

PLANNING COMMISSION

ATTACHMENT B

2023 General Plan Housing Element
Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Victorville
Reporting Calendar Year	2023
Contact Information	
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City	Victorville
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Import Last Year's Data

Optional. Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Add Rows

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Check for potential errors

: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require attention. The other file will be list of the problematic cells, along with a description of the nature of the error.

Format A2 for easy printing

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove comments on the column headers, which contain the instructions. Do not save the APR file after running this macro to preserve comments once it is reopened.

Ensure all dates are valid

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Victorville	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		199
Total Units		199

totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	177	186	489
2 to 4 units per structure	0	0	0
5+ units per structure	56	0	0
Accessory Dwelling Unit	28	11	9
Mobile/Manufactured Home	0	2	1
Total	261	199	499

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	25	25
Not Indicated as Infill	174	174

Housing Applications Summary	
Total Housing Applications Submitted:	62
Number of Proposed Units in All Applications Received:	1,603
Total Housing Units Approved:	356
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	50	52
Discretionary	12	1551

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	61
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Victorville	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2										3 4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years) Total Remaining RHNA by Income Level
Very Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restrictec	1,735	-	-	-	-	-	-	-	-	-	-	1,735
Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restrictec	1,136	-	-	-	-	-	-	-	-	-	-	1,136
Moderate	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restrictec	1,504	-	-	-	-	-	-	-	-	-	-	1,504
Above Moderate		3,790	7	21	252	199	-	-	-	-	-	-	479 3,311
Total RHNA		8,165											
Total Units			7	21	252	199	-	-	-	-	-	-	479 7,686
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6 7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date Total Units Remaining
Extremely Low-Income Units*		868		-	-	-	-	-	-	-	-	-	- 868

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Victorville	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name +	Local Jurisdiction Tracking ID +	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					0	0	0	0							0		
3091-331-02	East corner of Nuevo Rd & 5th St				0	0	0	106	Shortfall of Sites	6.62	Commercial	C-2, Commercial	15	30	106	Vacant	Vacant
3091-331-01	East corner of Nuevo Rd & 5th St								Shortfall of Sites	6.62	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-351-02	East corner of Bear Valley Rd & 5th St				74	74	0		Shortfall of Sites	9.26	Commercial	C-2, Commercial	15	30	148	Vacant	Vacant
3091-351-03	East corner of Bear Valley Rd & 5th St								Shortfall of Sites	9.26	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-351-01	East corner of Bear Valley Rd & 5th St				70	69	0	0	Shortfall of Sites	8.65	Commercial	C-2, Commercial	15	30	139	Vacant	Vacant
3091-221-04	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-05	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-06	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-07	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-08	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-09	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-10	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-11	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-12	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-13	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-14	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-15	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-16	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-17	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-18	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-19	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-20	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-221-21	West corner of Bear Valley Rd & 2nd Ave								Shortfall of Sites	35.75	Commercial	C-2, Commercial	15	30	0	Vacant	Vacant
3091-361-04	East corner of 2nd Ave & Jasmine St				0	0	0	140	Shortfall of Sites	8.74	Office Professional	C-A, Office Professional	15	30	140	Vacant	Vacant
3091-361-05	West Corner of 1st Ave & Jasmine St								Shortfall of Sites	8.74	Office Professional	C-A, Office Professional	15	30	0	Vacant	Vacant
3103-491-05	Palmdale Rd, between US-395 and Bellflower St				80	80	80	0	Shortfall of Sites	18.79	High Density Residential	PUD, High Density Residential	15	30	240	Vacant	Vacant
3103-491-02	Palmdale Rd, between US-395 and Bellflower St				77	77	76	0	Shortfall of Sites	9.59	High Density Residential	PUD, High Density Residential	15	30	230	Vacant	Vacant
3103-491-03	11695 PALMDALE RD				75	75	74	0	Shortfall of Sites	9.34	High Density Residential	PUD, High Density	15	30	224	Vacant	Vacant
3103-531-01	11715 PALMDALE RD				16	16	14	0	Shortfall of Sites	1.94	High Density Residential	PUD, High Density	15	30	46	Vacant	Vacant
3103-531-02	Palmdale Rd, between US-395 and Bellflower St				29	29	29	0	Shortfall of Sites	3.66	High Density Residential	PUD, High Density Residential	15	30	87	Vacant	Vacant
3103-531-03	Palmdale Rd, between US-395 and Bellflower St				15	15	14	0	Shortfall of Sites	1.87	High Density Residential	PUD, High Density Residential	15	30	44	Vacant	Vacant
3103-531-04	Palmdale Rd, between US-395 and Bellflower St				15	15	13	0	Shortfall of Sites	1.83	High Density Residential	PUD, High Density Residential	15	30	43	Vacant	Vacant

3103-531-05	Palmdale Rd, between US-395 and Bellflower St				30	30	29	0	Shortfall of Sites	3.72	High Density Residential	PUD, High Density Residential	15	30	89	Vacant	Vacant
3103-531-06	Palmdale Rd, between US-395 and Bellflower St								Shortfall of Sites	3.72	High Density Residential	PUD, High Density Residential	15	30	0	Vacant	Vacant
3103-531-07	Palmdale Rd, between US-395 and Bellflower St				30	30	28	0	Shortfall of Sites	3.67	High Density Residential	PUD, High Density Residential	15	30	88	Vacant	Vacant
3103-531-08	Palmdale Rd, between US-395 and Bellflower St								Shortfall of Sites	3.67	High Density Residential	PUD, High Density Residential	15	30	0	Vacant	Vacant
3103-531-09	Palmdale Rd, between US-395 and Bellflower St				15	15	13	0	Shortfall of Sites	1.79	High Density Residential	PUD, High Density Residential	15	30	43	Vacant	Vacant
3105-171-01	Southwest corner of Palmdale Rd & Topaz Rd				80	80	80	0	Shortfall of Sites	29.78	High Density Residential	R-3, High Density Residential	20	30	240	Vacant	Vacant
3103-611-08	Southeast corner of Palmdale Rd & Topaz Rd				39	39	37	0	Shortfall of Sites	4.81	High Density Residential	R-3, High Density Residential	20	30	115	Vacant	Vacant
3103-611-05	Southeast corner of Palmdale Rd & Topaz Rd				38	38	38	0	Shortfall of Sites	4.77	High Density Residential	R-3, High Density Residential	20	30	114	Vacant	Vacant
3072-211-14	Southeast corner of Amethyst Rd & Sierra Rd				23	0	23	21	Shortfall of Sites	4.17	Commercial	C-2, Commercial	15	30	67	Vacant	Vacant
3072-211-15	Southeast corner of Amethyst Rd & Sierra Rd				55	0	55	53	Shortfall of Sites	10.16	Commercial	C-2, Commercial	15	30	163	Vacant	Vacant
3072-211-04	Southeast corner of Amethyst Rd & Bear Valley Rd				35	0	35	34	Shortfall of Sites	8.65	Commercial	C-2, Commercial	15	30	104	Vacant	Vacant
3072-211-11	Southwest corner of Shooting Star Dr & Bear Valley Rd				70	0	70	68	Shortfall of Sites	21.57	Commercial	C-2, Commercial	15	30	208	Vacant	Vacant
3072-211-12	Southeast corner of Shooting Star Dr & Bear Valley Rd				48	48	48	0	Shortfall of Sites	14.99	Commercial	C-2, Commercial	15	30	144	Vacant	Vacant
3072-221-16	Southeast corner of Shooting Star Dr & Bear Valley Rd				80	80	80	0	Shortfall of Sites	39.61	Commercial	C-2, Commercial	15	30	240	Vacant	Vacant
3103-551-04	Southeast corner of Seneca Rd & US-395				120	40	80	0	Shortfall of Sites	12.69	High Density Residential	R-3, High Density Residential	20	30	240	Vacant	Vacant
3103-531-10	Nort of Far Hills Ln				239	0	0	0	Shortfall of Sites	9.97	High Density Residential	R-3, High Density Residential	20	30	239	Vacant	Vacant
3103-551-05	Southwest corner of Seneca Rd & Mesa Linda Ave				120	120	0	0	Shortfall of Sites	54.93	Low Density Residential	R-1, Low Density Residential	20	30	240	Vacant	Vacant
0405-331-03	Southwest corner of Jargon Rd & Mesa St				0	0	122	122	Shortfall of Sites	7.96	Low Density Residential	R-1, Low Density Residential	20	30	244	Vacant	Vacant
0405-331-05	10883 JARGON RD				0	0	116	116	Shortfall of Sites	9.35	Low Density Residential	R-1, Low Density Residential	20	30	232	Non-Vacant	Farm
0405-331-06	10758 JARGON RD				0	0	122	122	Shortfall of Sites	8.69	Low Density Residential	R-1, Low Density Residential	20	30	244	Non-Vacant	Paved road
0405-331-08	Northwest corner of Jargon Rd & Mojave St				0	0	111	111	Shortfall of Sites	9.34	Low Density Residential	R-1, Low Density Residential	20	30	222	Vacant	Vacant
0405-331-09	Northeast corner of Jargon Rd & Mojave St				0	0	0	244	Shortfall of Sites	10.19	Low Density Residential	R-1, Low Density Residential	20	30	244	Vacant	Vacant
0405-331-10	Northeast corner of Jargon Rd & Mojave St				0	0	0	105	Shortfall of Sites	4.4	Low Density Residential	R-1, Low Density Residential	20	30	105	Vacant	Vacant
0405-331-11	Northeast corner of Jargon Rd & Mojave St				0	0	0	61	Shortfall of Sites	2.55	Low Density Residential	R-1, Low Density Residential	20	30	61	Vacant	Vacant
0405-331-12	13290 SMOKE TREE RD				0	0	0	49	Shortfall of Sites	2.06	Low Density Residential	R-1, Low Density Residential	20	30	49	Vacant	Vacant
0405-331-17	13112 SMOKE TREE RD				0	0	0	122	Shortfall of Sites	5.08	Low Density Residential	R-1, Low Density Residential	20	30	122	Non-Vacant	Single Family Residential. 1
0405-331-18	Northwest corner of Jargon Rd & Mojave St				0	0	0	122	Shortfall of Sites	5.08	Low Density Residential	R-1, Low Density Residential	20	30	122	Vacant	Vacant
3105-271-01	Southeast corner of Seneca Rd & Gateside Way				102	102	0	0	Shortfall of Sites	8.51	High Density Residential	R-4, High Density Residential	20	30	204	Vacant	Vacant
3105-271-02	Northeast corner of Petaluma Rd & Begonia Rd				55	54	0	0	Shortfall of Sites	4.54	High Density Residential	R-4, High Density Residential	20	30	109	Vacant	Vacant
3105-271-03	Northeast corner of Petaluma Rd & Begonia Rd				52	52	0	0	Shortfall of Sites	4.34	High Density Residential	R-4, High Density Residential	20	30	104	Vacant	Vacant
3105-271-06	Northwest corner El Evado Rd & Begonia Rd				50	50	0	0	Shortfall of Sites	4.2	High Density Residential	R-4, High Density Residential	20	30	100	Vacant	Vacant
3105-261-03	Northwest corner of Petaluma Rd & Begonia Rd				110	109	0	0	Shortfall of Sites	9.15	High Density Residential	R-4, High Density Residential	20	30	219	Vacant	Vacant
3105-261-05	Northeast corner of Paicoma Rd & Begonia Rd				86	86	0	0	Shortfall of Sites	7.18	High Density Residential	R-4, High Density Residential	20	30	172	Vacant	Vacant

[illegible]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Victorville
Reporting Year	2023 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
PP-A.1: Update the City's Land Use Element and Zoning Ordinance	Incorporate changes to bring the City's Land Use Element and Zoning Ordinance into compliance with new State laws. Specifically, modify development standard and regulations to streamline and remove barriers to residential development (particularly affordable housing, accessory dwelling units (ADUs), emergency shelters, and transitional/supportive housing). These modified standards could include increasing R-4 development standards from 20 units per acre to 30 units per acre (See Proposed Program PP-A.4), reducing setback and lot coverage standards, creating objective standards, and waiving development impact fees, among others. Parking requirements for emergency shelters will be updated as part of the Zoning Ordinance amendment to be in compliance with California Government Code, Section 65583.4. Additionally, any modified standards shall be directed toward meeting the social and economic needs of the community (also Proposed Program PP-H.3).	Land Use Element will be updated in 2022. Zoning will be updated within 1 year and 90 days from receipt of comments from Housing and Community Development (HCD) on the draft Housing Element, to coincide with the City's Land Use Element Update.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to: Low-Medium Density designations allowing single-family residential development up to 12 dwelling units per acre, Medium Density and High Density designations allowing multi-family development up to 20 and 30 dwelling units per acre, and Mixed Use designations that introduced up to 30 dwelling units per acre. The noted General Plan update is in the process of being supplemented with an update to the City's Zoning Ordinance and Zoning Map to further modify development standards in order to streamline and remove barriers to residential development. The Adoption of the Zoning Ordinance was recommended for City Council Approval by the Planning Commission on December 13, 2023 and completion of this program is anticipated by the first quarter of 2024.

<p>PP-A.2: Adopt a Density Bonus Ordinance and Create a Menu of Density Bonuses</p>	<p>Pursuant to California Government Code Section 65915, the City will adopt a legally compliant density bonus ordinance. In addition, the City will identify appropriate density bonus levels to offer to developers in exchange for the provision of certain community benefits and amenities. This program will allow for the development of a greater diversity of housing stock while also attracting private investment in the City's affordable housing stock, streetscapes, parks and open spaces, and other community benefits as identified and prioritized by City Council.</p>	<p>By end of FY 2022–23</p>	<p>Although previously noted to be completed in 2023, legally compliant Density Bonus standards will be included with an update to the City's Zoning Ordinance with anticipated completion by the end of calendar year 2024.</p>
<p>PP-A.3: Increase Zoning in Areas Zoned for Multi-Family</p>	<p>To encourage lower-income housing development throughout the City, particularly in resource-advantaged areas, the City will change zoning and land use designations to increase the allowable density in portions of the City's High Density Residential (R3) and Very High Density Residential (R4) zones to allow up to 20 and 30 dwelling units per acre, respectively.</p>	<p>Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element to coincide with the City's Land Use Element Update. Development standards will be updated to accommodate densities within a year of Land Use Element update approval.</p>	<p>On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates Medium Density and High Density designations allowing multi-family development up to 20 and 30 dwelling units per acre, and Mixed Use designations that introduced up to 30 dwelling units per acre. The Medium Density and High Density designations correspond to the R-3 and R-4 land use districts that will be further adjusted with an update to the City's Zoning Ordinance and Zoning Map. On December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt the updated Zoning Ordinance and Zoning Map to address density increases and other associated development standards to facilitate lower-income housing development. Adoption of the ordinance and completion of this program is anticipated by the first quarter of 2024.</p>

<p>PP-A.4: Change Zoning in Appropriate Commercial and Residential Zones</p>	<p>Pursuant to Chapter 8, Adequate Sites Inventory Analysis and Methodology, of this Housing Element, rezone certain commercial zones in the West City, Baldy Mesa, Golden Triangle, and East Bear Valley Planning Areas, as well as the 7th Street Commercial corridor to permit mixed use development, in some cases allowing residential development up to 30 dwelling units per acre. The City is undertaking this rezoning effort to encourage lower-income housing development in resource-advantaged areas and to encourage revitalization of deteriorated and underutilized commercial areas throughout the City. Where rezoned areas include sites in the Site Inventory, the new zoning will permit owner-occupied and rental multifamily uses by right for developments in which 20% or more of the units are affordable to lower income households and will comply with the other by-right provisions of Government Code 65583.2 (h) and (i) (also Proposed Program PP-</p>	<p>Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element, to coincide with the City's Land Use Element Update</p>	<p>On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to the land use designations outlined in Table C of this APR. Corresponding land use districts that will be further adjusted with an update to the City's Zoning Ordinance and Zoning Map, which has been recommended for adoption by the City Council as of December 2023 and is anticipated to be completed within the first quarter of calendar year 2024. Additionally, the City's current zoning ordinance allows affordable housing by right in any zone where multi-family development is permitted.</p>
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<p>PP-A.5: Encourage the Subdivision of Sites that are 10 Acres or Larger</p>	<p>Encouraging the subdivision of sites that are 10 acres or more can provide more opportunities for development of affordable housing, which the Department of Housing and Community Development (HCD) has determined is more feasible on sites between 0.5 and 10 acres in size. During the 5th Cycle period, the City recorded 26 tract maps and approved 27 tentative tract maps. The tentative tract maps, 24 of which were more than 10 acres in size, contributed to the development of more than 5,600 market-rate housing units. The relatively large number of subdivisions demonstrates the outsized role that subdivisions play in local residential development. The City will encourage the subdivision of large lots, particularly for affordable housing, by routinely giving high priority processing to subdivision maps that include affordable housing units. Additionally, the City will consider providing incentives, such as reduced setback and parking requirements, and increased allowable density, lot coverage, or floor</p>	<p>Ongoing with evaluation of effectiveness by mid-cycle (Fiscal Year 2024–25) and revise programs A.5 and B.1 as appropriate to increase efficacy of the program within six months.</p>	<p>On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to the Low-Medium Density designation allowing single-family residential development up to 9 dwelling units per acre, whereas previous land use designations limited single-family residences to 5 units per acre. An update to the City's Zoning Ordinance has been recommended for adoption by the City Council as of December 2023 that includes additional modified development standards and incentives to encourage the subdivision of large lots. Within the updated standards proposed include the implementation of a Low Density Infill Overlay district with allowances for increased densities up to 9 dwelling units per acre for parcels with a minimum size of 10 acres. Adoption and implementation of the updated Zoning Ordinance is anticipated by the first quarter of calendar year 2024.</p>
<p>PP-A.6: Continue to Encourage Single-Family Home Development in Designated Areas</p>	<p>Single-family homes continue to be a popular housing choice for households with moderate and above moderate incomes. The City will continue to facilitate the development of single-family units to help households to build their wealth and to enjoy housing stability.</p>	<p>Ongoing with outreach one time per year</p>	<p>On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to allow for the implementation of a Low Density Infill Overlay district with allowances for increased densities up to 9 dwelling units per acre on single-family zoned properties, whereas previous land use designations limited single-family residences to 5 units per acre. Additional SFR density will allow for a greater variety of housing stock for household looking to build wealth, own property, and enjoy housing stability. Adoption and implementation of an updated Zoning Ordinance that addresses increased single-family density increases is anticipated by the first quarter of calendar year 2024.</p>
<p>PP-A.7: Encourage Buffers and Transitions</p>	<p>For new higher density residential developments, provide adequate buffers or transitions in relation to existing lower density residential uses, as well as to commercial, industrial, and institutional uses that may be incompatible with residential use.</p>	<p>Ongoing with outreach one time per year</p>	<p>On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included Mixed Use designations that introduced up to 30 dwelling units per acre as well as commercial development. These new land use designations will allow greater flexibility in design and land use when developed near existing lower density residential uses. On December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt the updated Zoning Ordinance and Zoning Map which includes the new Mixed Use designations as well as enhanced buffer requirements between residential and commercial land uses. Adoption of the ordinance is anticipated by the first quarter of 2024.</p>

<p>PP-A.8: Evaluate and Change Off-Street Parking Requirements</p>	<p>Evaluate existing off-street parking requirements and make a recommendation to reduce the number of required off-street parking spaces for residential development with lower parking demand, as appropriate</p>	<p>Ongoing and outreach at least one time per year</p>	<p>City Staff has determined that the entirety of the City of Victorville falls within the proximity requirements of mass transit stops that allow ADU's to be completed without any additional on-site parking. In September 2023, the City Council of the City of Victorville adopted Ordinance No. 2443 thereby codifying the allowance for ADU development without additional parking requirements. Additionally, on December 13, 2023, the Planning Commission approved Resolution P-23-028, recommending that the City Council adopt an updated Zoning Ordinance which includes updated parking regulations for multi-family residential developments, which will result in a reduction of parking spaces required for studio and one-bedroom units. Adoption of the ordinance is anticipated by the first quarter of 2024. Additionally, the Old Town Specific Plan area allows mixed-use and multifamily family development with one parking space or less required for each new residential unit, which is less than half of the requirements elsewhere in the City</p>
<p>PP-B.1: Assist with Development of Low-Income Housing</p>	<p>To assist the development of housing for households with lower incomes, the City will seek to defer, reduce, or waive fees for land divisions, lot line adjustments, and Specific Plans proposing, or resulting in parcel sizes that facilitate, multi-family developments affordable to households with lower incomes (i.e., determined by the State to be 0.5–10 acres). The City will work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to:</p> <ul style="list-style-type: none"> - Streamlining and expediting of the approval process for land division for projects that include affordable housing units - Ministerial review of lot line adjustments - Deferral or waiver of fees related to the subdivision for projects affordable to households with lower incomes - Reduced setback and parking requirements - Increased allowable density, lot coverage, and floor area ratio - Technical assistance to identify funding and with the modification of 	<p>Identify potential property owners, nonprofit developers, and available sites by end of FY 2022–23. After that, market available sites and incentives on an ongoing basis with outreach one time per year throughout 6th Cycle.</p>	<p>The City's Economic Development Department maintains a list of available properties intended for affordable housing projects within the Old Town Specific Plan area of the City of Victorville and actively conducts marketing activities to seek development proposals. The Old Town Specific Plan area, which is almost entirely within a Community Development Block Grant (CDBG) target area, was approved for a waiver of Development Impact Fee's and Capacity charges for all projects pursuant to City Council Policy CP-22-01 effective June 7, 2022. This area is subject to reduced parking allowance provided by the specific plan and increased lot coverage and floor area ratio. Additionally in 2023 the City of Victorville prepared and posted SB 35 and SB 330 applications with options and incentives provided to streamline housing development. Furthermore, the creation of a menu of incentives/concessions for developers is in process with anticipated completion by the end of calendar year 2024; and on December 13, 2023, the Planning Commission approved Resolution P-23-028, recommending that the City Council adopt an updated Zoning Ordinance which includes updated parking regulations for multi-family residential developments, which will result in a reduction of parking spaces required for studio and one-bedroom units.</p>

PP-B.2: Expedite Development	Expedite development of housing projects for seniors, people with disabilities, or people with low and moderate incomes. The City will consider waving or reducing fees for shelters/transitional and permanent supportive housing projects.	Ongoing with outreach one time per year. Consideration for fee waiver and reduction to be within 2 years of the Housing Element Update approval.	Consideration of expedited development procedures ongoing. Additionally, The Old Town Specific Plan area of the City of Victorville, which is almost entirely within a Community Development Block Grant (CDBG) target area, approved a waiver of Development Impact Fee's and Capacity charges for all projects pursuant to City Council Policy CP-22-01 effective June 7, 2022.
PP-B.3: Review the City's Development Standards	The City will review their current development standards and will update as appropriate to encourage development. For example, the City will assess existing height limits to evaluate their impact on residential development and revise as needed to encourage the creation of additional housing within the City.	Ongoing with outreach one time per year. Review development standards by the end of FY 2022–23 and make revisions by the end of FY 2024–25.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to add standards related to floor area ratio in an effort to accommodate various development types. On December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt the updated Zoning Ordinance which includes revisions to development standards such as increased building height, reduced setbacks, and reduced open space requirements to encourage the creation of additional housing. Adoption of the ordinance is anticipated by the first quarter of 2024. Additionally, a future Zoning Ordinance is proposed to address objective design standards and is anticipated to be completed by the end of calendar year 2024.
PP-B.4: Provide a Menu of Incentives/Concessions for Developers	To expedite the process of finding resources and incentives, Victorville will seek to post an overview of available incentives/concessions and the application process for developers on the City's website. The City will gather all information on available concessions for housing developers, including state, federal and local funding, density bonuses, reduced development and zoning standards, streamlining, etc. All information will then be presented in one place on the City's website to provide a "one-stop shop" for developers.	Within 2 years of the Housing Element Update approval. Gather information on the first year and develop the page on the second year. Page will be updated as appropriate.	Application creation in process. Anticipated by the end of calendar year 2024, however in 2023 the City of Victorville prepared and posted SB 35 and SB 330 applications with options and incentives provided to streamline housing development.
PP-B.5: Provide Permit Fee Information for Developers	The City's website provides an online portal/fee estimator, a tool to look up zoning by property, most development and building fees, and the City's zoning map, development code, and land use plans. In addition to the existing information, the City will add the current permit fees to the fee information available on the City's website.	By the end of FY 2022–23	Completed.
PP-B.6: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process.	The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35	Within a year of adoption of the Housing Element	The City completed an SB 35 preliminary application in 2023 and updated its SB 330 application in 2023 in order to fulfill all applicable requirements. To date the City has not received any associated preliminary applications. Completion of the final checklist and the applications are posted on the City's website for use by developers.

PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.	The City will update the current Zoning Ordinance to ensure that they are allowing for higher density in areas with underdeveloped/underutilized property. Such as an update will maximize land utilization for residential development. This program will identify areas for higher density throughout the City to promote more inclusive communities, targeting 30% of units created through zoning updates in lower resource areas and 70% of units in higher opportunity areas to provide more opportunities for lower income households	Within 2 years of the Housing Element Update approval.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to the land use designations outlined in Table C of this APR. The included Low Density Infill Overlay District allowing single-family residential development up to 9 dwelling units per acre was targeted in areas with potential for infill development to protect existing SFR communities while also providing an opportunity for increased densities. Also, many of the mixed-use designated areas along Seventh Street are located within CDBG target areas and provide more opportunities for lower income households. On December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt the updated Zoning Ordinance and Zoning Map which includes the implementation of overlay districts and other adjusted land use districts to address increased dwelling unit densities. Adoption of the ordinance is anticipated by the first quarter of 2024.
PP-C.2: Update the City's ADU Policies to Comply with Changes in State Law	The City will update the current ADU ordinance to ensure that the policies conform to State requirements, as established by Assembly Bill (AB) 3182 (2020), Senate Bill 13, AB 68, AB 881, AB 587, AB 670, and AB 671 (2019). Such an update would modify the requirements of ADU development in the City, including restrictions on unit sizes and allowance of ADUs in multi-family zones.	2022	Completed as of September 2023, when the City Council of the City of Victorville adopted Ordinance No. 2443 thereby updating City ADU development standard updates in compliance with current State requirements. The City's ADU Ordinance was submitted to HCD for review directly following its adoption in accordance with state law. No comments from HCD have been received.
PP-C.3: Plan to Encourage ADUs	As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs, such as tiny homes, throughout the City. The City will also explore incentives and tools to facilitate ADU construction, such as pre-approved ADU plans or kits, waived development impact fees, increased outreach and education, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among other incentives.	Research and explore options by end of Calendar Year (CY) 2022. Begin providing incentives by 2023. Evaluate potential extension of incentives at the end of the planning period.	After a series of public hearings, the City Council of the City of Victorville adopted Ordinance No. 2443 in September 2023 to update City ADU development standard updates in compliance with current State requirements. Additionally, the City continues to monitor SBCTA's efforts to create model ADU plans and/or grants to create a City specific model, however in accordance with SB 1332, the City has a current administrative program to allow for the preapproval of ADU stock plans.
PP-D.1: Enforce Existing Building and Safety Code	Continue to prioritize and enforce the existing Building and Safety Code (based on safety and blight), as required through existing—and, if necessary, expanded—code enforcement efforts (also Proposed Program PP-O.1).	Ongoing and outreach at least one time per year	Effort ongoing. On December 6, 2022, the City Council adopted Ordinance No. 2431 in order to implement the most recent version of the Title 24 California Building Code, which allows ongoing enforcement with all current requirements. Additionally, the Code Enforcement Department maintains a webpage dedicated to residential compliance assistance programs where grant funding can be utilized to correct code enforcement violations and other home repairs

PP-D.2: Provide Technical Assistance for Rehabilitation Needs	Provide technical assistance and personal appointments to residents, including seniors and people with disabilities, to help review their rehabilitation needs. Prioritize rehabilitation in concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.	Ongoing and outreach at least one time per year.	Effort ongoing. The City funds the Senior Home Repair Program (SHRP) annually with Home Investment Partnership (HOME) grant funds allocated by the Department of Housing and Urban Development (HUD), which is used to rehabilitate homes of seniors and persons with disabilities. Over \$163,000 was allocated to SHRP in 2023 and 100% of the funds are used to rehabilitate homes of eligible seniors within CDBG Target Areas and/or address potential health and safety violations. As part of the annual CDBG funding cycle, outreach to the community is provided via press releases and on the City's website providing notification of allocated funds, project types, service provider contacts, and information on eligibility lists.
PP-D.3: Support Nonprofits in Pursuing Rehabilitation Programs	Support nonprofit organizations in pursuing funding for residential rehabilitation programs and projects. In addition to providing a menu of incentives/concessions (See Proposed Program PP-B.4), the City will invite nonprofits to discuss the City's plans, resources, and development opportunities every one to two years. As appropriate, the City will offer application assistance for state and federal financial resources. This program will focus on concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.	Ongoing with outreach one time per year. Identify nonprofits by end of CY 2022. Reach out to and meet with nonprofits at least every other year after that.	Effort ongoing. The City funds the Victor Valley Community Services Council annually with CDBG funds to carry out their residential rehabilitation program, which provides home repairs for health and safety issues and ADA modifications to help keep our seniors and disabled persons independent and safe at home for as long as they are able. Over \$30,000 was allocated to this program in 2023 and 100% of the funds are used to rehabilitate homes of eligible seniors/disabled persons within CDBG Target Areas and/or address potential health and safety violations. As part of the annual CDBG mandated Annual Action Plan (AAP), non-profit outreach (including provider notification and opportunity to comment) is carried out to ensure participation in the AAP's priority areas of need and allocation.
PP-D.4: Assist Residents with Extremely Low, Very Low, and Low Incomes	Continue to use CDBG, HOME Investment Partnerships (HOME), and other funding sources for the City's Residential Rehabilitation Program, which assists residents with extremely low, very low, and low incomes with housing rehabilitation Citywide. Additionally, the City will work to promote the importance of property maintenance to long-term housing quality and the availability of resources for residential rehabilitation. To do so, the City will revise its website with more information and work with the Public Information Officer to provide more information to local families and community groups. This program will focus on concentrated areas of poverty and areas with more code enforcement citations, with a target for at least 50% of assisted units to be in such areas.	Ongoing with outreach one time per year. Review and make appropriate changes to website by end of CY 2022. Assistance and education will be ongoing with outreach one time per year throughout the planning period.	Effort ongoing. The City funds the SHRP and Residential Rehabilitation Program (RRP) annually with CDBG and HOME grant funds allocated by the Department of Housing and Urban Development (HUD), which is used to rehabilitate homes of income qualified residents. Over \$353,000 was allocated to these programs in 2023 and 100% of the funds are used to rehabilitate homes of eligible residents within CDBG Target Areas and/or address potential health and safety violations. Additionally, the City updates its website annually to update eligibility indicators such as income limits. Additional outreach is conducted throughout the year as the Code Enforcement Department notifies those in violation of the available program to address rehabilitation needs.
PP-D.5: Advertise Rehabilitation Programs	Continue to use public mailers and the City website and add social media posts to the City's accounts to advertise housing rehabilitation programs	Ongoing with outreach one time per year.	Effort ongoing. As part of the annual CDBG funding cycle, outreach to the community is provided via press releases and on the City's website providing notification of allocated funds, project types, service provider contacts, and information on eligibility lists.

PP-E.1: Housing Choice Vouchers	Continue to refer residents interested in Housing Choice rental vouchers to San Bernardino County so renters can have access to affordable housing (also Proposed Program PP-H.1). Educate property owners throughout the City about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders	Ongoing with outreach one time per year.	The City maintains a Homeless Solutions webpage, where residents are provided contacts to resources within the community, including housing placement. Residents are also referred to the San Bernardino County Housing Authority and outreach remains ongoing throughout the year. The City also requires services providers contracted with the City (e.g. High Desert Homeless Services) to help eligible residents get vouchers. 211 also assists on placing eligible residents on applicable wait lists.
PP-E.2: Continue the Conservation and Monitoring of Existing and Future Affordable Units	The City has an inventory of 1,341 publicly assisted housing units. These units are deed restricted for long-term affordability. Between October 15, 2021, and October 15, 2029, no publicly assisted units are considered at risk of converting to market-rate housing. The City will continue to monitor and preserve the affordability of all 1,341 publicly assisted housing units	Ongoing with outreach one time per year.	Ongoing. The City contracts annually with a private consultant to monitor all publicly assisted housing units.
PP-E.3: Replacement Housing	The Sites Inventory includes two non-vacant sites with existing residential uses. Neither site is subject to a recorded covenant, ordinance, or law that restricts rents. When housing development is proposed for these two non-vacant sites, City staff will determine whether current or prior site uses necessitate replacement affordable housing in accordance with Government Code, Section 65915. If the current or prior site uses necessitate replacement affordable housing, the City will ensure that replacement housing units at similar income levels will be created, either by the proposed developer of the site or another party. Furthermore, to minimize displacement, City staff will encourage redevelopment of existing housing to build at least as many units as exist, in total and of lower-income housing, especially in lower resource areas.	Ongoing as development is proposed on non-vacant sites	No development proposed on these sites. Monitoring ongoing.

<p>PP-F.1: Advertise Available Resources</p>	<p>In addition to providing funding opportunities related to HUD programs on the City's website (See Proposed Program PP-B.4), funding opportunities will also be posted on all City social media accounts and include information on vacant surplus land currently owned by the City and information on local Opportunity Zones for the development of affordable housing (i.e. location, size, and zoning). This program will be available for developments throughout the City, while targeting higher resource areas due to the greater competitiveness for low income housing tax credits and to promote opportunities for lower income households with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.</p>	<p>Within 2 years of the Housing Element Update approval with Ongoing with outreach one time per year updates as new information becomes available. Gather and update funding and vacant land information in the first year and begin posting updates in the second year, with updates as appropriate.</p>	<p>As reported in Table H of this APR, the City does not currently maintain any land designated a surplus. As parcels are designated as surplus land, the Economic Development Department of the City of Victorville posts updated lists to the website in accordance with state law. Additionally, while the City's local Opportunity Zones as outlined in the 6th Cycle Housing Element are available online as part of the Housing Element, a separate webpage with specific information related to Opportunity Zones was made available in 2023.</p>
<p>PP-F.2: Monitor Grant Opportunities and Maximize Grant Applications</p>	<p>The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable housing stakeholders to identify projects and/or opportunities to include on grant applications. This program will be available for developments throughout the City and will focus on developers and sites in higher resource areas due to the greater competitiveness for low income housing tax credits and to promote opportunities for lower income households, with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.</p>	<p>Perform first check by end of FY 2022–23. Subsequent checks will be performed quarterly and outreach to stakeholders will be performed as grants become available. Ongoing and outreach at least one time per year.</p>	<p>First check completed in 2022 with quarterly review ongoing by the City's Homeless Solutions as well as Housing Grant staff. Specifically, PLHA, HOME(Community Housing Development Organization [CHDO]), HOME-ARP(American Rescue Plan Act), Homekey Round 3 have been identified for upcoming years and non-profit developers have been contacted directly to by City staff to provide outreach and special interest. HOME(CHDO) applications have subsequently been received for FY 24-25 and updates to the City's website in process to further identify grant opportunities and applicable areas.</p>

PP-F.3: Local Housing Trust	Study the availability of local resources available to establish a Local Housing Trust, a Community Land Trust, or similar nonprofit entity. The Trust will serve the entire City, with a focus on funding development in higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.	Within 4 years of the Housing Element Update approval	The City is currently looking into various options regarding a Local Housing Trust, including participation in a multi-agency model or creating a stand-alone Local Housing Trust specific to the City of Victorville. Effort ongoing.
PP-F.4: Recurring Notice of Funding Availability	Issue a Notice of Funding Availability to advertise available funding for affordable housing development (as funds are available). Applications will be evaluated for developments throughout the City, with a preference for higher resource areas due to their greater competitiveness for low income housing tax credits and to promote opportunities for lower income households with a target of approximately 70% of units developed in such areas and approximately 30% of units in lower resource areas.	Annually (or as funds are available)	The City annually issues a Notice of Funding Availability (NOFA) for its CDBG and HOME funding sources, which are available to affordable housing developments. Historically, applications are received to utilize Community Housing Development Organization (CHDO) HOME reserved funds, which are required to address affordable housing projects. Effort ongoing annually given the City's Entitlement City status by HUD as well as participation in a consortium with the Town of Apple Valley to received HOME funds directly.
PP-F.5: Community Revitalization and Investment Authority	Establish a Community Revitalization and Investment Authority (CRIA) in the Old Town area that would allow the City to use a portion of the property tax increment generated in that area to develop affordable housing and otherwise support the Old Town community's revitalization, including projects to address homelessness. The CRIA would further the implementation of the Old Town Specific Plan and support new residential development in a low resource area while simultaneously supporting the enhancement of the area to promote an equitable quality of life. Improvements could include infrastructure, neighborhood walkability, access to transit and other amenities (also Program PP-I.8).	2022	Completed. On August 17, 2021, the Victorville City Council approved the formation of the CRIA as a financial mechanism to help with the revitalization of the Old Town area as prescribed in the City's Old Town Specific Plan. In February 2023, the CRIA Board voted to include sites within the 6th Cycle Housing Element, thereby expanding the CRIA Project Area to capture increases in revenue and allocations to the investment area. The City plans to use property tax increment revenue for revitalization activities like infrastructure improvements; low- and moderate-income housing development; real property acquisition; loans or grants to owners and tenants to improve, rehabilitate and retrofit buildings; and business assistance.

PP-G.1: Publish Available Resources	Publicize resources via the City's website and Request for Proposals to facilitate the development of affordable City (land in Victorville owned by the City or another government entity) as resources are available. This information can be published on the Menu of Incentives/Concessions (See Proposed Program PP-B.4).	Within two years of the Housing Element Update approval. Gather information in the first year and develop the page in the second year. Update information as appropriate. Ongoing and outreach at least one time per year.	Effort ongoing. Initial efforts underway to identify available funding sources and opportunity areas in a manner that is accessible via the City's website, with upcoming goals to coordinate with the City's Economic Development Department to list available City owned sites. In 2023 the City of Victorville prepared and posted SB 35 and SB 330 applications with options and incentives provided to streamline housing development. Additionally, the creation of a menu of incentives/concessions for developers is in process with anticipated completion by the end of calendar year 2024.
PP-H.1: Housing Choice Vouchers	Continue to refer residents interested in Housing Choice rental vouchers to San Bernardino County so renters can have access to affordable housing (also Proposed Program PP-E.1)	Ongoing with outreach one time per year.	The City maintains a Homeless Solutions webpage, where residents are provided contacts to resources within the community, including housing placement. Residents are also referred to the San Bernardino County Housing Authority and outreach remains ongoing throughout the year.
PP-H.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock for All Income Levels	Adopting or amending ordinances for Inclusionary Housing and permit streamlining can work together to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.	Ongoing with outreach one time per year. Policies will be adopted at different times.	See applicable APR responses.
PP-H.3: Update the City's Land Use Element and Zoning Ordinance	Incorporate changes to bring the City's Land Use Element and Zoning Ordinance into compliance with new State laws. Specifically, modify development standards and regulations to streamline and remove barriers to residential development (particularly affordable housing, accessory dwelling units (ADUs), emergency shelters, and transitional/supportive housing). These modified standards could include increasing R-4 development standards from 20 units per acre to 30 units per acre (See Proposed Program PP-A.4), reducing setback and lot coverage standards, creating objective standards, and waiving development impact fees, among others. Parking requirements for emergency shelters will be updated as part of the Zoning Ordinance amendment to be in compliance with California Government Code, Section 65583. Additionally, any modified standards shall be directed toward meeting the social and economic needs of the community (also Proposed Program PP-A.1).	Land Use Element will be updated in 2022. Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element to coincide with the City's Land Use Element Update.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to: Low-Medium Density designations allowing single-family residential development up to 12 dwelling units per acre, Medium Density and High Density designations allowing multi-family development up to 20 and 30 dwelling units per acre, and Mixed Use designations that introduced up to 30 dwelling units per acre. On December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt an updated Zoning Ordinance and Zoning Map to address density increases and other associated development standards in order to streamline and remove barriers to residential development as well as comply with all applicable State laws. Adoption of the ordinance and completion of this program is anticipated by the first quarter of 2024. Additionally, The Old Town Specific Plan area of the City of Victorville, which is almost entirely within a Community Development Block Grant (CDBG) target area, approved a waiver of Development Impact Fee's and Capacity charges for all projects pursuant to City Council Policy CP-22-01 effective June 7, 2022. Lastly, the City Council of the City of Victorville adopted Ordinance No. 2443 in September 2023 to update City ADU development standard updates in compliance with current State requirements

<p>PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws</p>	<p>The City will review and update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers, supportive housing, and group care facilities to conform to State requirements, as modified in recent years by AB 139, AB 2162, Senate Bill 48, and other State laws. Generally, this update would allow these land uses in all of the City's residential zones and with fewer conditions. Specifically, the Zoning Ordinance would be amended to:</p> <ul style="list-style-type: none"> - Modify parking requirements for emergency shelters to be limited to staff working at the facility, and recognize transitional and supportive housing projects as residential use of property subject to the same restrictions as other residential property within the same zone; - Allow residential care facilities with seven or more people in zones that allow for residential uses and evaluate low density zones to assess the feasibility of permitting large residential care facilities to ensure that zoning regulations do not unduly constrain development of these facilities; - Clarify that licensed and unlicensed residential care facilities for six or fewer persons are permitted in every residential zone that permits single family units; and 	<p>Within 1 year of Housing Element adoption</p>	<p>The City's recent General Plan update is in the process of being supplemented with an update to the City's Zoning Ordinance and Zoning Map to further modify development standards in order to streamline and remove barriers to residential development as well as comply with all applicable State laws. On December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt the updated Zoning Ordinance and Zoning Map which includes the implementation of overlay districts and other adjusted land use districts to address increased dwelling unit densities. Adoption of the ordinance is anticipated by the first quarter of 2024. Additionally, the City's Old Town Specific Plan was amended in April of 2023 to update requirements for Low-Barrier Navigation Centers, including development standards, in conformance with state regulations.</p>
<p>PP-I.2: Wellness and Recuperative Center</p>	<p>The City's Homelessness Solutions Task Force is planning for the development of a 168-bed Wellness and Recuperative Center, and has allocated Permanent Local Housing Allocation State grant funding as a means to fund this project. Services would include recuperative care, dining, medical services, support services, and dog boarding.</p>	<p>2023</p>	<p>Completed. The Victorville Wellness Center completed construction of the 170-bed facility and welcomed its first occupants in December of 2023.</p>

PP-I.3: Other Transitional Housing Options	Use State and federal funding to continue to provide assistance and make provisions for development of transitional housing, shelters, single-room occupancy (SRO) housing and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include reasonable accommodations and supportive services for people with disabilities. The City will seek to encourage the development of at least one SRO development within the Planning Period.	Ongoing with outreach one time per year	The City continues to utilize CDBG and HOME funds to construct and operate various forms of housing such as shelters (City of Victorville Wellness Center, City of Victorville Interim Emergency Shelter, and High Desert Homeless Services), and transitional/supportive housing (Hughes Training and Development). Additionally, annual the CDBG/HOME NOFA process seeks ongoing partnerships with eligible housing providers.
PP-I.4: Services for People Experiencing Homelessness	Continue to make information about services for people experiencing homelessness available on the City's website and at City facilities	Ongoing with outreach one time per year	The City maintains a Homeless Solutions webpage, where residents are provided contacts to resources within the community, including housing placement, shelters, food services, rental and utility assistance, etc. Additionally, this information is available at any publicly available computer within the City (e.g. library).
PP-I.5: Crisis Response Protocol	Explore establishing a Crisis Response Protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness.	Within 2 years of the Housing Element Update approval	City of Victorville Code Enforcement is available as needed 24/7 on call as is the City's Police Department, who are able to coordinate with our Navigation Center for rapid support as needed. The City maintains a contract with shelter providers to perform support services for those experiencing or at risk of homelessness. Additionally, the City uses 211 as a coordinated entry system.
PP-I.6: Work with Developers to Identify Innovative Solutions/Construction Techniques for Homeless Housing	Provide support to developers to explore innovative solutions and techniques, such as modular construction.	Ongoing with outreach one time per year	The City references the recently completed Wellness and Recuperative Center as an example for developers of an alternative development type, which includes modular construction. Additionally, the City has approved a housing development by Family Assistance Program, which will serve the youth population that is also to be developed using modular construction. Further, in accordance with SB 1332, the City maintains a process to allow for the preapproval of ADU stock plans which could include modular or other innovative construction types. Outreach efforts are ongoing to highlight and showcase developed examples.
PP-I.7: Shared Housing	Reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors. Through these conversations and information sharing, determine the efficacy of these programs and consider establishing a pilot program in the City.	Within 2 years of the Housing Element Update approval	The City has partnered with the Housing Authority of the County of San Bernardino (HACSB) to complete the Desert Haven complex, which converted a hotel into a permanent supportive housing complex for the chronic homeless. Ongoing effort. The City continues to seek out other jurisdictions who have implemented a similar shared housing program, but has not yet found a successful example to emulate.

PP-I.8: Community Revitalization and Investment Authority	Establish a Community Revitalization and Investment Authority in the Old Town area that would allow the City to use a portion of the property tax increment generated in that area to develop affordable housing and otherwise support the Old Town community's revitalization, including projects to address homelessness. The CRIA would further the implementation of the Old Town Specific Plan and support new residential development in a low resource area while simultaneously supporting the enhancement of the area to promote an equitable quality of life. Improvements could include infrastructure, neighborhood walkability, access to transit and other amenities (also Policy PP-F.5).	2022	Completed. On August 17, 2021, the Victorville City Council approved the formation of the CRIA as a financial mechanism to help with the revitalization of the Old Town area as prescribed in the City's Old Town Specific Plan. In February 2023, the CRIA Board voted to include sites within the 6th Cycle Housing Element, thereby expanding the CRIA Project Area to capture increases in revenue and allocations to the investment area. The City plans to use property tax increment revenue for revitalization activities like infrastructure improvements; low- and moderate-income housing development; real property acquisition; loans or grants to owners and tenants to improve, rehabilitate and retrofit buildings; and business assistance.
PP-J.1: Cooperation with Community-Based Organizations	Cooperate with community-based organizations that provide services or information about services to any special needs groups, especially organizations serving low resource areas and concentrated areas of poverty. Additionally explore the creation of a community-led taskforce that works with the City on strategies and solutions and that tracks measurable outcomes (also Proposed Program PP-Q.2).	Ongoing with outreach one time per year. Consider a community-led taskforce by the end of FY 2022–23 and cooperate with community-based organizations on an ongoing basis with outreach one time per year. City staff to implement rent stabilization ordinance within two years of committee recommendations.	The City established a Homeless Solutions taskforce with membership that is comprised of representatives from community stakeholder groups, local agencies, and the City of Victorville. The Homelessness Solutions Task Force helps to identify strategic solutions, leverage funding and resources, and measure effectiveness of new and existing policies and programs designed to prevent homelessness.
PP-J.2: Displacement Prevention	Minimize the displacement of households with lower incomes and special needs whenever possible and, where necessary, ensure that displacement is carried out in an equitable manner	Ongoing with outreach one time per year	The City annually funds the Inland Fair Housing and Mediation Board who provide services to assist in minimizing the displacement of households within the community. City assistance provided by CDBG funding ensures that the services are provided to City residents equitably.
PP-K.1: Homeownership Education	Encourage homeownership through education, sharing information, and providing links to existing nonprofit, County, State, and federal resources on the City's website. Many residents lack the knowledge about mortgages in addition to having limited financial resources.	Ongoing with outreach one time per year	The City annually funds the Inland Fair Housing and Mediation Board who provide services to assist in minimizing the displacement of households within the community including first time homebuyer classes as well as housing counseling to ensure homeowners can remain in their homes. The City also provides a Mortgage Assistance (MAP) Program, which provides down payment assistance to qualifying households. These resources are provided on the City's website and annual press-releases are issued with the allocation of associated CDBG/HOME funding.
PP-L.1: Down Payment Assistance Program	Continue the mortgage assistance program and maximize funding for the program. Many residents have identified the lack of funds for a down payment as a major reason for not owning a home	Ongoing with outreach one time per year	The City provides a Mortgage Assistance (MAP) Program, which provides down payment assistance to qualifying households. The City is now working to adjust the front end ratio to ensure availability of eligible homes and residents with the City. Eligible lenders in the MAP program are annually reviewed and updated to ensure participants are made aware of the program outside of typical City channel

PP-L.2: Development Impact Fee Deferral for Affordable For-Sale Housing Development	Explore the potential deferral of development impact fees for affordable for-sale housing developments until close of escrow.	Within 4 years of Housing Element approval	The Old Town Specific Plan area of the City of Victorville, which is almost entirely within a CDBG target area, was approved for a waiver of Development Impact Fee's and Capacity charges for all projects pursuant to City Council Policy CP-22-01 effective June 7, 2022. Expansion of waived fees beyond the Old Town area is still under consideration
PP-L.3: Development Impact Fee Waiver for Old Town Victorville Area	Explore the potential waiver of development impact fees for all types of housing within Old Town.	2024	Complete. The Old Town Specific Plan area of the City of Victorville, which is almost entirely within a CDBG target area, has been approved for a waiver of Development Impact Fee's and Capacity charges for all projects pursuant to City Council Policy CP-22-01 effective June 7, 2022.
PP-M.1: Update and Implement the City's Land Use Element	The City will update its Land Use Element to encourage lower-income housing development throughout the City, particularly in resource-advantaged areas, as well as to encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities. The creation of the Old Town CRIA will support improvements to placemaking, public spaces, capital projects, active transportation infrastructure, and community amenities in the Old Town area, a low resource area and a racially or ethnically concentrated area of poverty.	The City will update the Land Use Element by 2022. Implementation will be Ongoing with outreach one time per year.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. Subsequently, on December 13, 2023, the Planning Commission of the City of Victorville approved Resolution P-23-028, recommending that the City Council adopt the updated Zoning Ordinance which includes updated development standards, densities, and the implantation of new mixed-use allowances which will result in lower-income housing developments and increased opportunities for placemaking. Adoption of the ordinance is anticipated by the first quarter of 2024. Additionally, on August 17, 2021, the Victorville City Council approved the formation of the CRIA as a financial mechanism to help with the revitalization of the Old Town area as prescribed in the City's Old Town Specific Plan. In February 2023, the CRIA Board voted to include sites within the 6th Cycle Housing Element, thereby expanding the CRIA Project Area to capture increases in revenue and allocations to the investment area. The City plans to use property tax increment revenue for revitalization activities like infrastructure improvements; low- and moderate-income housing development; real property acquisition; loans or grants to owners and tenants to improve, rehabilitate and retrofit buildings; and business assistance. Finally, in March of 2023 a professional services contract was awarded for the design of a new civic plaza within the Civic Center Sustainability Specific Plan which will include a new police department site, civic memorial spaces, enhanced pedestrian connections, and space for community events. Subsequent design proposal meetings occurred in late 2023 and the project remains ongoing.
PP- N.1: Create and Implement Environmental Justice Element	The creation of the Environmental Justice Element will provide opportunities for increased community participation and feedback in the process and establish guidelines and recommendations to encourage community participation and feedback in future City efforts. This program will particularly benefit disadvantaged areas (also Proposed Program PP-Q.1).	The City will update the Environmental Justice Element by 2022. Implementation will be ongoing with outreach one time per year.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an Environmental Justice Element of the City's General Plan. Implementation is ongoing.
PP- N.2: Consider Providing Interpretation Services for Public Meetings	Consider providing Spanish interpretation during public meetings to increase participation through language accessibility.	The City will consider providing interpretation services in 2021. If approved, interpretation services will be ongoing with outreach one time per year.	Consideration ongoing in conjunction with the City Council biennial review of their Policy and Procedures Manual. Many public meetings provide interpretation upon request (e.g. CDBG/HOME public participation meetings) in accordance with the Citizen Participation Plan.

PP-O.1: Enforce Existing Building and Safety Code	Continue to enforce the existing Building and Safety Code, as required through existing—and, if necessary, expanded—code enforcement efforts (also Proposed Program PP-D.1).	Ongoing with outreach one time per year	Effort ongoing. On December 6, 2022, the City Council adopted Ordinance No. 243, in order to implement the most recent version of the Title 24 California Building Code, which allows ongoing enforcement with all current requirements. Additionally, the Code Enforcement Department maintains a webpage dedicated to residential compliance assistance programs where grant funding can be utilized to correct code enforcement violations and other home repairs.
PP-O.2: Safe Housing Conditions Education	Collaborate with local community organizations, especially those serving lower resource areas, to educate Victorville residents on safe housing conditions and equip them with the necessary tools to report such conditions to code enforcement officials. This would include annual outreach to local community organizations to organize educational events for, and deliver educational materials to, the local community.	Identify local community organizations by end of FY 2022–23. Outreach to local organizations on an annual basis afterward.	The City annually funds the Inland Fair Housing and Mediation Board who provide services to assist in minimizing the displacement of households within the community including education to Victorville residents on safe housing conditions and information on the necessary tools to report such conditions to code enforcement officials.
PP-O.3: Priority for Water and Sewer Services and Delivery of Housing Element	Consistent with SB 1087, the City will establish a written procedure to provide affordable housing with priority for water and sewer services. Additionally, in accordance with Government Code, Section 65589.7, as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2021–2029 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City.	Establish affordable housing priority procedure within one year of adoption of the Housing Element. Deliver Housing Element to water agencies immediately after Housing Element adoption and no later than the end of FY 2021–22.	All water and sewer providers within the City are City entities and have been provided access to the adopted Housing Element. Written procedure to provide affordable housing with priority for water and sewer services likely to be included in upcoming menu of incentives/concessions for developers being prepared for review/approval prior to the end of calendar year 2024.

PP-P.1: Change Zoning in Appropriate Commercial and Residential Zones	Pursuant to Chapter 8, Adequate Sites Inventory Analysis and Methodology, of this Housing Element, rezone certain commercial zones in the West City, Baldy Mesa, Golden Triangle, and East Bear Valley Planning Areas, as well as the 7th Street Commercial corridor to permit mixed use development, in some cases allowing residential development up to 30 dwelling units per acre. The City is undertaking this rezoning effort to encourage lower-income housing development in resource-advantaged areas and to encourage revitalization of deteriorated commercial areas throughout the City. Where rezoned areas include sites in the Site Inventory, the new zoning will permit owner-occupied and rental multifamily uses by right for developments in which 20% or more of the units are affordable to lower income households and will comply with the other by-right provisions of Government Code 65583.2 (h) and (i) (also Proposed Program PP-A.4).	Within 1 year and 90 days from receipt of comments from HCD on the draft Housing Element, to coincide with the City's Land Use Element Update.	On December 20, 2022, the City Council of the City of Victorville adopted Resolution No. 22-124, which included approval of an updated Land Use Element of the City's General Plan. The Land Use Element Update included updates to Medium Density and High Density designations allowing multi-family development up to 20 and 30 dwelling units per acre, and Mixed Use designations that introduced up to 30 dwelling units per acre. After a series of public workshops soliciting input from the community the Planning Commission of the City of Victorville approved Resolution P-23-028 on December 13, 2023, recommending that the City Council adopt the updated Zoning Ordinance and Zoning Map. Adoption of the ordinance is anticipated by the first quarter of 2024. The Mixed Use zoning has been proposed in a manner consistent with the subject program.
PP-Q.1: Create and Implement Environmental Justice Element	The creation of the Environmental Justice Element will provide opportunities for increased community participation and feedback in the process and establish guidelines and recommendations to encourage community participation and feedback in future City efforts. This program will particularly benefit disadvantaged areas (also Proposed Program PP-N.1).	The City will update the Environmental Justice Element by 2022. Implementation will be ongoing with outreach one time per year.	After multiple opportunities for public input, the City Council of the City of Victorville adopted Resolution No. 22-124 on December 20, 2022, which included approval of an Environmental Justice Element of the City's General Plan. Implementation and outreach efforts are beginning.
PP-Q.2: Cooperation with Community-Based Organizations	Cooperate with community-based organizations that provide services or information about services to any special needs groups. Additionally, explore the creation of a community led taskforce that works with the City on strategies and solutions and that tracks measurable outcomes (also Proposed Program PP-J.1).	Consider a community-led taskforce by the end of FY 2022–23 and cooperate with community-based organizations on an ongoing basis with outreach one time per year.	The City established a Homeless Solutions taskforce with membership that is comprised of representatives from community stakeholder groups, local agencies, and the City of Victorville. The Homelessness Solutions Task Force helps to identify strategic solutions, leverage funding and resources, and measure effectiveness of new and existing policies and programs designed to prevent homelessness.
PP-Q.3: Uphold Fair Housing Laws	Continue to contract with the Inland Fair Housing and Mediation Board to provide investigation and counseling assistance to address the alleged violations of federal and State housing laws	Ongoing with outreach one time per year	The City annually funds the Inland Fair Housing and Mediation Board through CDBG grant funds.

[illegible]

[illegible]

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Housing Element Implementation

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Victorville	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		269
Total Units		269

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0

Above Moderate		500
Total Units		500