

Community Focus Statement B: Promote responsible and sustainable development consistent with Lucerne’s Valley rural character.

Action Statement B.4: Partner with a housing advocacy group or nonprofit to identify and rehabilitate existing housing stock, recognizing a number of existing homes are in need of repair or have been abandoned.

B4

Benchmark: Cooperative relationship with housing advocacy groups and available programs to provide Lucerne Valley with the needed rehabilitation assistance.

Champion: Volunteer group or person or can be identified by the community

Estimated Cost: Dependent upon level of rehabilitation required.



Single family home in need of rehabilitation. Photo source: Valerie Everett

The age of an area’s housing stock can have a substantial impact on housing conditions and costs. As housing ages, maintenance costs rise, which can present significant affordability issues for homeowners. Aging rental stock can lead to rental rate increases to address physical issues, or deteriorating conditions if building owners opt to defer maintenance. Additionally, homes built prior to 1978 present the potential for lead exposure risk from lead-based paint.

Lucerne Valley is located in the southern Mojave Desert and is primarily made up of low-density single-family dwellings (80 percent), a few 3- to 4-unit multifamily complexes (4 percent) and mobile homes (16 percent). These homes are typically on large lots, some with agricultural and animal raising land uses. When looking

at the age of the housing stock in Lucerne Valley, the largest share of homes were built before 1980 (65 percent, or 1,814 units). The rule of thumb is that homes 30 years and older are typically in need of some type of rehabilitation. Recent home construction (since 2000) constitutes only 12 percent (333 homes) of housing in Lucerne Valley.

When looking at the feasibility of rehabilitation, the median income for Lucerne Valley in 2016 was \$26,429, with 16 percent of households being below the poverty line. In addition, the majority of householders were in the 55- to 64-year-old and 65- to 74-year-old age groups. Typically homeowners of retirement age are on fixed incomes and do not have many available resources for housing rehabilitation. It is safe to assume that the majority of the population will need assistance with rehabilitation of their properties.



Action	Action Leader	Timeline	Resources
1. Identify local housing advocates and hold a meeting to discuss available resources and create a committee.	Champions with Lucerne Valley Chamber of Commerce, local community leaders,	Month 1	San Bernardino County Economic Development Agency http://www.sbcountyadvantage.com/About-Us/Community-Development-Housing/Housing-Assistance-Programs-(1).aspx
2. Work with local housing advocates to complete a housing condition survey to accurately determine housing rehabilitation needs.	Local Redevelopment Committee	Month 2	San Bernardino Housing and Community Development Department http://www.sbcountyadvantage.com/About-Us/Community-Development-Housing.aspx
3. Contact County Housing and Community Development to research potential funding sources.	Local Redevelopment Committee	Month 3	California Housing and Community Development Department – Housing Condition Survey http://www.hcd.ca.gov/housing-policy-development/housing-element/examples/samplehousingconditionsurvey.pdf
4. Review County programs to determine whether Lucerne Valley residents can use available funding for rehabilitation needs.	Local Redevelopment Committee	Month 4	US Department of Agriculture/Rural Development Rural Housing Service https://www.rd.usda.gov/about-rd/agencies/rural-housing-service
5. Prepare a list of rehabilitation resources based on previous action outcomes and share with community members.	Local Redevelopment Committee	Month 5	