



ADDRESSING **HOUSING NEEDS** IN THE MORONGO BASIN

Presented By: Chair Dawn Rowe
Third District Supervisor



WELCOME

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HOUSING STATS & DEMOGRAPHICS

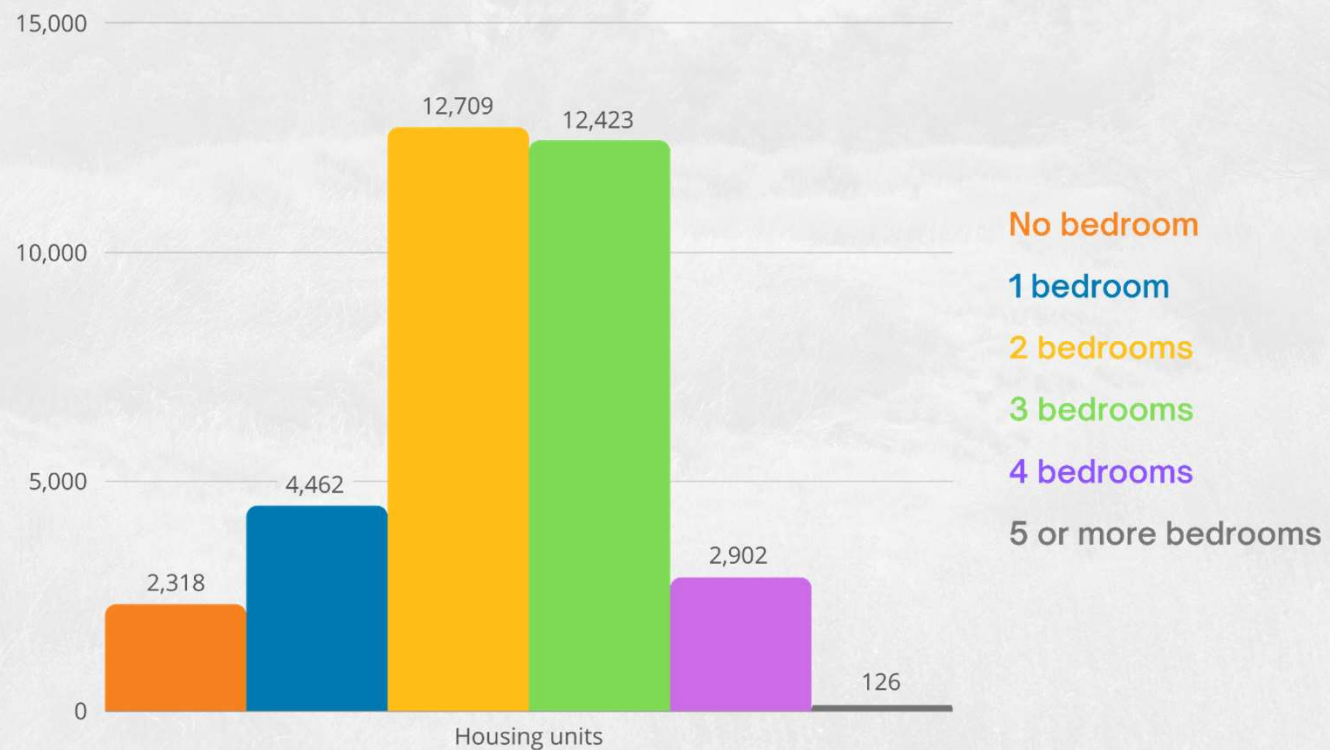


HOUSING STATS

Total Housing units in Twentynine Palms-Yucca Valley CCD: **34,940**

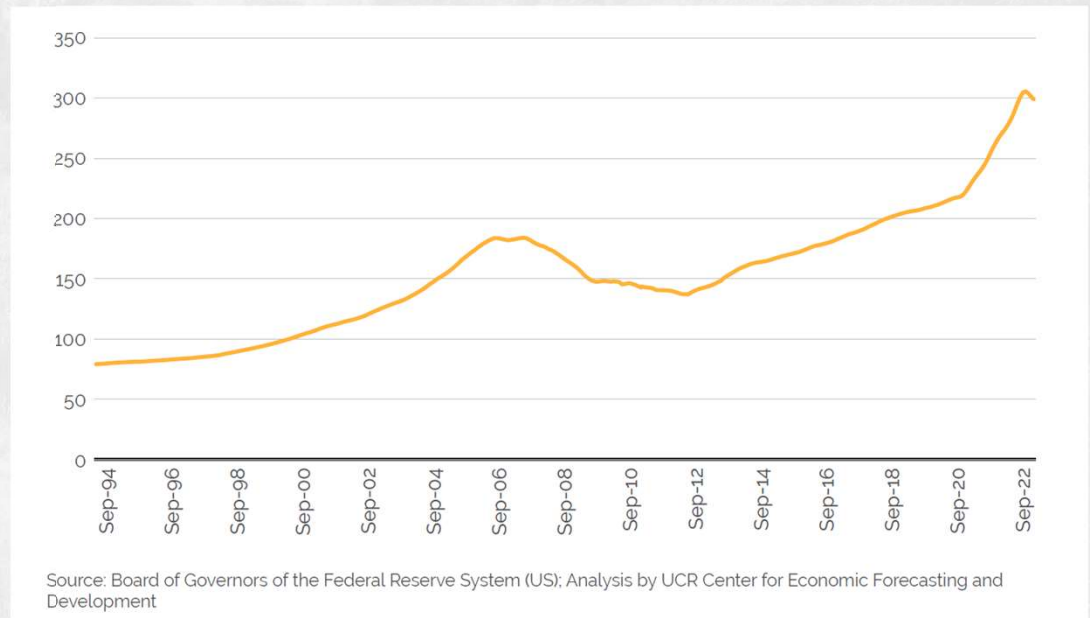
Owner-occupied: **14,666**

Renter-occupied: **12,127**



HOME PRICES

S&P/Case-Shiller U.S. National Home Price Index



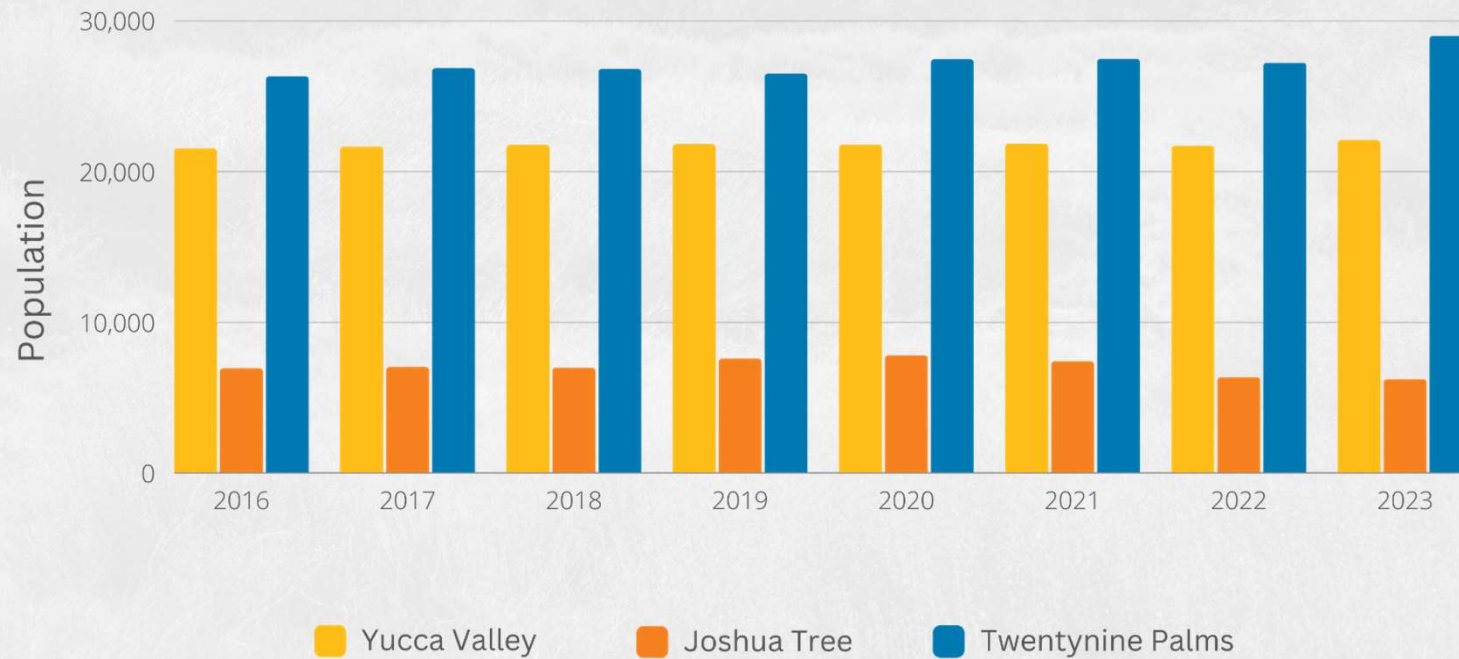
HOTEL/MOTEL STATS

Hotels/Motels in the Unincorporated Areas of the Morongo Basin

Name	Units	Location
High Desert Motel	20	Joshua Tree
Safari Motor Inn	10	Joshua Tree
AutoCamp	55	Joshua Tree
Mojave Sands	5	Joshua Tree
Joshua Tree Inn	12	Joshua Tree
Pioneertown Motel	19	Pioneertown
Joshua Tree Ranch House*	8	Joshua Tree
The Bungalows*	14	Joshua Tree
<i>Associated with Short-Term Rental Groups*</i>	Total	
	143	

POPULATION CENSUS

Community Population



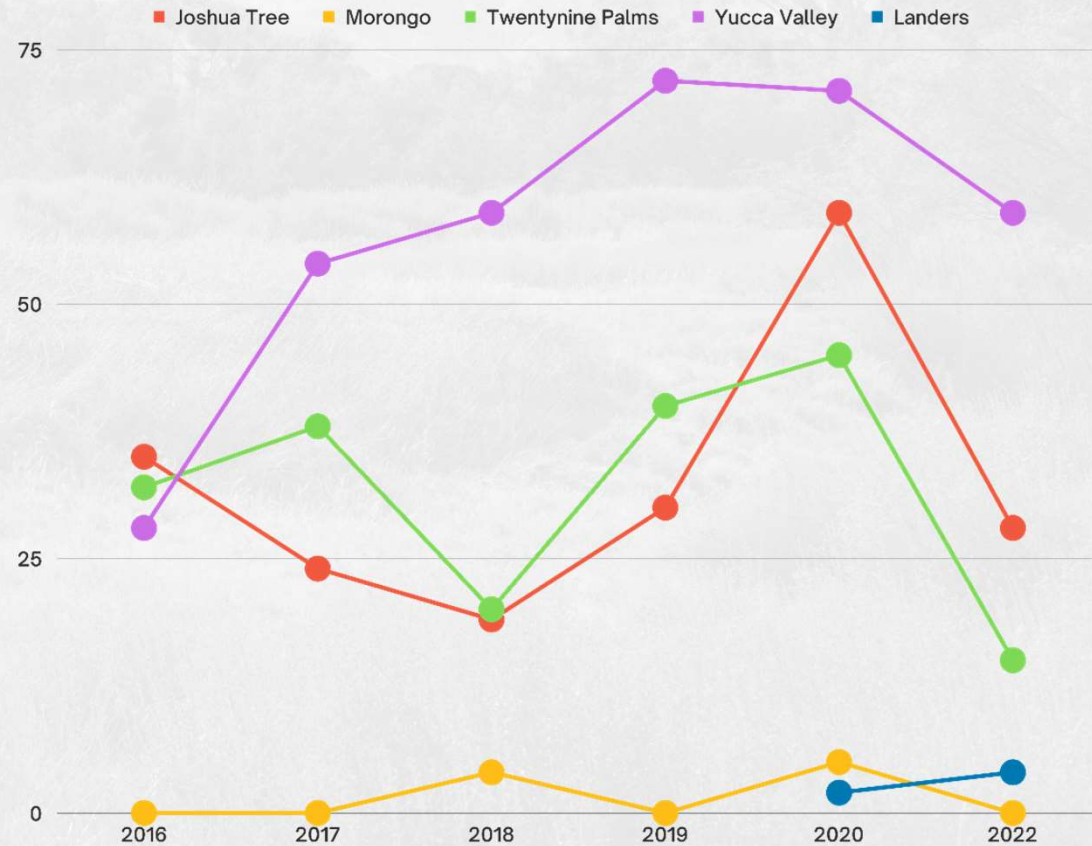


POINT-IN-TIME COUNT & SCHOOL ENROLLMENTS

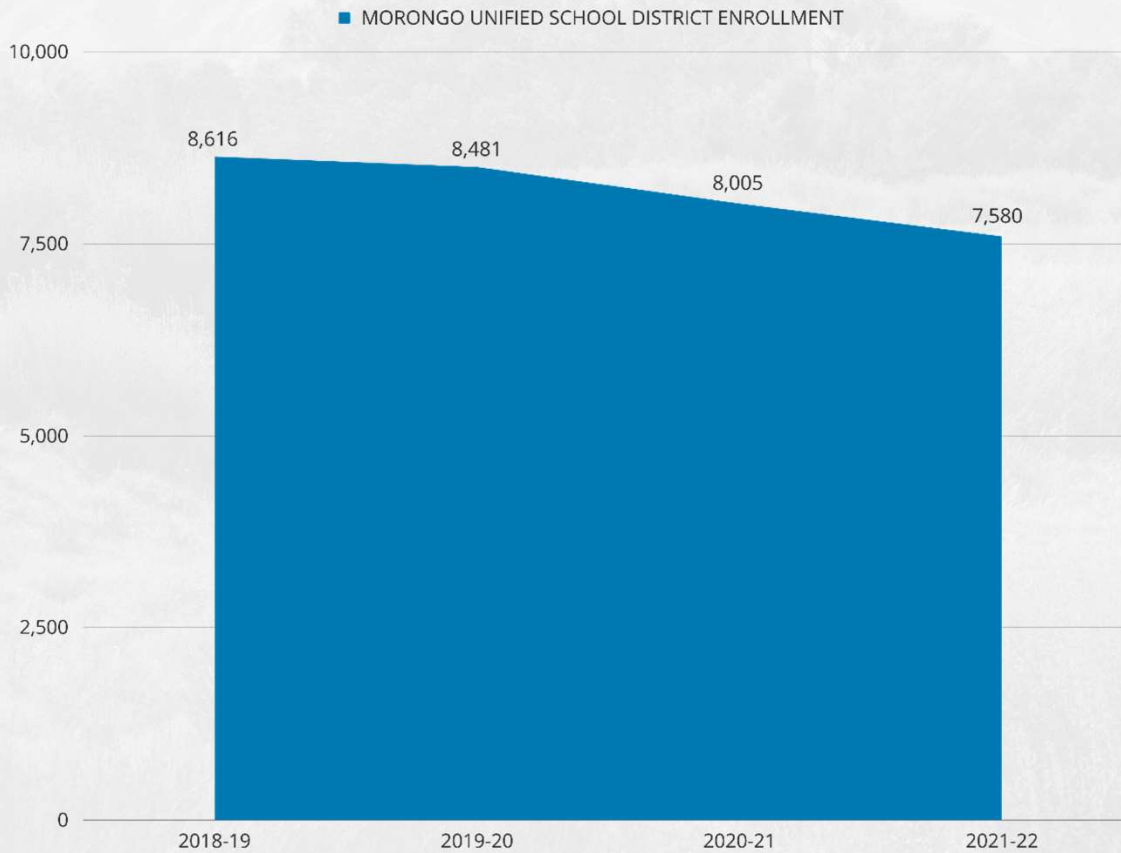




POINT-IN-TIME HOMELESS COUNT



SCHOOL ENROLLMENTS

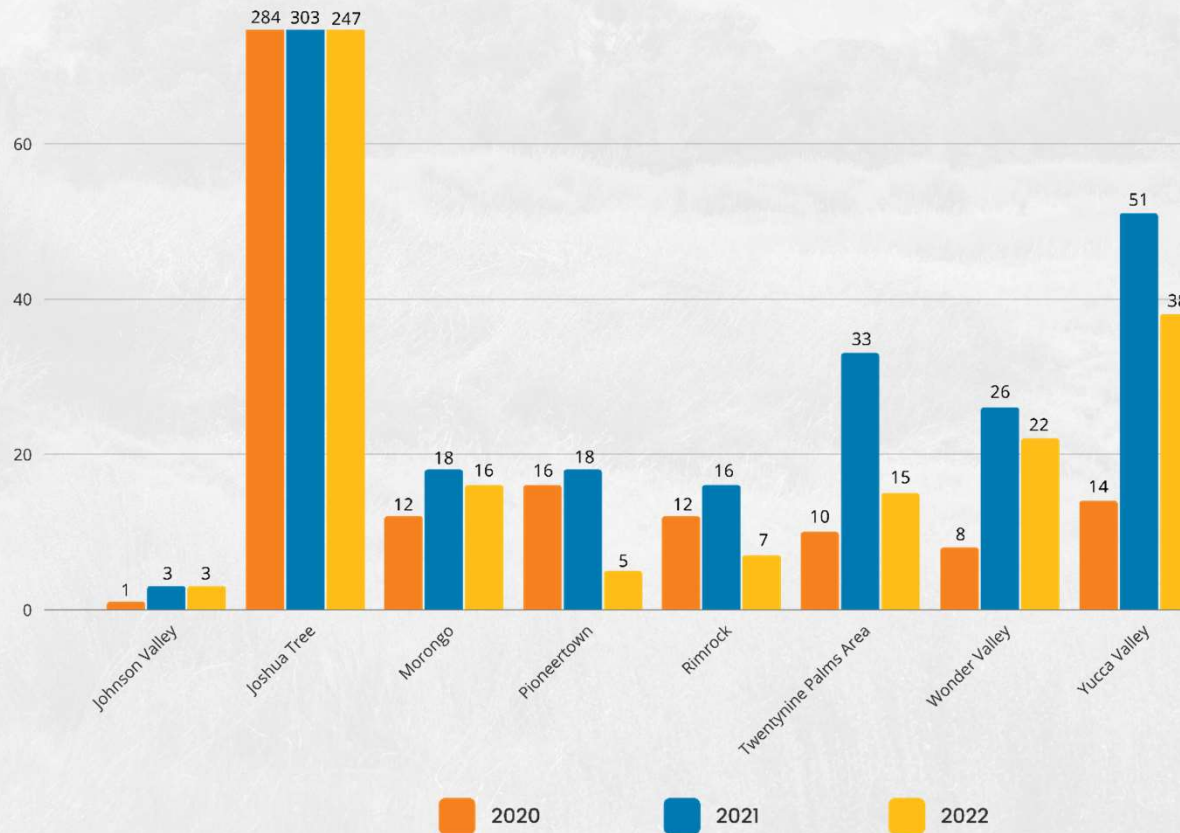




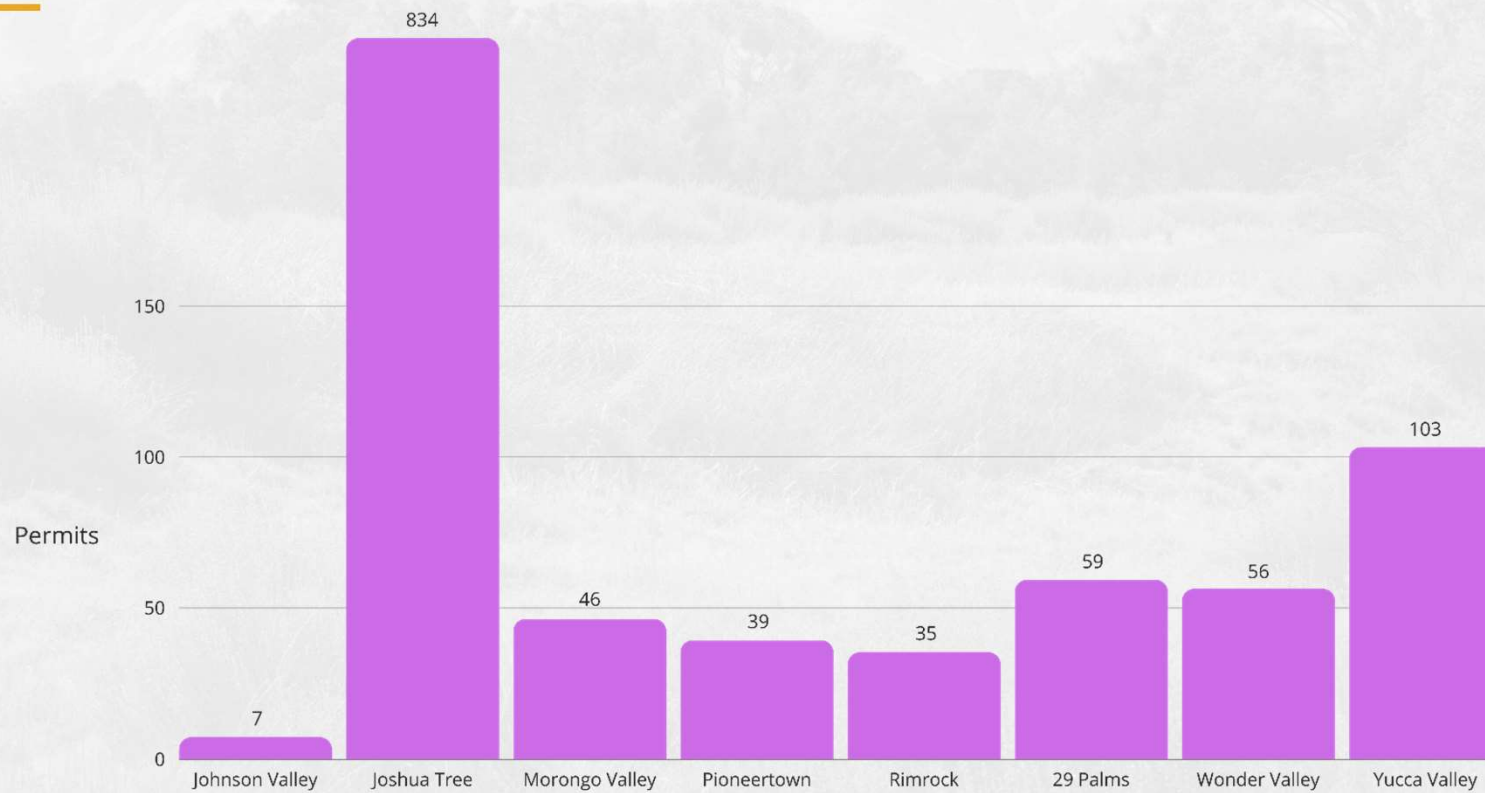
SHORT-TERM RENTALS



NEWLY ISSUED STR PERMITS BY YEAR IN THE UNINCORPORATED AREA



ACTIVE STR PERMITS IN UNINCORPORATED COUNTY AREAS



UNPERMITTED **SHORT-TERM** RENTALS

Original Project

Date	Unpermitted STRs Identified	STRs That Required Enforcement Action	Remaining Active Cases
Jul-21	400	121	9

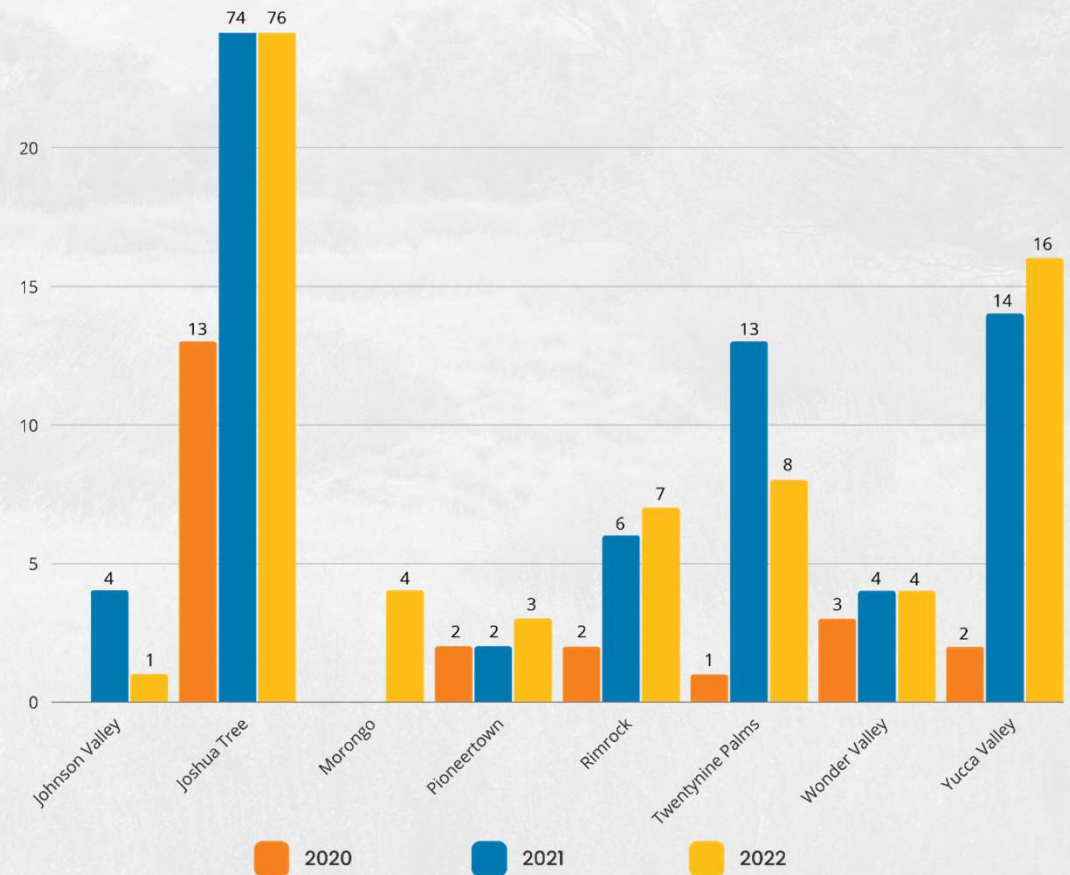
Current Caseload

Region	Number
Mountain	82
Desert	32

In July 2021, as part of a proactive project, we identified approximately 400 unpermitted short-term rentals in both the mountain and desert regions of the County. Notices were sent requiring these STR's to remove their listing and cease activity or apply for a short-term rental permit. Of those approximately 400 originally-identified rentals, 121 did not comply. Code Enforcement cases were opened on those 121 rentals. Currently only 9 cases remain (1 desert, 8 mountain) from that original 121 and all 9 have active STR applications in progress.

We continue our efforts identifying unpermitted rentals through our third-party vendor, officer observations and public complaints. As a result, additional cases have been created in our case management system. Our current caseload includes a combination of proactive cases and cases generated through complaints from the public. We have a current unpermitted rental caseload of 114 cases (82 mountain and 32 desert).

RESIDENTIAL BUILDING PERMITS





PUBLIC FUNDING HOUSING, SHELTERS & TRANSITIONAL HOUSING



AFFORDABLE HOUSING PROJECTS

City	Project Name	Owner	Site Address	Assisted Units	Funding Source
Joshua Tree	Division Street	Housing Partners One, Inc.	61550 Division St	9	HOME
Joshua Tree	Yucca Trails Apartments	Star Holdings	61451 Verbena Road	14	USDA-RD 515/Tax Credits
Joshua Tree	Sunset Village	Halter Housing	6036 Sunset Road	33	USDA-RD 515/Tax Credits
Twentynine Palms	Adobe Villa Apartments	National Housing Corporation	73747 Raymond Way	35	USDA-RD 515/Tax Credits/Section 8
Twentynine Palms	El Paseo Apartments	AWI Management Corp	72952 El Paso Drive	46	USDA-515/521/Tax Credits
Twentynine Palms	Desert Queen	Housing Partners One, Inc.	6442 Desert Queen	10	HOME
Twentynine Palms	Splitrock	Housing Partners One, Inc.	6443 Splitrock Ave	10	HOME
Twentynine Palms	The Twentynine Palms	AWI Management Corp	5862 W Bagley Ave	47	USDA-RD 515/521/Tax Credits/Section 8
Twentynine Palms	Sagewood Apartments (Senior Age 62)	National Housing Corporation	6215 Ocotillo	85	USDA-RD 515/Tax Credits
Yucca Valley	Pueblo	Housing Partners One, Inc.	55730 Pueblo Trail	4	HOME
Yucca Valley	Cherokee	Housing Partners One, Inc.	7441 Cherokee Trail	6	HOME
Yucca Valley	Papago	Housing Partners One, Inc.	56201 Papago Trail	9	HOME
Yucca Valley	Dumosa	Housing Partners One, Inc.	7333 Dumosa Ave	11	HOME
Yucca Valley	Yucca Valley Oasis Apartments	Mark Sauer Construction	7163 Sage Avenue	10	USDA-515/521/Tax Credits
Yucca Valley	Sunnyslope Apartments	Highland Property Development LLC	6947 Mohawk Trail	32	USDA-515/521/Tax Credits
Yucca Valley	Dumosa Senior Village (Yucca Valley Senior Housing) (Seniors Age 55)	National Core	57110 Twentynine Palms Highway	11	Valley/Tax Credits/HOME/Federal Home Loan Bank
				Total	
				372	



NUMBER OF SHELTERS / TRANSITIONAL HOUSING UNITS

- There are six shelter programs currently active in the Homeless Management Information System for the Morongo Basin.
 - Two are managed by Morongo Basin ARCH (Aligning Resources Challenging Homelessness) which is located at 74617 Morning Drive, Twentynine Palms and three are managed by Morongo Basin Unity Home which is located at 7237 Joshua Lane, Yucca Valley.
 - One of the shelter programs managed by Morongo Basin Unity is a transitional housing program. It is operated by the Morongo Basin Unity Home and is a domestic violence shelter.
- There may be other shelter programs that are not currently utilizing County funds.



THANK YOU

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