of roads in some areas of the City;
- Absence of water and sewer lines in certain areas;
- Some areas may be underserved by public services;
- Portions of the City are not well served by utilities (natural gas and electrical); and
- The recent listing of the Joshua Tree's impact on development may be a constraint in the future.

For the above reasons, the five areas that were ultimately selected considered these factors. The five subareas are detailed on the following pages.



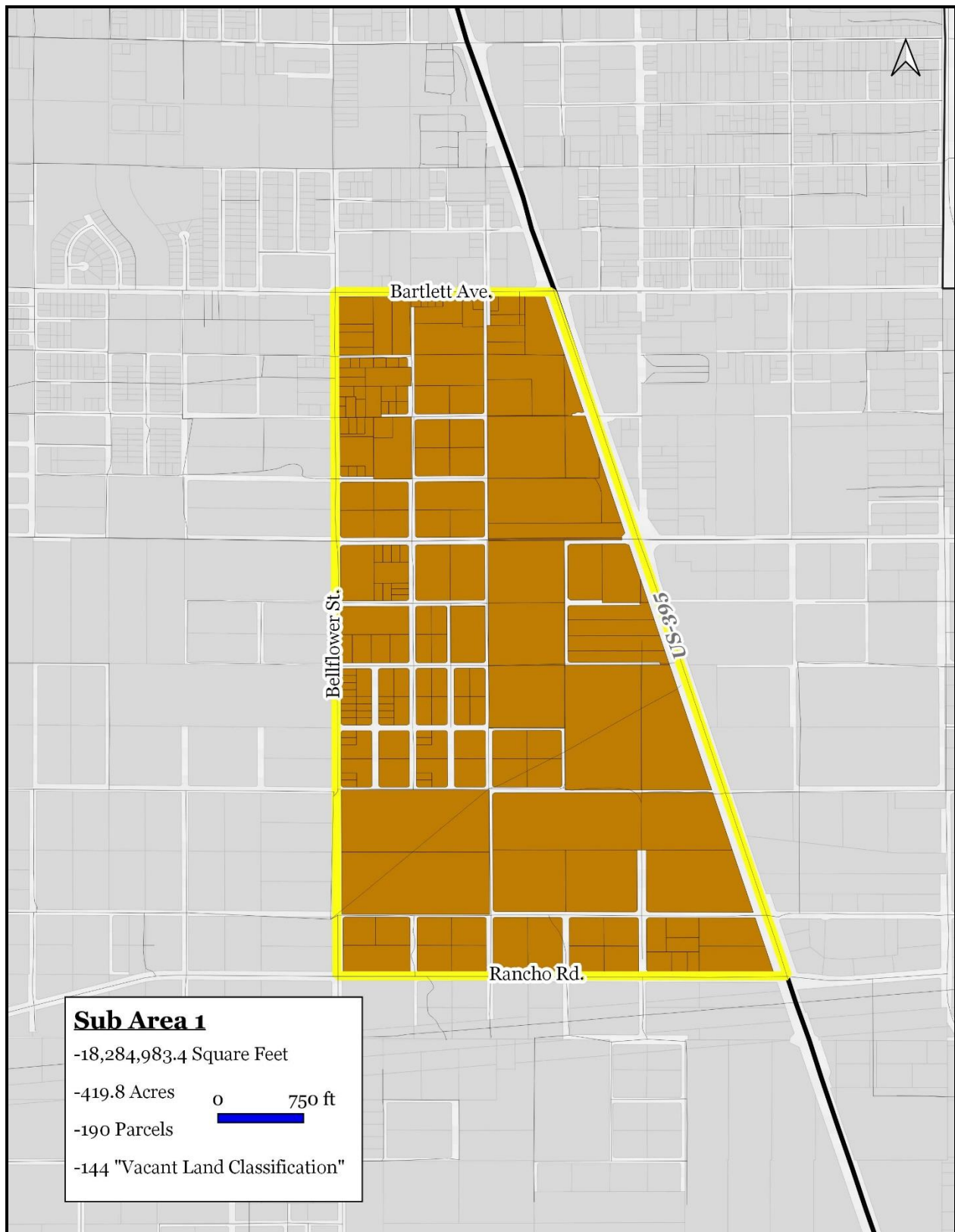
**EXHIBIT 4-1  
SUBAREA REFERENCE MAP**



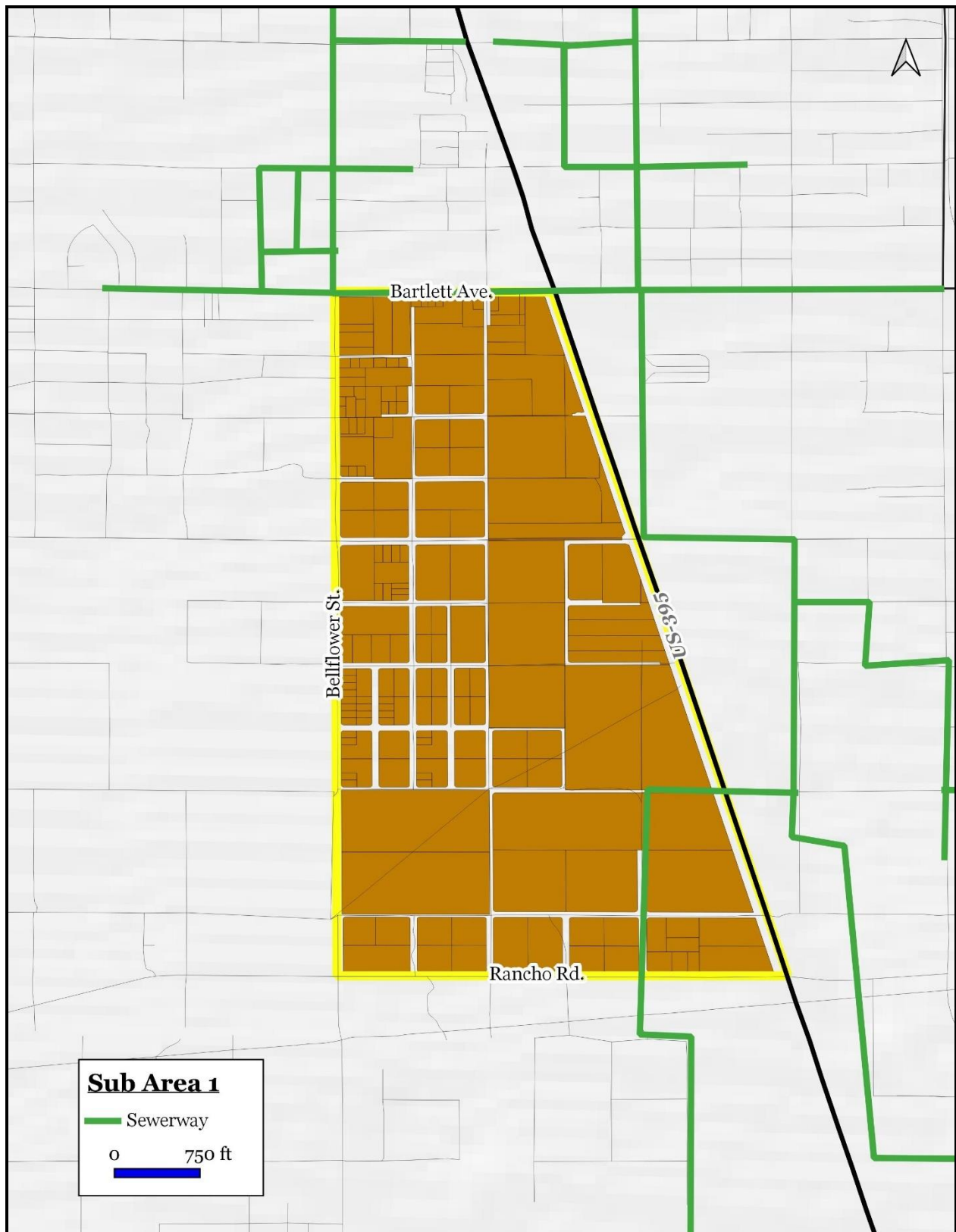


**EXHIBIT 4-2**  
**SUB AREA 1 AERIAL MAP**

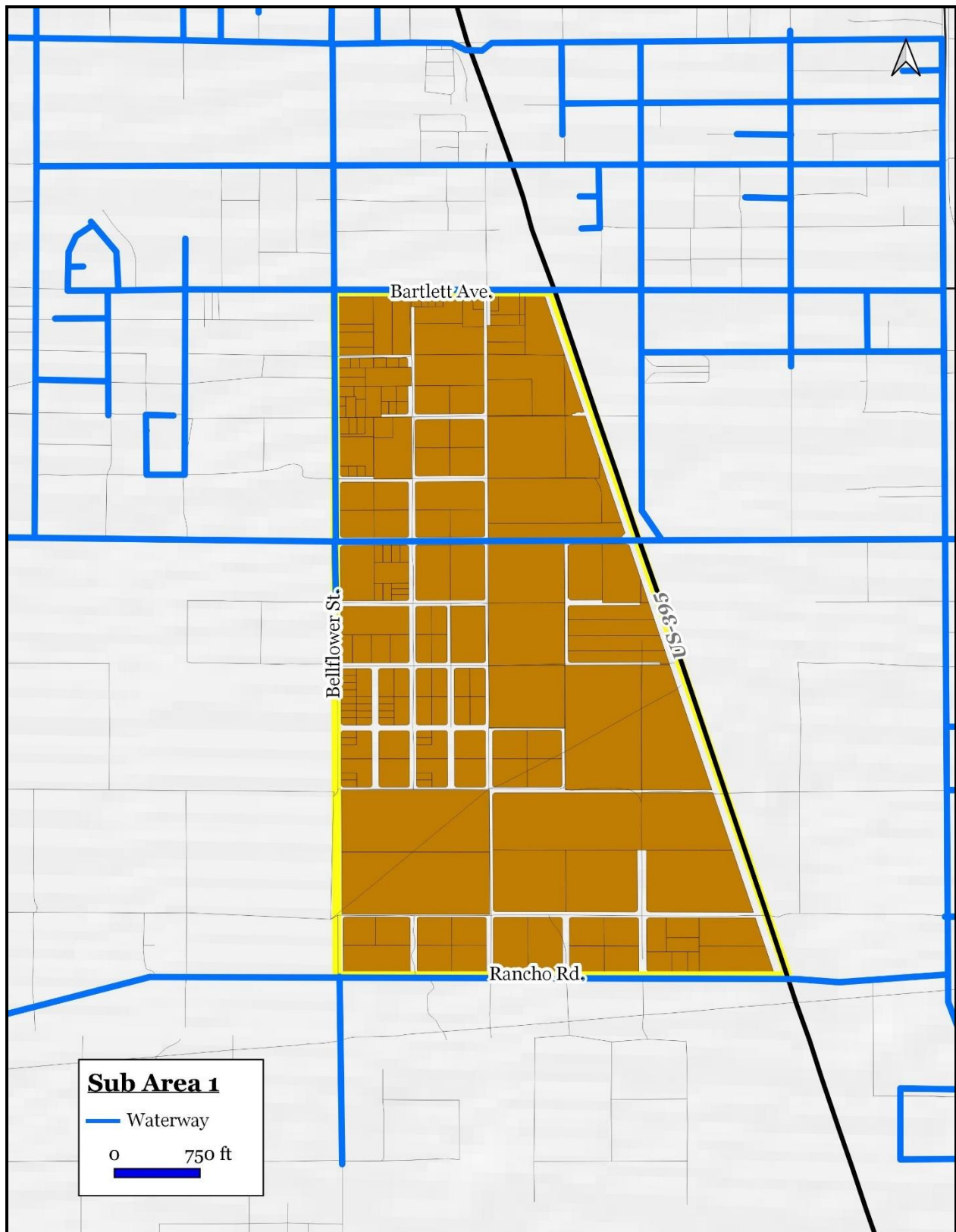




**EXHIBIT 4-3**  
**SUBAREA 1 (368.6 ACRES OF VACANT LAND, 1,843 UNITS ARE POSSIBLE)**

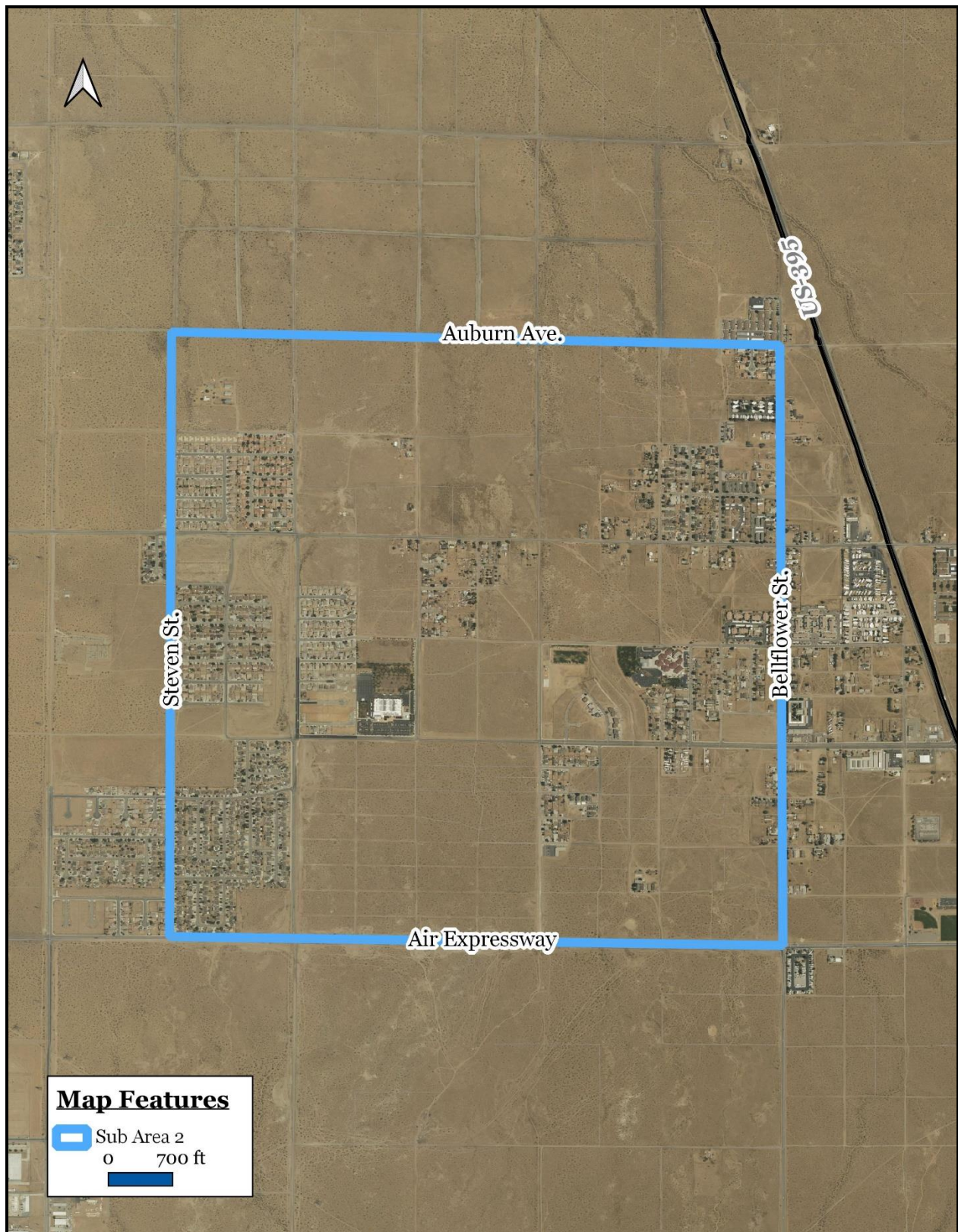


**EXHIBIT 4-4**  
**AREA 1 SEWER LINE MAP**

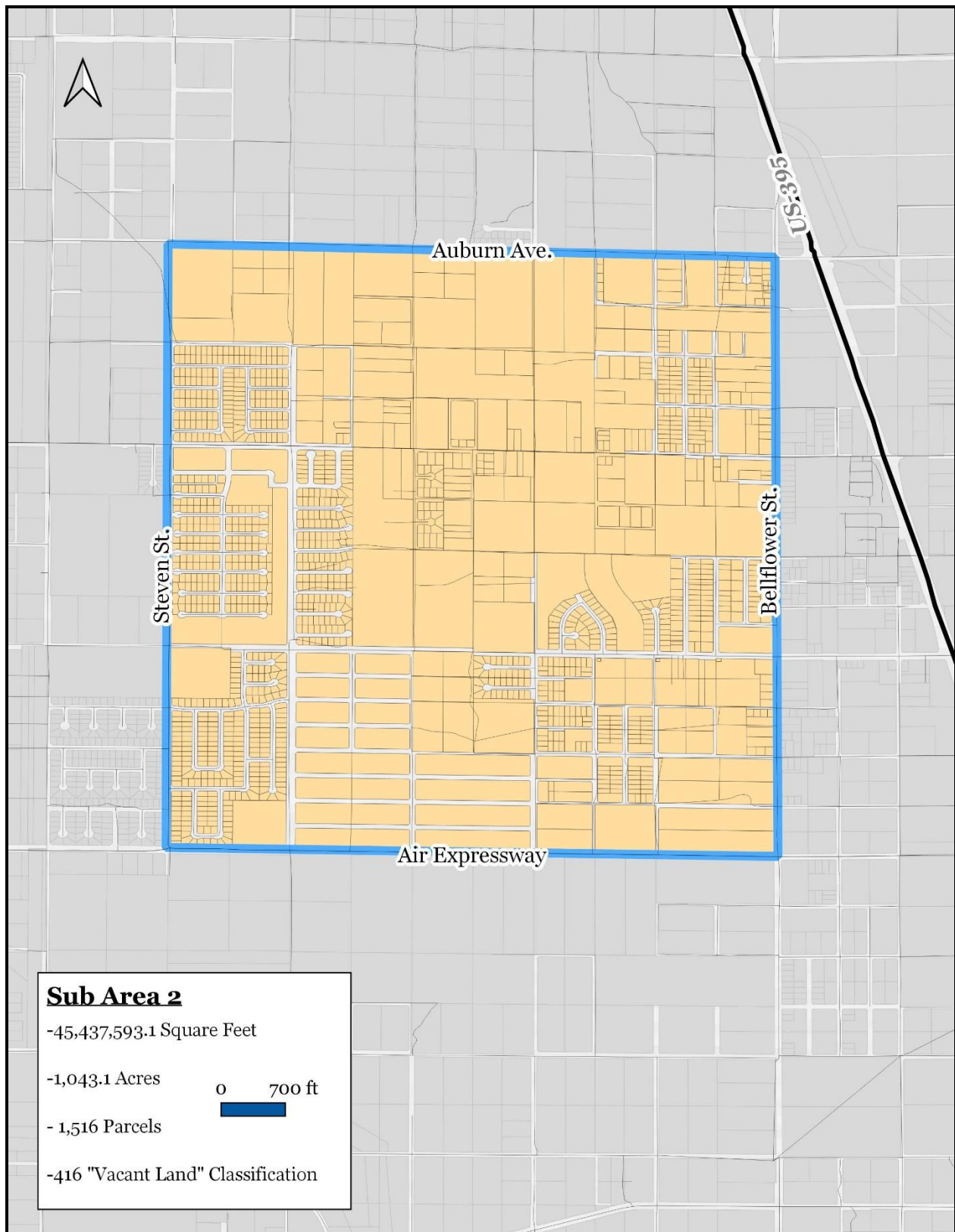


**EXHIBIT 4-5**  
**AREA 1 WATERLINE MAP**



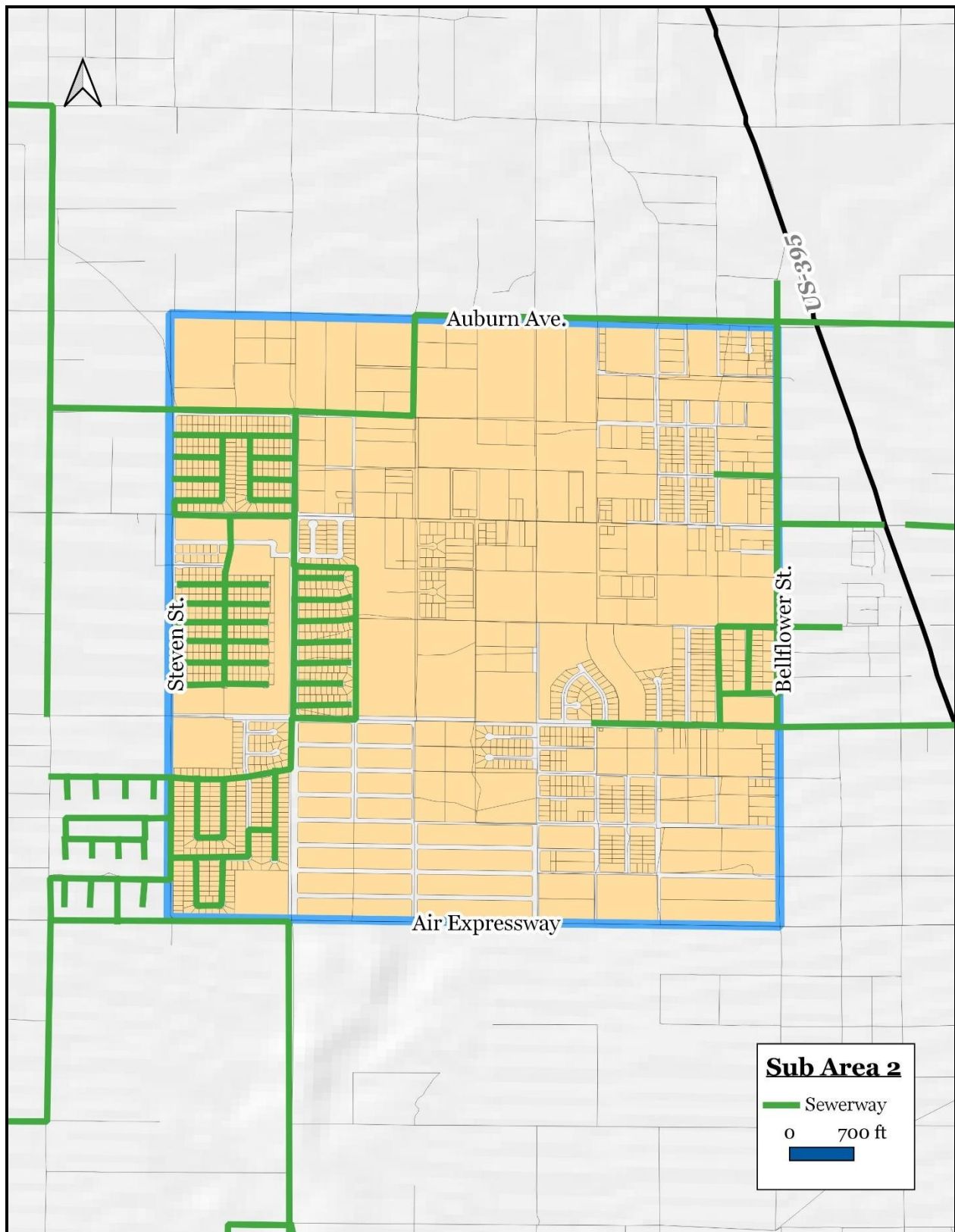


**EXHIBIT 4-6**  
**AREA 2 AERIAL MAP**

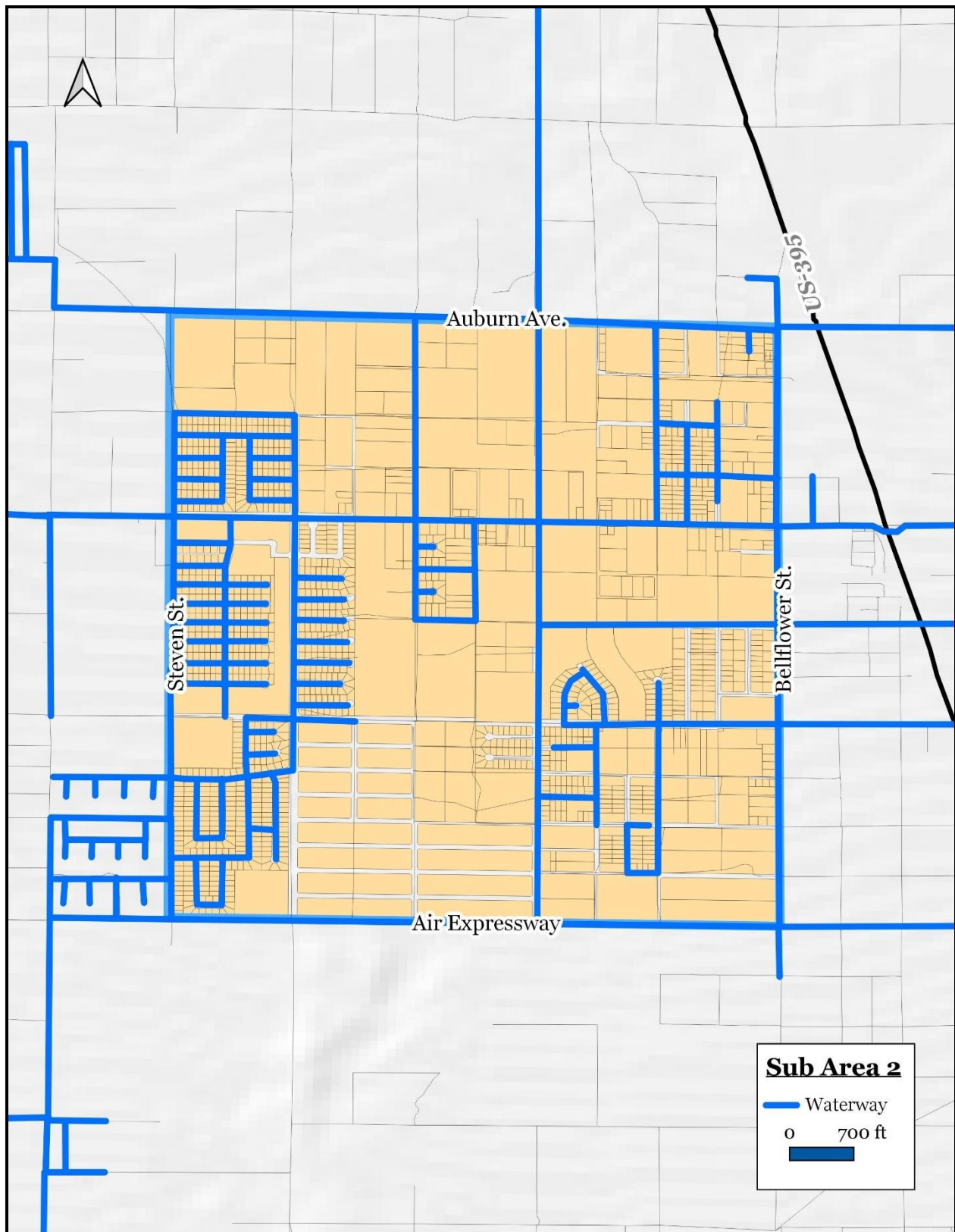


**EXHIBIT 4-7**  
**AREA 2 717.8 ACRES OF VACANT LAND, 3,589 UNITS ARE POSSIBLE.**



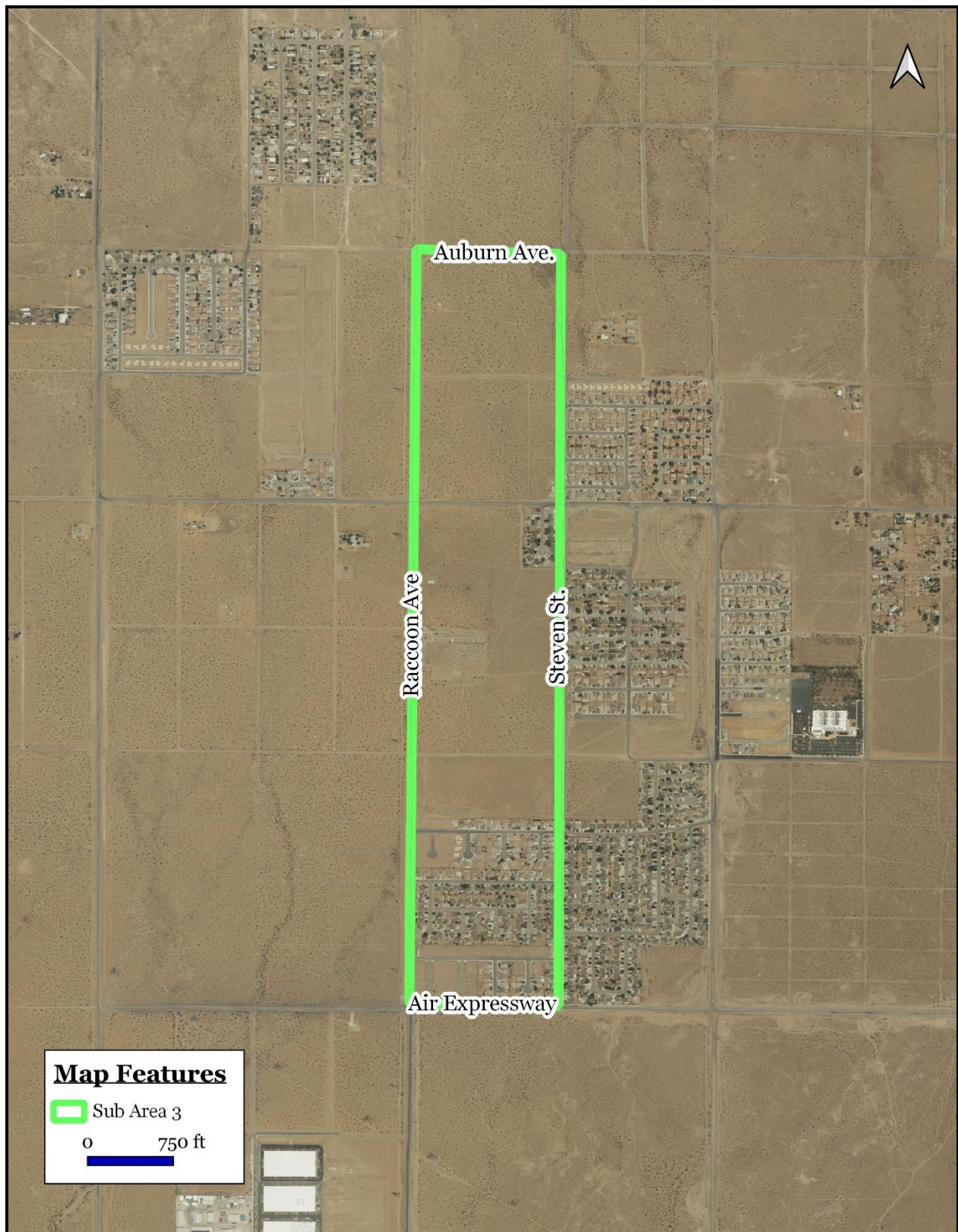


**EXHIBIT 4-8**  
**AREA 2 SEWER LINE MAP**

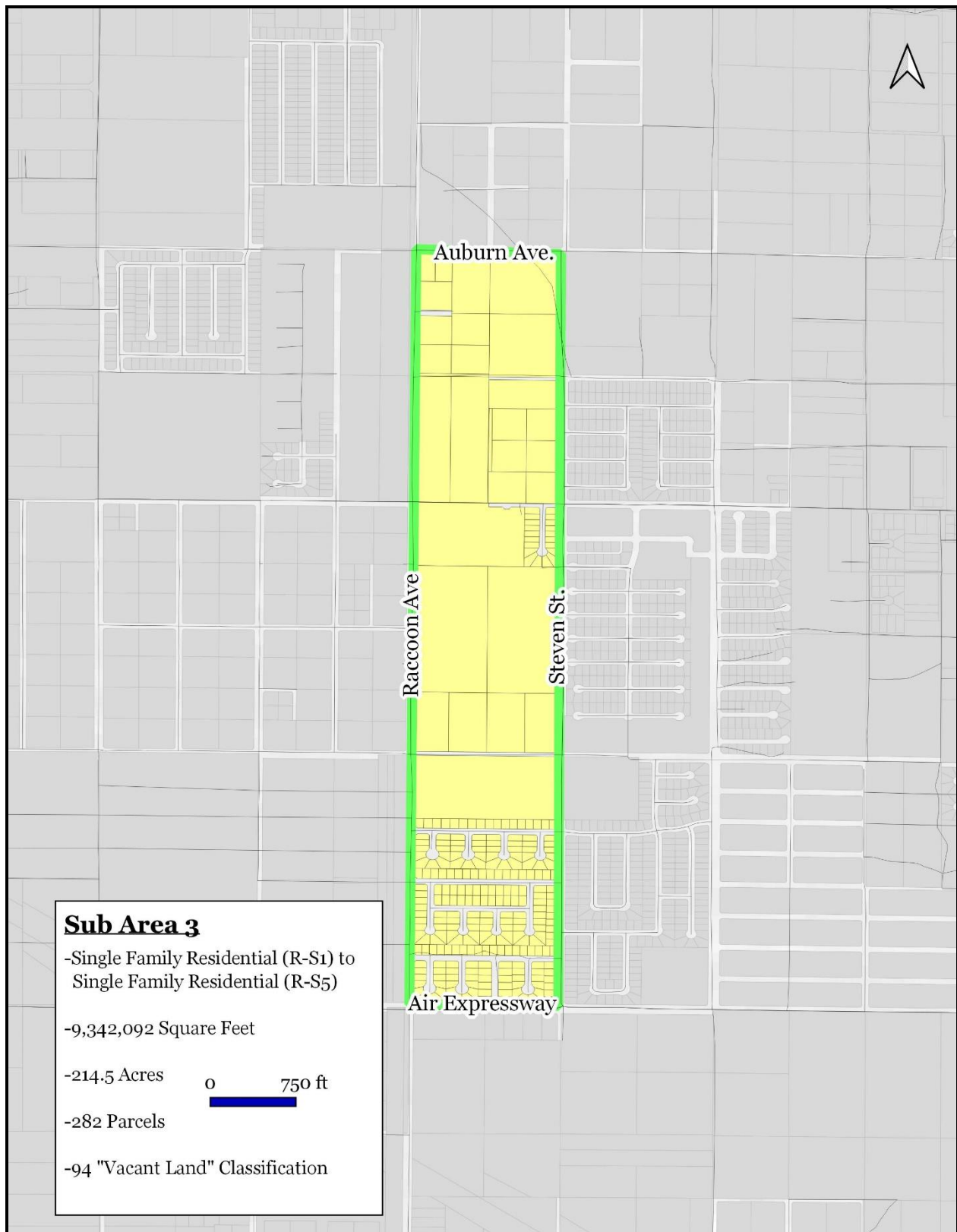


### EXHIBIT 4-9 AREA 2 WATERLINE MAP



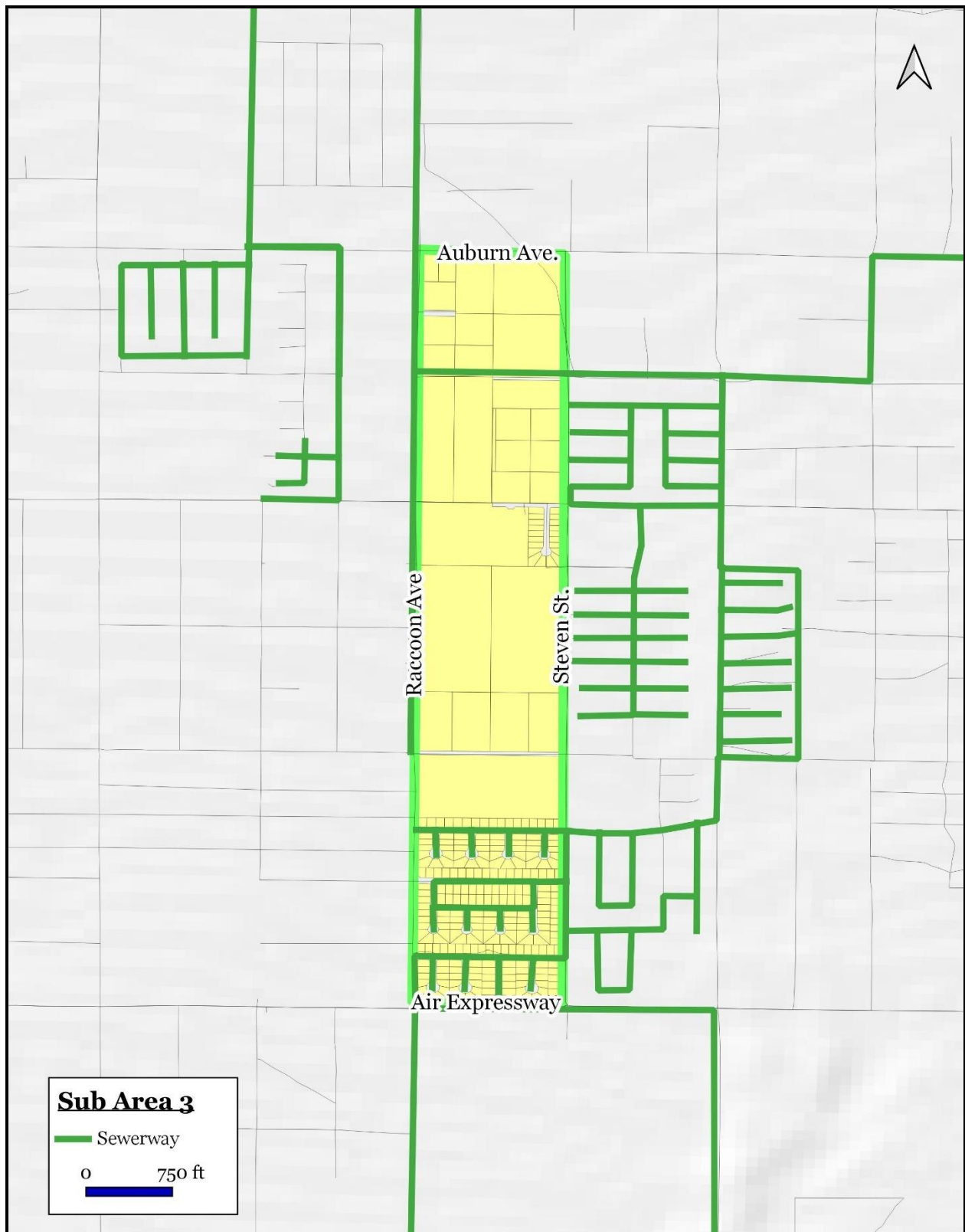


**EXHIBIT 4-10**  
**AREA 3 AERIAL MAP**

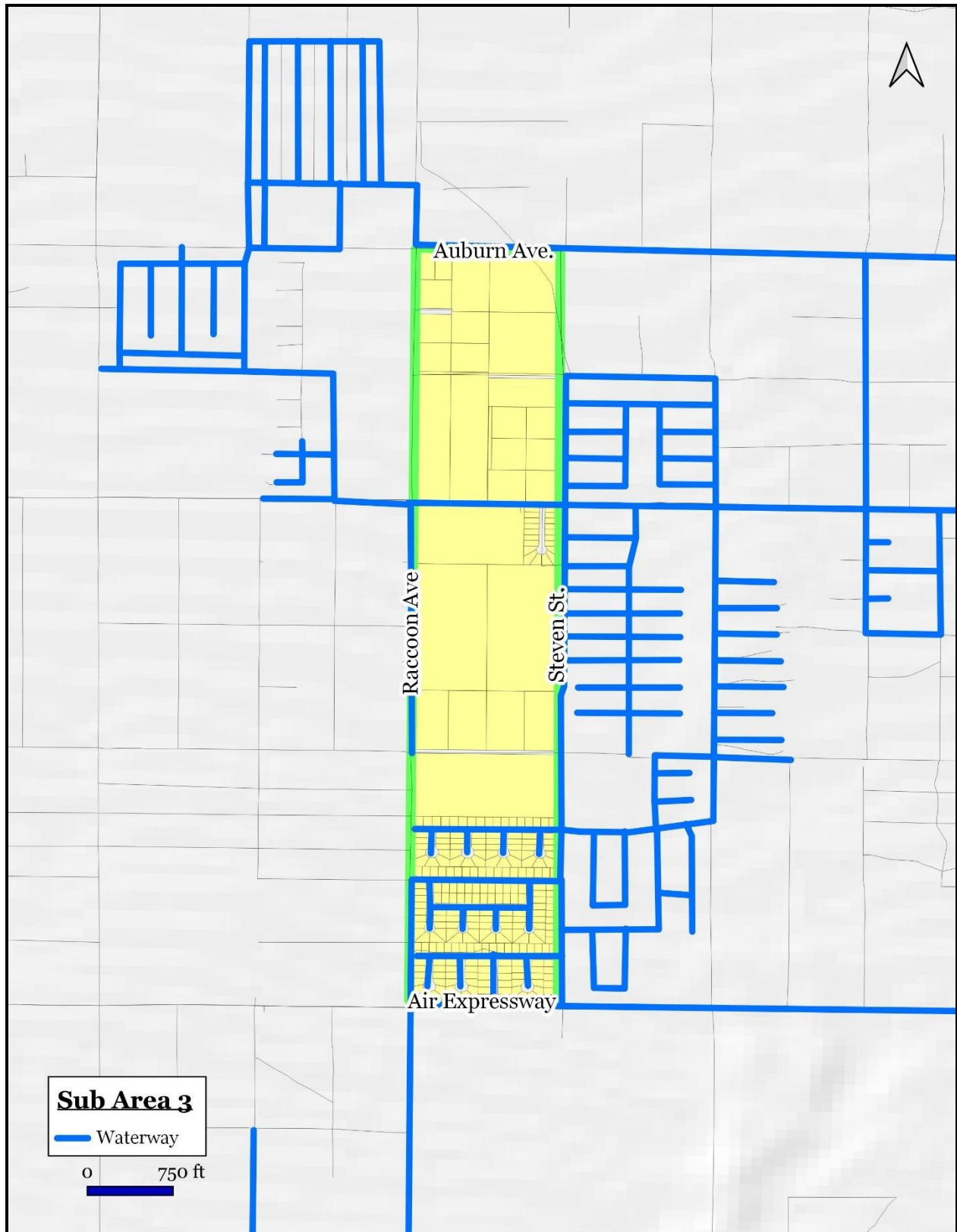


**EXHIBIT 4-11**  
**AREA 3 176.4 ACRES OF VACANT LAND, 882 UNITS ARE POSSIBLE.**

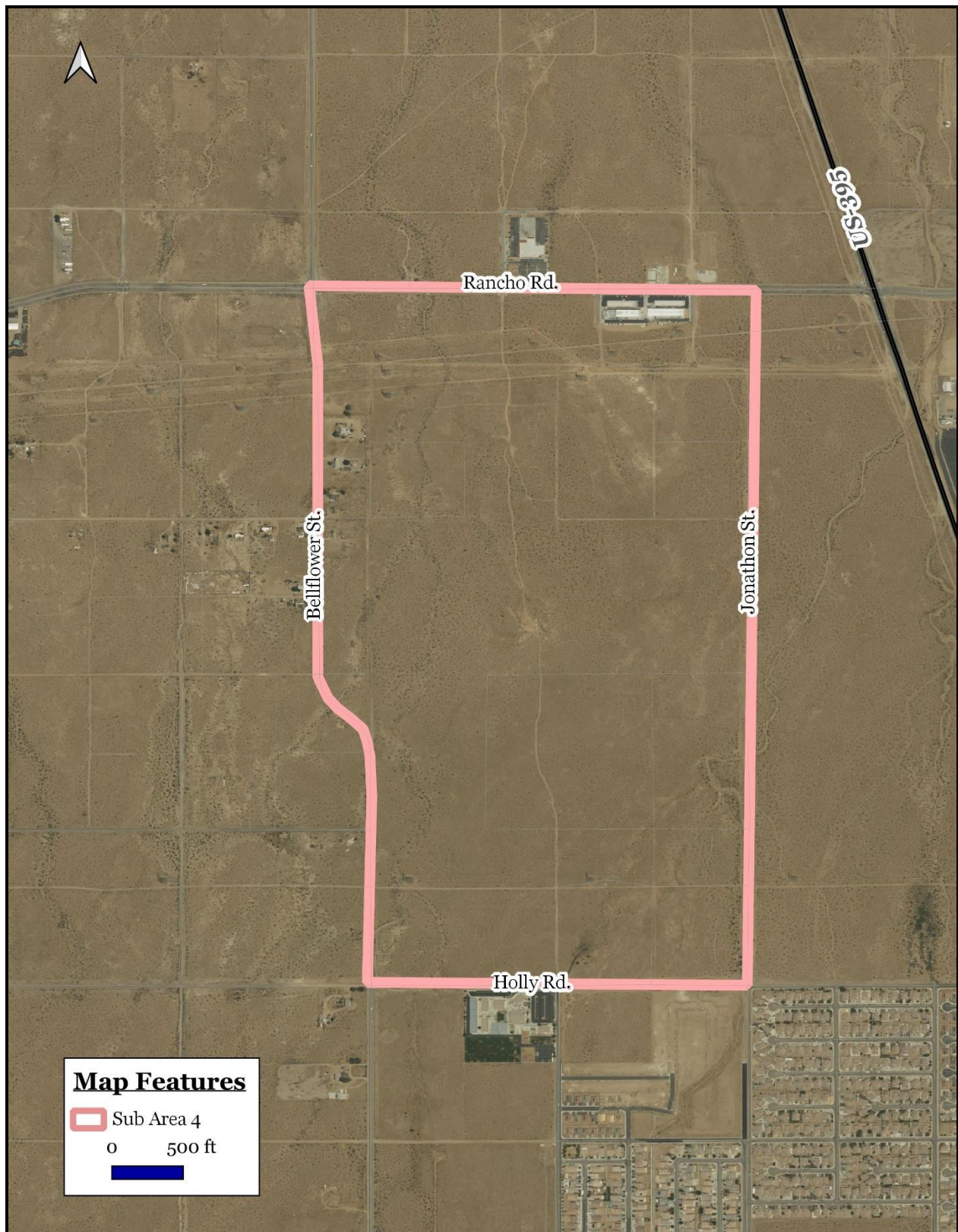




**EXHIBIT 4-12**  
**AREA 3 SEWER LINE MAP**

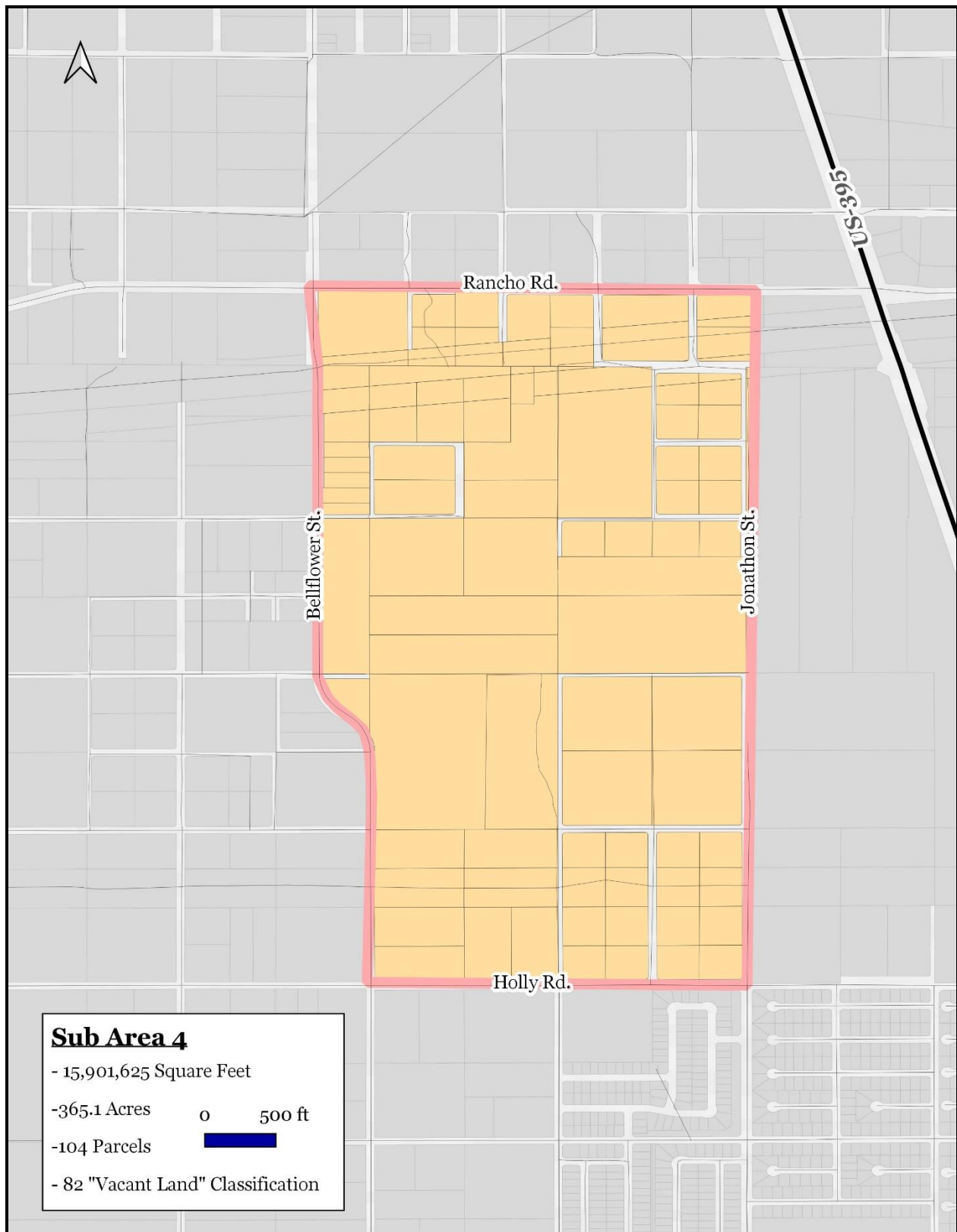


**EXHIBIT 4-13**  
**AREA 3 WATERLINE MAP**

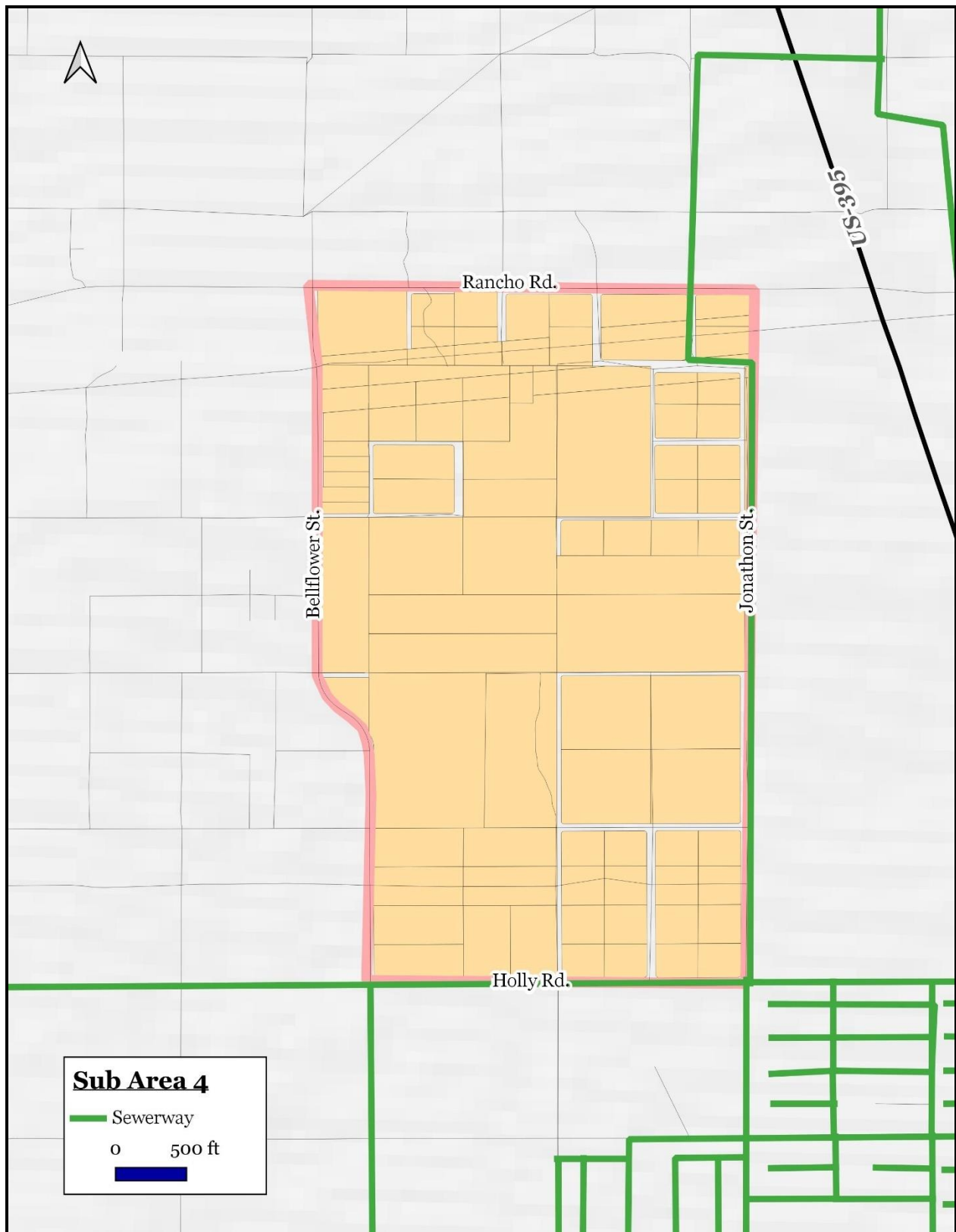


**EXHIBIT 4-14**  
**SUB AREA 4 AERIAL MAP**



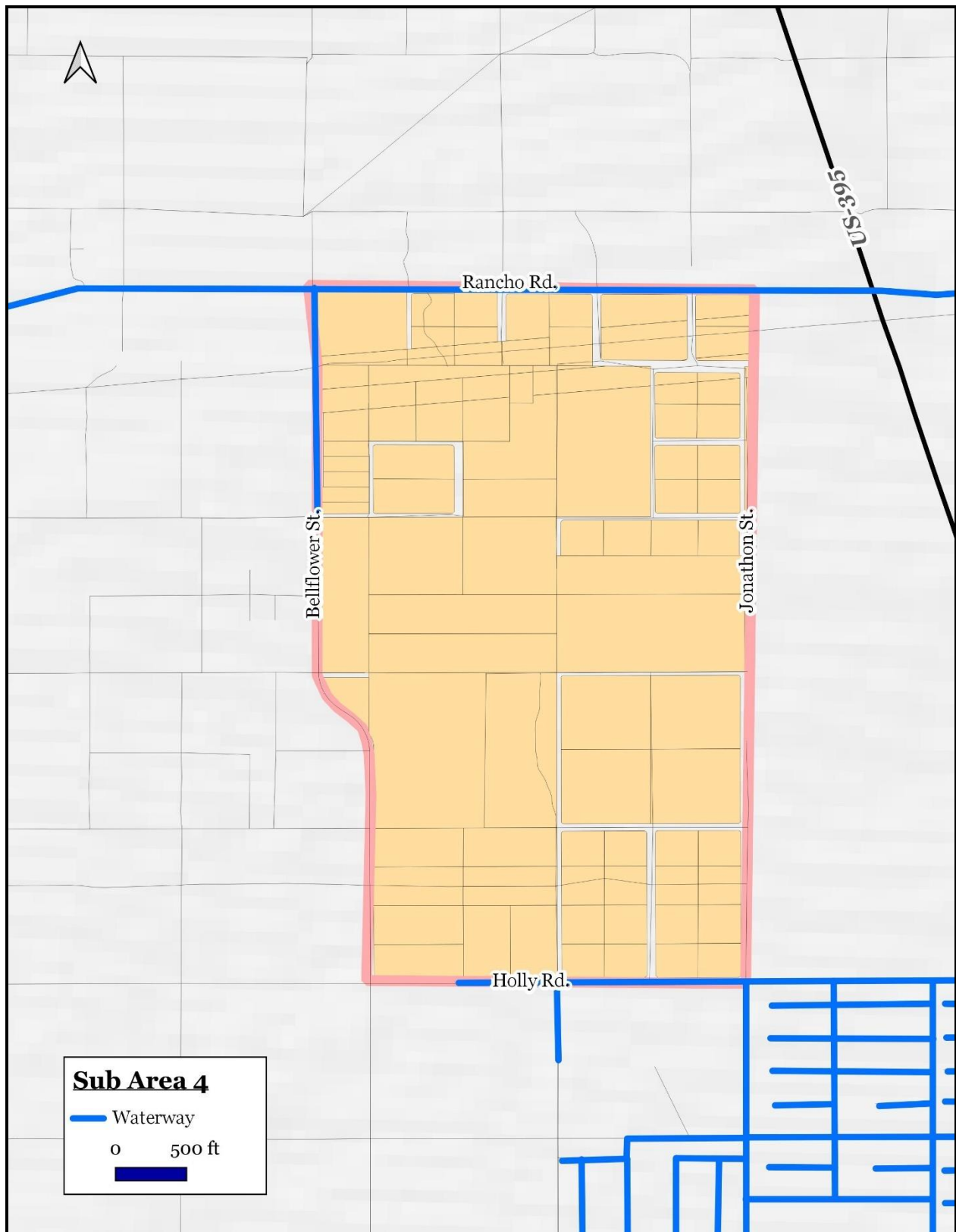


**EXHIBIT 4-15**  
**AREA 4 ASSUMING 325.1 ACRES OF VACANT LAND, 1,625 UNITS ARE POSSIBLE.**

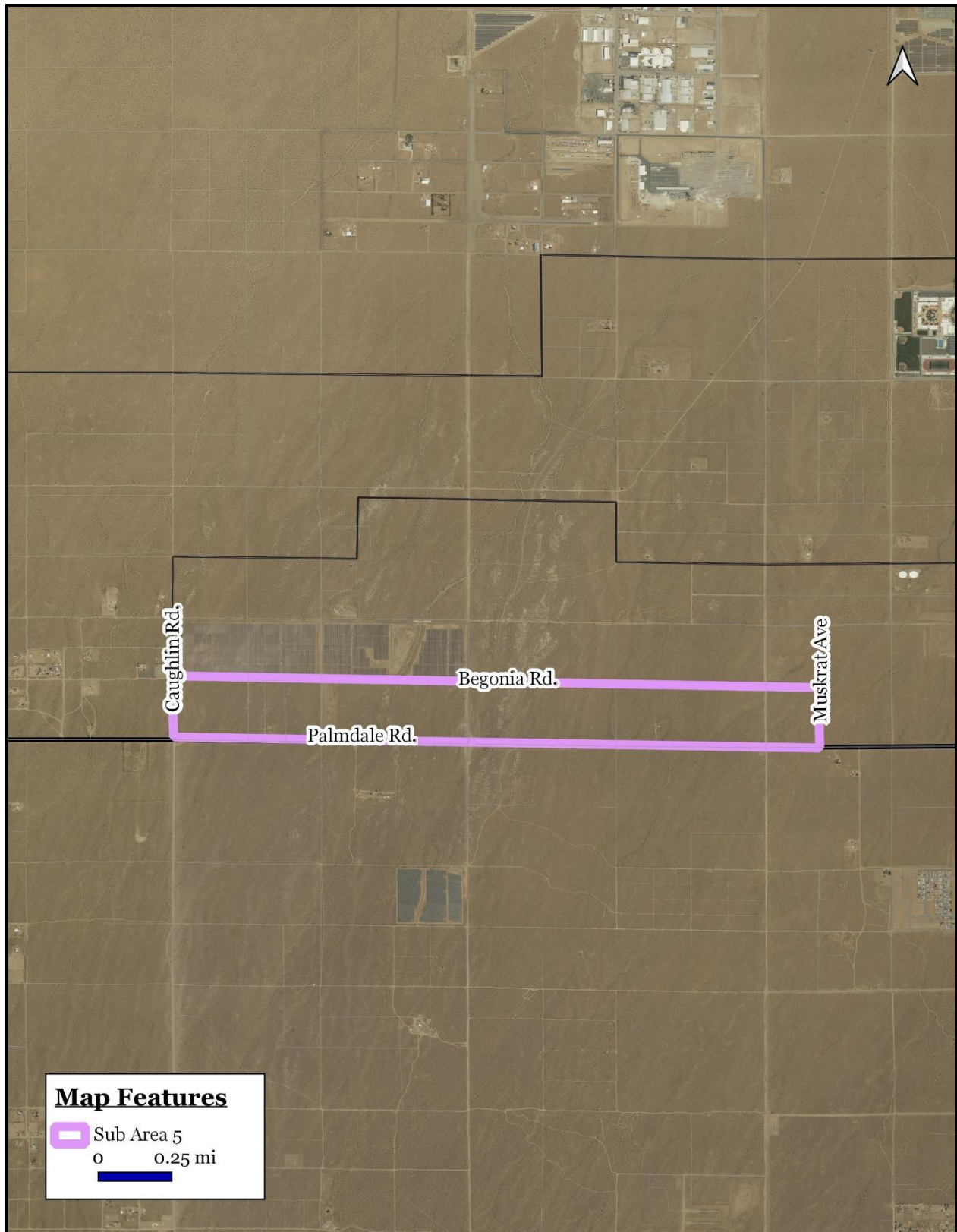


**EXHIBIT 4-16**  
**AREA 4 SEWER LINE MAP**

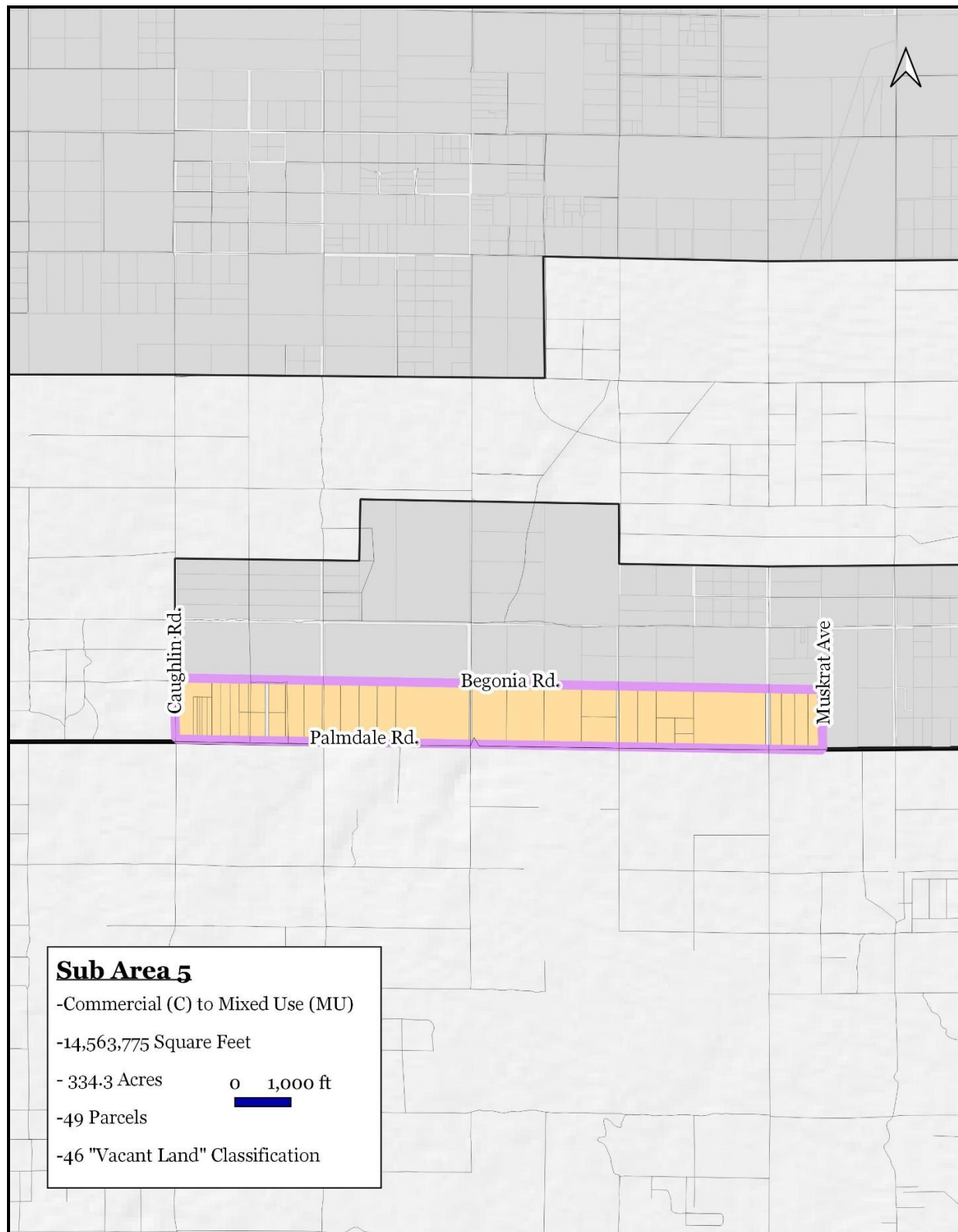




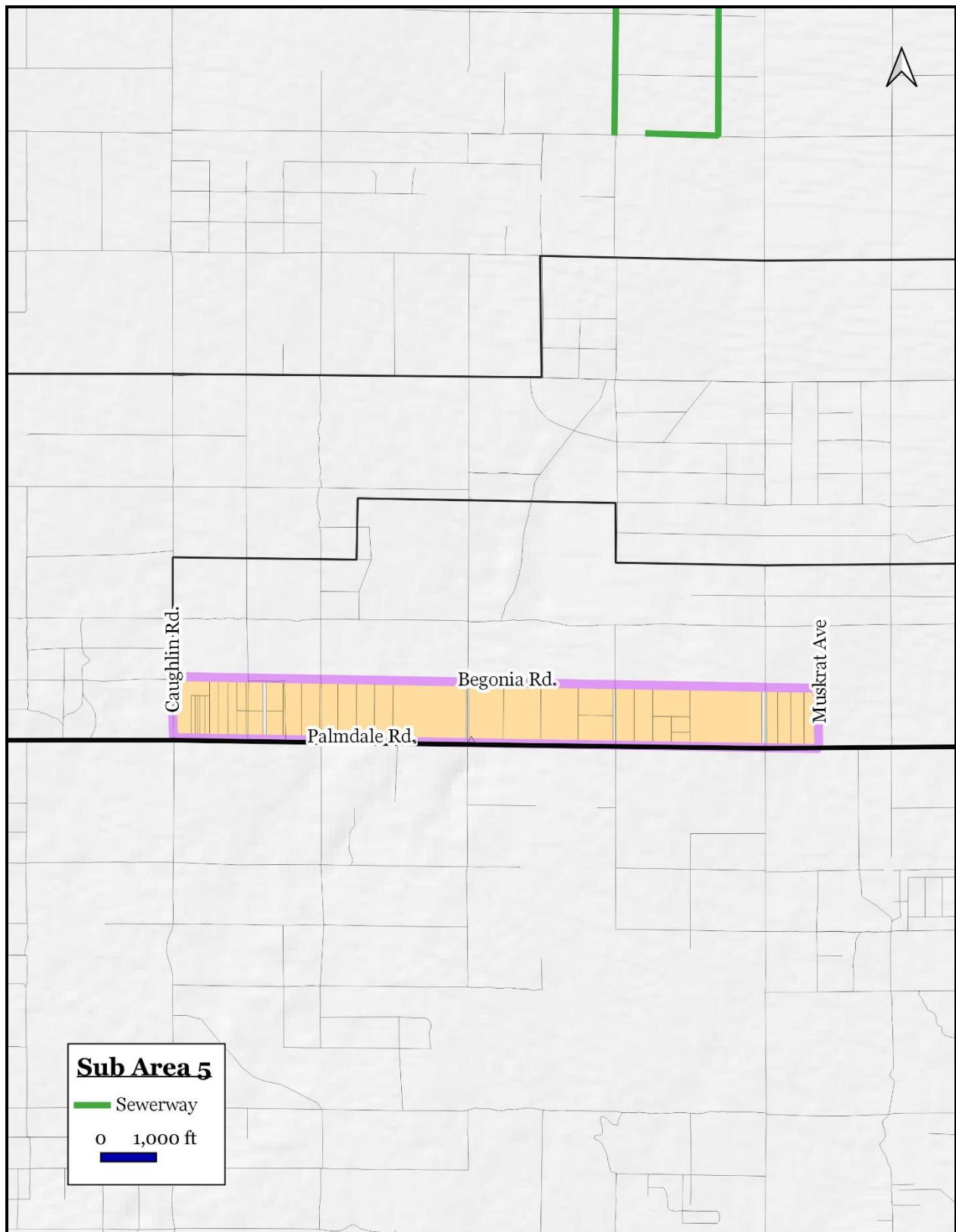
**EXHIBIT 4-17**  
**AREA 4 WATERLINE MAP**



**EXHIBIT 4-18**  
**SUB AREA 5 AERIAL MAP**

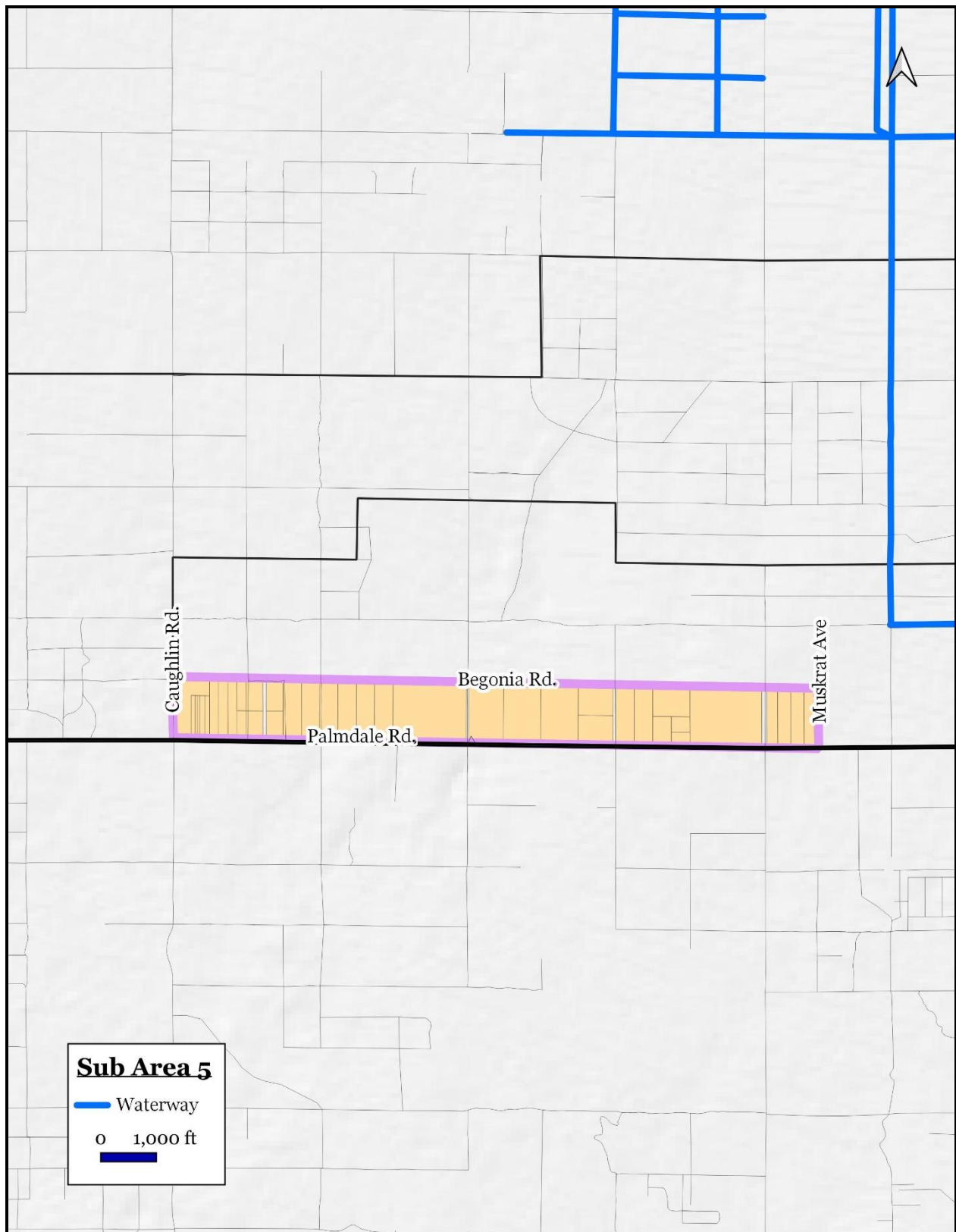


**EXHIBIT 4-18**  
**SUBAREA 5 EXISTING C ZONING WILL BE CHANGED TO MU. ASSUMING 328.5 ACRES OF VACANT LAND, 1,642 UNITS ARE POSSIBLE.**



**EXHIBIT 4-19**  
**AREA 5 SEWER LINE MAP**





**EXHIBIT 4-20**  
**AREA 5 WATERLINE MAP**



## 4.2 HOUSING ELEMENT GOALS AND POLICIES

The City of Adelanto seeks to enhance the quality of life for all its residents by maximizing the use of available resources in order to assure the availability of safe, decent, and affordable housing, creating a suitable living environment, and expanding economic opportunities for the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies will be implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals. 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 State requires that local housing elements address a number of key issues through the adoption of policies and the implementation of corresponding programs. In the remainder of this section, the existing and recommended housing policies are arranged according to the following issues.

- *Issue No. 1 - Housing Conservation.* The policies included in the category indicate the City will remain committed to those efforts designed to preserve and maintain the existing housing resources, including affordable housing.
- *Issue No. 2 - Removal of Governmental Constraints.* The City will continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing.
- *Issue No. 3 - Identification of Adequate Sites.* The City will remain committed to the identification of potential sites along with the appropriate zoning.
- *Issue No. 4 - Development of New Housing Opportunities for All Income Groups.* The policies included in the issue category underscore the City's commitment in continuing assistance in the development of new housing for all income groups.
- *Issue No. 5 - Equal Housing.* The City will adopt policies that underscore Adelanto's commitment to equal housing opportunities.

As indicated previously, the existing, revised, and new Housing Element policies have been arranged according to the aforementioned issue areas.

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As indicated previously, the existing, revised, and new Housing Element policies have been arranged according to the aforementioned issue areas.

## **GOAL PRESERVE AND IMPROVE HOUSING STOCK**

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

### **PROGRAM 1: NEIGHBORHOOD REHABILITATION PROGRAM**

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





- *Action:* Encourage rehabilitation of 100 rental and owner-occupied housing units within the City during the planning period through development of a public outreach program, which could consist of community workshops, volunteer workdays, and informational brochures.
- *Time Frame:* Program will be established within one year of Housing Element adoption, administration of the program will be ongoing, including the cultivation of community volunteer contacts, potential site identification, distribution of informational brochures and posting on the city website. Community workshops will be held annually to determine which projects are to be selected and completed within the year depending upon available funding and volunteer support.
- *Responsible Agency:* Planning Division
- *Funding Source:* County Funding through CDBG and HOME

## **PROGRAM 2: HOME WEATHERIZATION PROGRAM**

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

- *Action:* County of San Bernardino – Low Income Energy Efficiency Weatherization Program  
Southern California Edison – CARE/FERA Rate Programs; Energy Management Assistance Program; Energy Assistance Fund
- *Time Frame:* Informational brochures will be added in public places and on the city website within a year of Housing Element adoption and updated annually or when changes to the programs occur.
- *Responsible Agency:* Planning Division
- *Funding Source:* Southern California Edison; County of San Bernardino

## **PROGRAM 3: ENERGY EFFICIENT DESIGN**

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



In addition the City of Adelanto is in the process of implementing the, “Adelanto North 2035 Sustainable Community Plan,” which is the result of the State of California Sustainable Communities Planning Grant and Incentives Program. The Adelanto North 2035 Sustainable Community Plan will propose a new paradigm for desert communities in San Bernardino County. This planning process creates a framework facilitating collaboration between public and private entities to promote sustainable development approaches, protect environmental resources, and forge a strong physical and economic connection between Southern California Logistic Airport (SCLA) jobs center and new mixed-use neighborhoods in North Adelanto. The Sustainable Community Plan will establish land use, transportation, infrastructure, economic development, and resource protection strategies that promote sustainable development approaches, particularly by reducing automobile usage and fuel consumption, and requiring cluster development approaches that protect and respect the sensitive desert environment. It is anticipated that the Sustainable Community Plan will be based on the concept of activity centers surrounded by residential neighborhoods linked to the adjacent jobs/business centers. Activity centers would create new dynamic focal points and transit hubs. These would allow for community events to take place, such as farmers’ markets, craft shows, and cultural performances. In addition, “smart growth: and “healthy Community” concepts are anticipated to be keystones in the Sustainable Community Plan.

- *Action:* In conjunction with Program 16, Public Information, the City will provide workshops and/or other information on how to utilize programs to address energy conservation objectives. Revise the Zoning Code to create a new mixed-use zone to develop jobs, services and housing within a walkable area within 18 months. Implement the North Adelanto 2035 Sustainable Community Plan.
- *Timeframe:* Workshops are held annually to provide information on available programs to residents and Developers on Energy Efficiency Design; Informational brochures are also available in public places and on the City website on energy conservation objectives and programs. Additionally, the North Adelanto 2035 Sustainable Community Plan will be implemented throughout the coming year which will include revisions to the Zoning Code and the creation of a new Mixed-Use zone.
- *Responsible Agency:* Planning Division
- *Funding Source:* General Fund, Grant Funding

## **PROGRAM 4: ENERGY CONSERVATION**

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs throughout the State, but reduce operating expenses and expenditure of natural resources over the long run and contribute to the abatement of global warming. In addition to Title 24 the City of Adelanto has instituted a number of water and energy saving measures. In recent years Adelanto completed a Zoning Code update allowing homeowners to more easily apply to implement solar panels in residential zones. The City also operates a “cash for grass” program where homeowners can sell their yards to be converted to California friendly fauna as well as a program offering water saving faucets and shower heads.

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

- *Action:*



- Continue the Cash for Grass and water efficiency programs to provide services to at least 30 homes annually.
- Educate homeowners on available energy management programs via flyers and City website.
- Timeframe: Ongoing
- Responsible Agency: Planning Division
- Funding Source: General Fund

## **PROGRAM 5: CODE ENFORCEMENT**

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

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

- *Action:* Encourage rehabilitation of at least 10 rental and owner-occupied housing units annually within the City by enforcing and informing residents of the City's rehabilitation programs. Corrections will be addressed on a case-by-case basis.
- *Time Frame:* Ongoing
- *Responsible Agency:* Successor Agency
- *Funding Source:* General Fund for Administration, Owners will rehabilitate their homes to meet the minimum standards

## **GOAL HOUSING TO MEET THE NEEDS OF ALL INCOME LEVELS**

### **PROGRAM 6: HOME OWNERSHIP**

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

- *Action:*
  - Continue to encourage renters to purchase affordable housing scattered throughout the City and set a goal of assisting 10 rental households annually in the purchase of a home.
  - Investigate supplemental down payment assistance options
- *Time Frame:* Ongoing
- *Responsible Agency:* Planning Division
- *Funding Source:* County Funding, through Future CDBG or HOME



## PROGRAM 7: COUNTY PARTNERSHIP PROGRAM

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

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

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

- Action:
  - Provide information and increase awareness of housing programs offered by the County on the City's website and City Hall.
  - Direct qualified residents, when applicable to the County's programs for assistance.
- Time Frame: Immediately, review and revise annually
- Responsible Agency: Planning Division
- Funding Source: County Funding, through Future DBG or HOME

## PROGRAM 8: DENSITY BONUS

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

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

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



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

## **PROGRAM 9: SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

The Single-Family Residential Development Program is intended to facilitate the development of fifty (50) new residential units in the City. These units are anticipated to meet the City's need for single-family homes, manufactured housing, and mobile home units available to residents to purchase for ownership. This program will focus on facilitating public-private partnerships between housing developers and the City. The City will offer a density bonus incentive, development concessions, site improvement assistance, and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households. The City has determined that there is available vacant land and existing infrastructure capacity to meet this goal.

- Action: Continue to encourage developers to construct affordable housing by providing information about incentives and land availability on the City's website and at the public counter.
- Time Frame: Information will be added in public places within a year of Housing Element adoption and continually updated as necessary to encourage and facilitate new affordable housing development.
- Responsible Agency: Planning Division
- Funding Source: Market Financing; County Funding or HOME

## **PROGRAM 10: MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

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

- Action: Facilitate the development of new multi-family units by providing developers with information about development incentives and land availability on the City's website and at the public counter.
- Time Frame: Information will be added in public places within a year of Housing Element adoption and continually updated as necessary to encourage and facilitate new affordable housing development.
- Responsible Agency: Planning Division; Redevelopment Agency
- Funding Source: Market Financing; County Funding or HOME



## PROGRAM 11: SECTION 8 ASSISTANCE

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

- Action:
  - Continually support the San Bernardino County Housing Authority efforts to maintain, and possibly increase, the current level of Section 8 rental assistance to fund housing assistance for extremely low, very low-, and low-income households.
  - Direct eligible households to the program through direct referrals and the City website.
  - Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.
- Time Frame: Ongoing
- Responsible Agency: Planning Division
- Funding Source: HUD Section 8 Housing Voucher Program

## GOAL REMOVAL OF GOVERNMENTAL CONSTRAINTS

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

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

## PROGRAM 12: RESIDENTIAL DEVELOPMENT STANDARDS

This program requires the City to annually review their development standards, development and permitting process and required on and off-site improvements and seek input from affordable housing developers to identify requirements that may constrain the development of affordable housing, market rate housing or housing for disabled residents. City Staff, when reviewing their standards, will focus on how development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development as per subdivision (f) of Section 65589.5 of the Government Code. The City currently





exercises flexibility when evaluating housing proposals and is committed to working with developers to build new residential units which may result in modifications to or deviations from existing development standards. The City will continue to, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of housing. The City will also continue to provide development standard modifications; fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units. Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.

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

### **PROGRAM 13: EXTREMELY LOW INCOME AND SPECIAL NEEDS HOUSING**

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

- Actions:
  - Amend the Zoning Code to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SRO).
  - The Zoning Code will be amended to allow transitional and supportive housing as a residential use in any residential zone.
  - The Zoning Code has been amended to provide for emergency homeless shelters by right in the Desert Living zone and as a conditional use in the Light Manufacturing/Manufacturing Industrial zones. Adelanto has approximately 700 acres of available Light Manufacturing land and 9,900 acres of vacant Manufacturing Industrial land. Figure 4 identifies possible parcels between 2-5 acres that could accommodate an emergency homeless shelter with approximate 20 beds. These zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services.
  - Develop additional objective standards for emergency shelters to regulate the following, as permitted in SB2 within the planning period:
  - The maximum number of beds/persons permitted to be served nightly;



- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting and Security during hours that the emergency shelter is in operation.
- Time Frame: By December 2014
- Responsible Agency: Planning Division
- Funding Source: General Fund

## **PROGRAM 14: WATER AND SEWER SERVICE PROVIDERS**

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

- Action: Within 30 days of adoption of the Housing Element, deliver the Housing Element to all providers of sewer and water service within the City of Adelanto.
- Time Frame: Within one year of Housing Element adoption
- Responsible Agency: Planning Division
- Funding Source: General Fund

## **PROGRAM 15: FLOOD MANAGEMENT**

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

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

- Action: Ensure that flood risks are considered when making land use decisions
- Timing Frame: Within one year of Housing Element adoption
- Responsible Agency: Planning Division
- Funding Source: General Fund



## GOAL PROMOTE EQUAL HOUSING OPPORTUNITY

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

### PROGRAM 16: REASONABLE ACCOMMODATION

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

- Action:
  - Create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.
  - Provide information to residents on reasonable accommodation procedures via public counters and the City website
- Time Frame: Within one year of Housing Element adoption
- Responsible Agency: Planning Division
- Funding Source: General Fund

### PROGRAM 17: ENFORCE FAIR HOUSING LAWS

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

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

- Action:
  - Continue to abide by and enforce fair housing laws.
  - Continue to provide information to help increase awareness of fair housing protections
  - Provide referral and assistance to people who claim to be victims of housing discrimination
  - Establish an updated definition of family within the City's Municipal Code.
- Time Frame: Within one year of Housing Element Adoption
- Responsible Agency: Planning Division
- Funding Source: Housing Authority of San Bernardino County



## **PROGRAM 18: PUBLIC INFORMATION PROGRAM**

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

**Time Frame:** Information will be added in public places within a year of Housing Element adoption and continually updated as necessary.

**Responsible Agency:** Planning Division

**Funding Source:** General Fund

## **PROGRAM 19: FORECLOSURE PREVENTION**

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

- *Action:* Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.
- *Timeframe:* Information will be added in public places within a year of Housing Element adoption and continually updated as necessary.
- *Responsible Agency:* Planning Division
- *Funding Source:* General Fund

## **GOAL PROVIDE ADEQUATE SITES TO ACHIEVE HOUSING VARIETY**

### **PROGRAM 20: ADEQUATE SITES**

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

The City has identified Sites one through eight in the land inventory that exclusively accommodate residential uses. Sites one through seven allow for 30 units per acre. Zoned sites have been selected from the parcel listings in detailed sites tables provided in the Housing Resources section and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall



ensure that owner-occupied and rental multifamily residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code.

The City will report on the progress of this rezone in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. As the City must accommodate for very low- and low-income units from the 2014-2021 planning period, all inventory sites are zoned to accommodate this need.

- *Action:*
  - Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
  - Provide technical assistance and information on available parcels upon developer request.
  - To maintain compliance with subdivision (f) of Section 65589.5 of the Government Code the City will ensure, through Program 13, that constraints to the development of affordable housing, market rate housing and housing for special needs groups, including emergency shelters are addressed and removed as necessary.
  - Implement the North Adelanto 2035 Sustainable Community Plan within the next 12 months amending the Development Code and General Plan to include a new Mixed Use Zone.
- *Time Frame:* 2014-2021 Planning Period
- *Responsible Agency:* Planning Division
- *Funding Source:* General Fund, Grant Funding

## **PROGRAM 21: LARGE SITES PROGRAM**

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

- *Action:*
  - The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.
  - Provide technical assistance and information on available parcels upon developer request.
- *Time Frame:* Ongoing, as projects are submitted to City of Adelanto Planning Division
- *Responsible Agency:* Planning Division
- *Funding Source:* General Fund



## SUMMARY OF QUANTIFIED OBJECTIVES

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

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation and based on the premise that the City intends to make every effort to achieve these goals, Adelanto cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low--, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fairshare housing need Table 5-1 presents the City's quantified objectives in three categories: construction of new affordable units, program assistance and the conservation of affordable housing.

Table 4-3  
Quantified Objective

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

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





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