



**2021 ANNUAL PROGRESS REPORT (APR) FOR THE  
CITY OF RIDGECREST GENERAL PLAN &  
HOUSING ELEMENT INCLUDING  
REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

**City of Ridgecrest**

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# **INTRODUCTION**

## **ANNUAL PROGRESS REPORTS (APRs)**

The General Plan is a community's vision for future growth. California law requires that the General Plan address mandatory elements of land use, circulation, housing, conservation, open space, noise, and safety. California Government Code sections 65400 and 65700 mandate that all cities and counties submit an annual report on the status and progress in implementing the General Plan. There is no standard form or format for the General Plan APR.

California housing law acknowledges that for the private market to address that state's housing needs adequately, the local government must adopt plans and regulatory systems that provide opportunities for housing development and do not unduly constrain. California Government Code section 65400 also requires that each city and county prepare an annual progress report (APR) on the status of the Housing Element of the General Plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The Housing Element APR fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy), certain rezoning activities, actions taken towards completion of housing element programs and local efforts to remove governmental constraints to the development of housing (Government Code Section 65584.3(c) and 65584.5(b)(5)).

The General Plan and Housing Element APRs are required to be submitted by April 1 to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). This report has been prepared and processed following the requirements stated above.

## **2021 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)**

### **GENERAL PLAN BACKGROUND**

The current General Plan, Ridgecrest General Plan 2030, was adopted on December 2, 2009. The Ridgecrest General Plan includes land use, community design, circulation, open space and conservation, health and safety, and military sustainability elements. The Plan did not have the Housing Element, part of the General Plan but traditionally approved as a separate document. The Housing Element was updated on May 6, 2015, and covers the period of 2015 - 2023.

#### **City of Ridgecrest**

Ridgecrest has a population of 27,959 with 10,974 households. The median household income is \$69,577, and the average home price in 2021 was \$286,000. The City of Ridgecrest has focused on recovery efforts from the 2019 earthquakes and the ongoing COVID-19 pandemic. The City has experienced steady economic growth with multiple new businesses despite the challenges.

Since its incorporation on November 29, 1963, the City has been the closest urban area to the Naval Air Weapons Station (NAWS) China Lake. The Navy has been the largest employer within the Indian Wells Valley. Therefore, the City's General Plan contains an elective element, Military Sustainability Element, to "ensure that future land uses are compatible with the continued operation of China Lake and avoid risks to life, property and the well-being of City residents from hazards associated with aircraft operations."

# Elements of the Ridgecrest General Plan 2030

## THE 2030 GENERAL PLAN CONTAINS THE FOLLOWING ELEMENTS:

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| <p><b>Land Use</b><br/>Chapter 3<br/><i>Mandatory Element as required under Government Code Section 65302(a)</i></p>                    | <p>This element establishes goals, policies, and implementation measures for the development of public and private uses. Define general distribution and intensity of land uses for residential, commercial, industrial, institutional, public facilities, and open space.<br/>Date adopted: December 2, 2009</p>  |
| <p><b>Military Sustainability</b><br/>Chapter 4<br/><i>Optional Element as discussed in Government Code Section 65303</i></p>           | <p>This element identifies goals, policies, and implementation measures needed to ensure the City’s dual objective of achieving growth while protecting the flight corridors and military missions associated with Naval Air Weapons Station (NAWS) China Lake. Additionally, this element contains state-mandated elements, including land use, conservation, noise, and safety.<br/>Date adopted: December 2, 2009</p>   |
| <p><b>Community Design</b><br/>Chapter 5<br/><i>Optional Element as discussed in Government Code Section 65303</i></p>                  | <p>This element establishes goals, policies, and implementation measures to guide the evaluation of city structure and design. The element guides the visual aspects of the built environment to create the City identity and design. It provides guidance for City architecture, landscaping, landmarks, views and improves the overall image of the City.<br/><br/>This element also contains information for state-mandated elements of Land Use and Conservation.<br/>Date adopted: December 2, 2009</p>   |
| <p><b>Circulation</b><br/>Chapter 6<br/><i>Mandatory Element as required under Government Code Section 65302(b)</i></p>                 | <p>This element contains the City’s goals, policies, and implementation measures to ensure an adequate and functional transportation and circulation system. The element addresses automobile travel (roads and highways), public transit, aviation, and trails for bicyclists and pedestrians. In addition to providing information for state-mandated elements, including Land Use and Noise, this element also includes congestion management requirements contained in Government Code Section 65088 et. seq.<br/>Date adopted: December 2, 2009</p> |
| <p><b>Open Space and Conservation</b><br/>Chapter 7<br/><i>Mandatory Element as required under Government Code Section 65302(d)</i></p> | <p>In addition to identifying goals, policies, and implementation measures, this element provides direction regarding the conservation, development, and utilization of natural resources. This element also contains information for state-mandated elements, including Land Use, Conservation, and Open Space.<br/>Date adopted: December 2, 2009</p>  |

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| <p><b>Health and Safety</b><br/>Chapter 8<br/><i>Mandatory Element as required under Government Code Section 65302(g)</i></p> | <p>This element establishes goals, policies, and implementation measures to ensure public health, safety, and welfare related to natural and artificial hazards. More specifically, this element contains programs to protect the community from seismic, geologic, flood, and wildfire hazards. This element also contains information for state-mandated Noise Element.<br/>Date adopted: December 2, 2009</p>  |
| <p><b>Housing</b><br/>(Separate Document)<br/><i>Mandatory Element as required under Government Code Section 65302(c)</i></p> | <p>Even though the Housing Element is a part of the General Plan, a separate document containing the element was initially approved in June 2002, covering 2002 - 2007. This element was updated on May 6, 2015, covering 2015 - 2023. In addition to establishing goals and strategies to guide the development of housing in the City, this element, as approved, analyzes the housing needs to maintain, improve, and create housing for all economic segments of the City population. It ensures an adequate supply of land for affordable housing development within the City.<br/>Date adopted: June 2002<br/>Date Updated: May 6, 2015</p> |

**AMENDMENTS TO THE GENERAL PLAN, ZONING MAP, AND ZONING ORDINANCE**

**AMENDMENTS TO THE GENERAL PLAN AND ZONING MAP:**

There were no General Plan Amendments or Zone Changes during the reporting period.

**AMENDMENTS TO THE ZONING ORDINANCE:**

| <b>ZONING SECTION</b> | <b>AMENDMENT</b>  |
|-----------------------|---|
| 106-2 Definitions     | <p>Ordinances 21-01 &amp; 21-07 were adopted, amending portions of the municipal code to include the following definitions:</p> <p><i>Supportive Housing</i> means housing with no limit on the length of stay that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.</p> <p><i>Supportive services</i> include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.</p> <p><i>Target population</i> means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.</p> <p><i>Family</i> means one person living alone, or a group of two or more persons living together, whether or not related to each other by birth.</p> |

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|                                 | <p><i>Transitional housing</i> means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.</p> <p style="text-align: center;"><i>Approval date: 8/4/2021</i></p> <p><i>An accessory dwelling unit</i> is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. It shall include the following: (i) an efficiency unit, as defined in Health and Safety Code Section 17958.1; and (ii) a manufactured home, as defined in Health and Safety Code Section 18007.</p> <p><i>Junior accessory dwelling unit</i> means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.</p> <p style="text-align: center;"><i>Approval date: 2/3/2021</i></p> |
| 106-35 Family Daycare Homes     | <p>Ordinance 21-08 was adopted amending portions of the municipal code to permit family day care homes in any residential zone for 14 or fewer children. This amendment also makes the distinction between small family day care homes and large family day care homes.</p> <p style="text-align: center;"><i>Approval date: 12/15/2021</i></p>   |
| 106-38 Accessory Dwelling Units | <p>Ordinance 21-01 was adopted amending the municipal code to permit Accessory Dwelling Units and Junior Accessory Dwelling Units in residential zones without discretionary review.</p> <p style="text-align: center;"><i>Approval date: 2/3/2021</i></p>  |

## **GENERAL PLAN IMPLEMENTATION ACTIONS**

| <b>GOAL/POLICY/PROGRAM</b>  | <b>IMPLEMENTATION ACTION</b>  |
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| <p><b>Land Use Element:</b><br/><i>LU-1.4 Encourage Infill Development</i></p> <p><b>Circulation Element:</b><br/><i>C-1.6 Additional Funding Sources</i><br/><i>C-2.1 Maintain Existing Streets</i><br/><i>C-2.15 Street Improvements, Upgrades, and Maintenance</i></p>   | <p>City Council adopted Ordinance 21-03 amending portions of the municipal code regarding subdivision maintenance districts to ensure that subdivision development occurs in a prudently and effective manner.</p> <p style="text-align: right;"><i>Date Approved: 4/7/2021</i></p> |
| <p><b>Health &amp; Safety Element:</b><br/><i>HS-3 Emergency Response</i><br/><i>HS-6 Global Warming</i><br/><i>HS-4.7 Master Drainage Plans</i></p>  | <p>City Council adopted an updated Multi-Jurisdiction Hazard Mitigation Plan</p> <p style="text-align: right;"><i>Date Approved: 8/4/2021</i></p>   |
| <p><b>Housing Element:</b><br/><i>Policy H-1.4 Development of Second Units</i><br/><i>Policy H-1.8 Opportunities for Moderate-Income Households</i></p>   | <p>City Council adopted Ordinance 21-01 amending portions of the municipal code ministerially permitting Accessory Dwelling Units and Junior Accessory Dwelling Units.</p> <p style="text-align: right;"><i>Date Approved: 2/3/2021</i></p>   |
| <p><b>Land Use Element:</b><br/><i>LU-3 Commercial Development</i><br/><i>LU-3.6 Grouping Commercial Development</i></p> <p><b>Military Sustainability Element:</b><br/><i>MIL-3.7 Outdoor Lighting</i></p>   | <p>Planning Commission approved Site Plan Review 21-01 for an addition to the SCE service center.</p> <p style="text-align: right;"><i>Date Approved: 4/27/2021</i></p>   |
| <p><b>Land Use Element:</b><br/><i>LU-3 Commercial Development</i><br/><i>LU-3.2 Improve Retail and Service Commercial Tax Base</i><br/><i>LU-3.3 Meet Consumer Demand</i><br/><i>LU-1.4 Encourage Infill Development</i><br/><i>LU-3.6 Grouping Commercial Development</i><br/><i>LU-3.11 Commercial Signage</i><br/><i>LU-3.13 Minimize Visual Impact</i></p> | <p>Planning Commission approved Site Plan Review 21-02 for the development of Dutch Bros Coffee.</p> <p style="text-align: right;"><i>Date Approved: 6/8/2021</i></p>   |

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| <p><b>Community Design Element:</b><br/> <i>CD-2.19 Screen Trash Enclosures</i><br/> <i>CD-2.20 Screening Mechanical &amp; Utility Equipment</i></p> <p><b>Military Sustainability Element:</b><br/> <i>MIL-3.7 Outdoor Lighting</i></p>   |   |
| <p><b>Land Use Element:</b><br/> <i>LU-3 Commercial Development</i><br/> <i>LU-3.2 Improve Retail and Service Commercial Tax Base</i><br/> <i>LU-3.3 Meet Consumer Demand</i><br/> <i>LU-3.6 Grouping Commercial Development</i><br/> <i>LU-3.11 Commercial Signage</i><br/> <i>LU-3.13 Minimize Visual Impact</i></p> <p><b>Community Design Element:</b><br/> <i>CD-2.19 Screened Trash Enclosures</i><br/> <i>CD-2.20 Screening Mechanical &amp; Utility Equipment</i><br/> <i>CD-3.3 Rehabilitation of Existing Site</i></p> <p><b>Military Sustainability Element:</b><br/> <i>MIL-3.7 Outdoor Lighting</i></p> | <p>Planning Commission approved Site Plan Review 21-05 for the development of a KFC restaurant.<br/> <i>Date Approved: 10/26/2021</i></p>   |
| <p><b>Land Use Element:</b><br/> <i>LU-1.4 Encourage Infill Development</i><br/> <i>LU-2.1 Housing Choices</i><br/> <i>LU-2.3 Local Housing Needs</i></p> <p><b>Housing Element:</b><br/> <i>Policy H-1.1 Provide a variety of residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.</i></p> <p><i>Policy H-1.8 Encourage the development of housing opportunities for moderate-income households to live in the city.</i></p>  | <p>Planning Commission approved Tentative Tract Map 7358 for the subdivision of 11.08 acres into a 44-lot single-family residential development.<br/> <i>Date Approved: 9/28/2021</i></p> <p>Planning Commission approved Tentative Tract Map 7359 for the subdivision of 11.3 acres into 50 single-family residential lots and one park sump.<br/> <i>Date Approved: 9/28/2021</i></p> <p>Planning Commission approved Tentative Tract Map 7360 for the subdivision of 13.04 acres into a 55-lot single-family residential development.<br/> <i>Date Approved: 9/28/2021</i></p> |

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| <p><i>Policy H-1.9 Continue to facilitate timely permit and development plan processing for residential construction.</i></p> <p><i>Policy H-3.4 Locate higher density residential development in close proximity to public transportation, retail, services, and recreation.</i></p> <p><i>Policy H-3.6 Accommodate new residential development, which is coordinated with the provision of infrastructure and public services.</i></p> <p><i>Policy H-5.1 Ensure that development standards for parking, open space and other amenities do not add unduly to the cost of housing.</i></p> <p><i>Policy H-6.0 The 2014-2023 RHNA will be met during the planning period utilizing the appropriate programs as identified.</i></p> |  |
| <p><b>Open Space &amp; Conservation Element:</b><br/> <i>OSC-3.2 Historic Structures and Sites</i><br/> <i>OSC-3.9 Preserve Local Cultural Heritage</i></p> <p><b>Land Use Element:</b><br/> <i>LU-4.1 Olde Towne as Asset</i><br/> <i>LU-4.4 Historic Buildings and Area</i></p>  | <p>City Council adopted a resolution proclaiming a Ridgecrest Historic District.<br/> <i>Date Approved: 4/21/2021</i></p>  |
| <p><b>Land Use Element:</b><br/> <i>LU-1.4 Encourage Infill Development</i><br/> <i>LU-2.1 Housing Choices</i><br/> <i>LU-2.3 Local Housing Needs</i></p> <p><b>Housing Element:</b><br/> <i>Policy H-1.1 Provide a variety of</i></p>   | <p>City Council approved a resolution declaring certain parcels of real property surplus land pursuant to the state surplus land Act.<br/> <i>Date Approved: 3/17/2021</i></p> |

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| <p><i>residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.</i></p> <p><i>Policy H-1.8 Encourage the development of housing opportunities for moderate-income households to live in the city.</i></p>  |   |
| <p><b><i>Open Space &amp; Conservation Element:</i></b><br/> <i>OSC-3.8 Native American Resources</i><br/> <i>OSC-3.9 Preserve Local Cultural Heritage</i></p>  | <p>City Council approved a resolution supporting the 2021 Petroglyph Festival as a signature event of the city and authorized in-kind service to support the event.<br/> <i>Date Approved: 9/1/2021</i></p>   |
| <p><b><i>Open Space &amp; Conservation Element:</i></b><br/> <i>OSC-7.2 Recreational Facilities</i><br/> <i>OSC-7.3 Park Facility Standards</i></p>   | <p>City Council approved a resolution for the application of statewide park development and community revitalization program grant funds.<br/> <i>Date Approved: 1/20/2021</i></p> <p>City Council approved a resolution for the application regarding Kern County Community Development Block Grant (CDBG) Program.<br/> <i>Date Approved: 1/10/2021</i></p> <p>City Council approved a resolution amending the fiscal year 2021-2022 annual application regarding the Kern County Community Development Block Grant (CDBG) program for upgrades at the Leroy Jackson softball fields.<br/> <i>Date Approved: 8/4/2021</i></p> |
| <p><b><i>Circulation Element:</i></b><br/> <i>C-1.2 City Accessibility</i><br/> <i>C-1.4 Coordination with Other Agencies</i><br/> <i>C-1.5 Transportation Improvement Financing</i><br/> <i>C-1.6 Additional Funding Sources</i><br/> <i>C-2.1 Maintain Existing Streets</i><br/> <i>C-2.15 Street Improvements, Upgrades, and Maintenance</i></p> | <p>The City Council approved a resolution setting the Public Hearing for unmet transit needs findings.<br/> <i>Date Approved: 1/6/2021</i></p> <p>City Council approved a resolution authorizing the update and implementation of the Ridgecrest Transit Title VI Plan for 2021.<br/> <i>Date Approved: 1/6/2021</i></p> <p>City Council approved the Notice of Completion for the</p>  |

*C-6.5 Pedestrian Facility Standards*

West of South Downs Street Project.

*Date Approved: 2/3/2021*

City Council approved a resolution for program supplement agreement NO. F-047 with the State of California Department of Transportation for the construction of a solar photovoltaic system and installation of the electric bus charging stations on the existing bus shade structure at the City Corporation Yard.

*Date Approved: 2/3/2021*

City Council approved a resolution establishing a finding for unmet transit needs that are reasonable to meet with the public transportation system for the fiscal year 2021-2022.

*Date Approved: 2/3/2021*

City Council adopted a resolution authorizing submission of the fiscal year 2020-2021 Transportation Development Act Claim to the Kern County Council of Governments.

*Date Approved: 4/7/2021*

City Council approved a resolution authorizing the execution of the certifications and assurances and authorized agents forms for the Low Carbon Transit Operations Program (LCTOP) for Battery Electric Van Replacement Purchase.

*Date Approved: 4/7/2021*

City Council approved a resolution authorizing for the execution of the certifications and assurances for the Public Transit Modernization Improvement and Service Enhancement Account (PTMISEA) Program for Battery Electric Van Replacement.

*Date Approved: 4/7/2021*

*City Council approved a resolution authorizing application for and acceptance of the State of California, Office of Traffic Safety (OTS) Step Grant.*

*Date Approved: 4/21/2021*

City Council approved a resolution to award a construction contract to Nagle Earthworks to construct

and pave the 2021 Measure V Paving Program, various streets.

*Date Approved: 6/2/2021*

City Council approved the resolution to adopt a road project list for the fiscal year 2021-2022 partially funded by SB 1: The Road Repair and Accountability Act of 2017.

*Date Adopted 6/16/2021*

City Council authorized the Notice of Completion for PHASE 1 of the ADA Transition Plan Project.

*Date Approved: 7/7/2021*

Council approved a resolution approving the project list for FY 2021-2022 for the California State of Good Repair Program: electric transit van purchase.

*Date Approved: 8/18/2021*

City Council approved a resolution to approve a professional services agreement with Willdan Engineering to prepare environmental documents, plans, specifications, bidding documents, and bidding assistance services for the West Ward Ave II Improvement Project.

*Date Approved: 8/18/2021*

City Council approved a resolution approving the application for funds for the FY-22/23 & FY-23/24 Regional Surface Transportation Program (RSTP) AND Highway Infrastructure Program (HIP) Under the Moving Ahead for Progress in the 21st Century (MAP-21) FOR THE West Ward Avenue resurfacing, drainage and intersection and/or rehabilitation between N. Norma Street and N. Downs Street Project

*Date Approved: 9/9/2021*

City Council approved a resolution declaring its intention to vacate a portion of South Downs Street right of way, pursuant to the provisions of Part 3 of Division 9 of the California Streets and Highways Code; and the announcement of a public hearing on October 20, 2021, for the proposed street vacation.

*Date Approved: 9/15/2021*

City Council approved a resolution to approve a professional services agreement with Willdan

Engineering to perform traffic engineering services for the design and construction management for the crosswalk upgrades HSIP Project  
*Date Approved: 10/6/2021*

City Council approved a resolution to approve a professional services agreement with Willdan Engineering to perform traffic engineering services for the design and construction management for the city-wide arterial flashing stop signs and advance pavement markings HSIP Project.  
*Date Approved: 10/6/2021*

City Council approved a resolution to approve a professional services agreement with Willdan Engineering to perform traffic engineering services for the design and construction management for the China Lake Boulevard adaptive traffic signal upgrade HSIP Project.  
*Date Approved: 10/6/2021*

City Council approved a resolution of the summarily vacating a portion of the eastern right-of-way within South Downs Street, located northern of Wasp Avenue and 165' +/- north of the centerline of Wildrose Ave.  
*Date Approved: 11/3/2021*

City Council approved a resolution to approve the professional service agreement with Willdan Engineering for construction engineering services for the City FY-22 Measure V hot mix asphalt and chip seal construction project.  
*Date Approved: 12/1/2021*

City Council approved a resolution of the authorizing application for and acceptance of the State of California, Office of Traffic Safety Step Grant.  
*Date Approved: 12/15/2021*

City Council approved a resolution approving the Master Agreement No. 09-5385S21 with the State of California, Department of Transportation for the acceptance of any state aid funding.  
*Date Approved: 12/15/2021*

City Council approved a resolution approving the

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|  | <p>Program Supplement Agreement No. 09—538-Y64-serial with the State of California, Department of Transportation, under Master Agreement No. 09-5385S21 that encumbers zero dollars (\$00.00) of matching funds for the construction of adaptive signal timing.<br/><i>Date Approved: 12/15/2021</i></p> <p>City Council approved a resolution approving the Program Supplement Agreement No. 09—538-Y62-serial with the State of California, Department of Transportation, under Master Agreement No. 09-5385S21 Program Supplement Agreement FOR construction of enhanced pedestrian walkways on Ridgecrest Blvd at Alvord &amp; Sanders St, and mid-block on Downs Street.<br/><i>Date Approved: 12/15/2021</i></p> <p>City Council approved a resolution approving the Program Supplement Agreement No. 09—538-Y63-serial with the State of California, Department of Transportation, under Master Agreement No. 09-5385S21 that encumbers zero dollars (\$00.00) of matching funds for the construction of flashing stop signs and pavement markings at arterial intersections.<br/><i>Date Approved: 12/15/2021</i></p> |
| <p><b><i>Health &amp; Safety Element:</i></b><br/><i>HS-3 Emergency Response</i><br/><i>HS-6 Global Warming</i><br/><i>HS- 2.14 Transportation and Air Quality</i></p> | <p>City Council approved a public hearing and resolution authorizing the fiscal year 2022-2023 Annual Action Plan Application Regarding the Kern County Community Development Block Grant (CDBG) Program.<br/><i>Date Approved: 12/1/2021</i></p> <p>City Council approved a resolution authorizing a one-time essential employee hazard pay to be paid to city employees.<br/><i>Date Approved: 12/1/2021</i></p> <p>City Council approved a resolution recommending Community Development Block Grant Cares Act (CDBG-CV) funding and project description to the Kern County Board of Supervisors.<br/><i>Date Approved: 10/20/2021</i></p> <p>City Council approved a resolution levy and collected a flat-rate fee for solar permits.</p>   |

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|  | <p style="text-align: center;"><i>Date Approved: 9/1/2021</i></p> <p style="text-align: center;">City Council approved a resolution to approve an agreement between the City of Ridgecrest and the County of Kern for illegal dumping resources funds and establishing an illegal dumping program for the city (FUND 104).</p> <p style="text-align: center;"><i>Date Approved: 9/1/2021</i></p> <p style="text-align: center;">City Council approved a resolution authorizing the city manager to enter into a memorandum of agreement with Sierra Sands Unified School District for law enforcement services (School Resource Officer Program).</p> <p style="text-align: center;"><i>Date Approved: 8/18/2021</i></p>  |
| <p><b><i>Open Space and Conservation Element:</i></b><br/> <i>OSC-2.6 Control of Lighting and Glare</i><br/> <i>OSC-4.16 Landscape Improvements</i><br/> <i>OSC-7.1 Develop a Master Plan</i><br/> <i>OSC-9.5 Lighting and Landscape District</i></p> <p><b><i>Land Use Element:</i></b><br/> <i>LU-10.2 Adequate Infrastructure Capacity</i></p> <p><b><i>Health &amp; Safety Element:</i></b><br/> <i>HS-4.7 Master Drainage Plans</i></p> | <p>City Council approved a resolution initializing staff to prepare an engineer’s report for the intent to levy and collection of assessments for consolidated landscape and lighting district 2012-1 for the fiscal year 2021/2022, pursuant to the provisions of part 2 of Division 15 of the California Streets and Highways Code; and the announcement of a public hearing on June 16, 2021, for the proposed assessment.</p> <p style="text-align: center;"><i>Date Approve: 6/2/2021</i></p> <p>City Council approved a resolution initializing staff to prepare an engineer’s report for the intent to levy and collection of assessments for drainage benefit assessment district 2016-1 for the fiscal year 2021/2022, pursuant to the provisions of the benefit assessment act of 1982, being chapter 6.4 of the California Government Code; and the announcement of a public hearing on June 16, 2021, for the proposed assessment.</p> <p style="text-align: center;"><i>Date Approved: 6/2/2021</i></p> <p>City Council approved a resolution and public hearing declaring its intent to levy and collect assessments within the consolidated landscaping and lighting district no. 2012-1, review of the preliminary engineer’s report and authorization to finalize the said report for the fiscal year 2021/2022.</p> <p style="text-align: center;"><i>Date Approved: 6/16/2021</i></p> <p>City Council approved a resolution declaring its intent</p> |

|   |   |
|---|---|
|   | <p>to levy and collect assessments within the City of Ridgecrest Drainage Benefit Assessment District NO. 2016-1, pursuant to the provisions of the benefit assessment act of 1982; review of the preliminary engineer’s report and authorization to finalize the said report for the fiscal year 2021/2022.<br/><i>Date Approved: 6/16/2021</i></p> <p>City Council approved a resolution approving the annual engineer’s report and ordering the levy and collection of assessments within the City of Ridgecrest Drainage Benefit Assessment District No. 2016-1, for the fiscal year 2021/2022, pursuant to the provisions of the benefit assessment act of 1982.<br/><i>Date Approved: 7/7/2021</i></p> <p>City Council approved a resolution ordering the levy and collection of assessments within the consolidated Landscaping and Lighting District No. 2012-1 for the fiscal year 2021/2022.<br/><i>Date Approved: 7/7/2021</i></p> |
| <p><b>Land Use Element:</b><br/><i>LU-10.17 Child Care</i></p>  | <p>City Council adopted Ordinance 21-08 amending the municipal code regarding family day care homes<br/><i>Date Approved: 12/15/2021</i></p>  |
| <p><b>Land Use Element:</b><br/><i>LU-2.1 Housing Choices</i><br/><i>LU-2.2 Neighborhood Mixing</i><br/><i>LU-2.3 Local Housing Needs</i></p> <p><b>Housing Element:</b><br/><i>Policy H-1.8 Opportunities for Moderate-Income Households</i><br/><i>Goal H-4 Equal Opportunity for Residents</i></p> | <p>City Council adopted Ordinance 21-07 amending the municipal code regarding zoning definitions: family, supportive housing, supportive services, target population, and transitional housing.<br/><i>Date Approved: 8/5/2021</i></p>  |

# 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN

## OVERVIEW

The State of California requires each jurisdiction to address housing to combat statewide needs. The California Department of Housing and Community Development (HCD) allocates statewide housing needs to the Regional Council of Governments (COG). In turn, they allocate regional housing needs to each local jurisdiction. The Ridgecrest Housing Element was updated on May 6, 2015, and covers the period of 2015-2023.

## Housing Element Progress Report

The HCD Housing Element APR is prepared using forms and tables specified by the department. The completed forms are attached to this report. The Housing Element APR data is summarized in the following tables. This data represents housing development applications for the calendar year between January 1 and December 31, 2021.

### Housing Units by Structure Type

|                 | Entitled   | Permitted | Completed |
|-----------------|------------|-----------|-----------|
| Single Family   | 148        | 91        | 53        |
| Multifamily 2-4 |            | 6         | 2         |
| Multifamily 5+  |            | 75        |           |
| ADU             |            | 1         |           |
| <b>TOTAL</b>    | <b>148</b> | <b>98</b> | <b>55</b> |

Figure 1 Housing Units by Structure Type

The City of Ridgecrest approved three tract maps for a total of 148 entitlements for single-family residential units. The Building department issued permits for 91 single-family residential units, six units of multifamily 2-4 developments, 75 units of multifamily 5+ for the Mojave View Apartments development, and 1 Accessory Dwelling Unit permit. Certificates of Occupancy were issued for an additional 53 single-family residential units and two units for a multifamily duplex. The total entitlements received for housing units was 148. The total permitted housing units was 98, and certificates of occupancies were issued for 55 housing units.

# Building Permits Issued

## Affordability Summary

| Income Level       | Current Year |
|--------------------|--------------|
| Very Low           | 50           |
| Low                | 25           |
| Moderate           | 44           |
| Above Average      | 54           |
| <b>Total Units</b> | <b>173</b>   |

Figure 2 Building Permits Issued

Housing unit affordability was calculated using the 2015-2030 Housing Element Table 3-12 Housing Affordability. Income levels are defined below:

Very low-income households: 0-50 percent AMI Low-income households: 50-80 percent AMI

Moderate-income households: 80-120 percent AMI Above-moderate households: above 120 percent

*\*AMI means the median household income based on a household size of a geographical area of the state, as annually updated by HCD, pursuant to Health and Safety Code, section 50093.*

The Mojave View Apartments development was issued permits for 50 very low and 25 low-income housing units. Infill development accounted for the 44 additional units of moderate-income housing. The remaining new developments make up 54 above-moderate household units.

## Housing Applications Summary



Figure 3 Housing Applications Summary

## **REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN**

Kern Council of Governments (Kern COG) and each jurisdiction within the county prepare and adopt the Regional Housing Needs Allocation Plan with allocations for each jurisdiction. The Kern COG Fifth Cycle Regional Housing Needs Allocation Plan was adopted on June 19, 2014, revised on September 9, 2014, and covers the projection period from January 1, 2013, to December 31, 2023. The Plan has been approved by the California Department of Housing and Community Development (HCD).

According to the adopted Plan, the following has been allocated to the City of Ridgecrest for the 2013 - 2023 period.

### 2013 - 2023 RHNA Allocations by Income

|                       | <b>Units</b> | <b>% of Total RHNA</b> |
|-----------------------|--------------|------------------------|
| Very Low Income       | 159          | 11.8%                  |
| Low Income            | 131          | 9.8%                   |
| Moderate Income       | 207          | 15.4%                  |
| Above Moderate Income | 848          | 63.0%                  |

*Figure 4 2013-2023 RHNA Allocations by Income*

*\*Due to rounding may not add to the stated sum*

The Plan indicates a total of 1,346 units have been allocated to the City for the Plan period, and a combined Low and Very Low total of 291 (21.6%) is considered as affordable allocation.

## Regional Housing Needs Allocation Progress



Figure 5 Regional Housing Needs Allocation Progress

The City of Ridgecrest has been making progress by completing the APR and reporting housing units since 2019. No housing permit data is available for the 2015 calendar year. However, staff has calculated the housing developments from 2016 to determine progress in meeting housing goals. With the additional units from the 2021 calendar year to date, 50 very-low-income units have been permitted, 25 low-income, 44 moderate, and 339 above-moderate income units. The total units for the RHNA cycle to date are 458 units.

### FUTURE RHNA

Kern COG Sixth Cycle Regional Housing Needs Allocation Plan is currently in progress. Kern COG plans to release the Draft Regional Housing Needs Allocation to local jurisdictions for a 60-day comment period in April 2022. The Final Regional Housing Needs Allocation Plan is scheduled to be adopted in July of 2022. The City will begin revisions of the Housing Element this year, with a completed adopted Housing Element due December 2023.

## **SURPLUS LAND**

### **The Surplus Land Act (SLA)**

Assembly Bill (AB) 1486 (Statutes of 2019, Chapter 664) and AB 1255 (Statutes of 2019, Chapter 661) made changes to the SLA found in California Government Code, Title 5, Division 2, Part 1, Chapter 5, Article 8. Surplus Land. The purpose of these amendments is to promote affordable housing development on unused or underutilized public land throughout the state to respond to the affordable housing crisis. These amendments clarify and strengthen reporting requirements of the SLA.

As of January 1, 2021, the HCD began requiring local agencies to send by email and certified mail pursuant to Government Code Section 54222(a)(1) notices of availability of surplus land to local public entities and housing sponsors. Where applicable, receive notices of interest from entities desiring to purchase the surplus land and negotiate with entities in good faith. The HCD is to be provided descriptions of notices and negotiations conducted with any responding parties. The City must also report annually information about locally owned surplus land sites.

Pursuant to the SLA, the City of Ridgecrest City Council declared three residential and one commercial properties surplus. A Notice of Availability/Offer to Sell Surplus Property was circulated on March 30, 2021, to local entities, the HCD, and the housing sponsors list identified by HCD. No parties contacted the City with interest in purchasing the properties. The properties were subsequently listed for sale. The three residential properties were sold or are under contract for sale as of December 31, 2021, for single-family residential development. The one commercial property is in negotiation for disposal to two parties for commercial use.

## Locally Owned Surplus Lands

| <b>APN</b> | <b>Street Address</b> | <b>Entity to whom site was transferred</b> | <b>Intended Use</b> |
|------------|-----------------------|--|---------------------|
| 081-293-07 | 1217 W. Boston Avenue | Carlos Herrera                             | SFR                 |
| 091-332-36 | 1400 W. Boston Avenue | Carlos Estrada                             | SFR                 |
| 419-042-10 | 401 W. Moyer          | William Gifford                            | SFR                 |

*Figure 6 Locally Owned Surplus Lands*

## **GOALS, POLICIES, AND OBJECTIVES**

### **UPDATE ZONING ORDINANCE:**

- 1) The Zoning Ordinance will be amended to allow group homes by right in residential zones for small group homes (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with state law.
- 2) The Zoning Ordinance will be amended to permit single-room occupancy (SRO) units subject to site plan review and without a conditional use permit in R-2, R-3, and R-4.
- 3) Update Zoning Ordinance in regards to the Sign Ordinance pertaining to electronic signs.
- 4) Update Zoning Ordinance for occupancy review of commercial projects.
- 5) Amendment of Zoning Ordinance to allow transitional and supportive housing in residential uses.
- 6) Amend the Zoning Code to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) regarding employee housing that serves six or fewer (17021.5) and no more than 12 units or 36 beds (17021.6).
- 7) Amend Zoning Code for housing development containing no more than two residential units within a single-family residential zone and urban lot splits pursuant to SB 9.
- 8) Amend Zoning Ordinance pursuant to SB 9 to increase the extension of a map life from 12 months to 24 months and allow for four years of extensions for subdivisions with off-site improvements above qualifying costs.

### **UPDATE GENERAL PLAN:**

- 1) The Navy completed an updated AICUZ since the adoption of the General Plan. The new maps should be added to the General Plan.

### **ZONING MAP UPDATE:**

- 1) Rezone multiple properties for residential use and higher density use.

## **LIST OF FIGURES**

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## LIST OF ACRONYMS

### Accessory Dwelling Unit (ADU)

This means a unit that is attached, detached, or located within the living area of the existing dwelling or residential dwelling unit, which provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling unit is situated.

### Annual Progress Report (APR)

A report is prepared annually on the jurisdiction's progress towards implementing the City or county's general plan.

### Department of Housing and Community Development (HCD)

A state department within California that develops statewide housing policies.

### Governor's Office of Planning and Research (OPR)

The State of California's comprehensive planning agency.

### Kern Council of Governments (Kern COG)

The Metropolitan Planning Organization for the Kern Region as designated by the Federal government.

### LEAP and REAP Grants

Local Early Action Planning (LEAP) and Regional Early Action Planning (REAP) grant funds from the State of California.

### Regional Housing Needs Assessment (RHNA)

Determines the total number of new homes needed to build and how affordable those homes need to be to meet the needs of the jurisdictions.

## **GLOSSARY**

### **Certificate of Occupancy**

A certificate issued after final inspection as evidence of readiness for occupancy.

### **City Council**

A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policies, and hiring the city manager. The council adopts the local general plan, zoning, and subdivision ordinances.

### **Completed Entitlements**

This means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This means there is no additional action required to be eligible to apply for or obtain a building permit.

### **General Plan**

A statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals for the future development of the City.

### **Infrastructure**

A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

### **Infill Housing& Commercial**

Defined as a unit being located within an urbanized area or within an urban cluster on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site area are, or previously have been, developed for urban uses.

### **Multifamily Residential**

A structure containing multiple housing units.

### **Planning Commission.**

A group of residents appointed by the city council to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and acting on development proposals.

### **Single Family Residential**

A one-unit structure with open space on all four sides. The unit often possesses an attached garage.

### **Zoning**

Local codes regulating the use and development of property. The zoning ordinance divides the City into land use districts or "zones," represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards such as minimum lot size, the maximum height of structures, building setbacks, yard sizes, and density.



## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

### HOUSING ELEMENT ANNUAL PROGRESS

#### REPORT (APR)

#### INTRODUCTION

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

These forms and instructions, originally adopted March 27, 2010, have been updated to incorporate new Housing Element APR requirements pursuant to Chapter 374, Statutes of 2017 (Assembly Bill 879); Chapter 366, Statutes of 2017 (Senate Bill 35), Chapter 664, Statutes of 2019 (Assembly Bill 1486), Chapter 159, Statutes of 2019 (Assembly Bill 101), Chapter 661, Statutes of 2020 (Assembly Bill 1255), Chapter 15, and Statutes of 2020 (Assembly Bill 83).

#### **How to submit the Housing Element Annual Progress Report (APR)**

The APR must be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year using the forms and tables specified by HCD. The APR provides information for the previous calendar year and must be submitted separately to both HCD and OPR (Gov. Code, § 65400.). There are two methods available for submitting APRs:

1. Online Annual Progress Reporting System - This allows jurisdictions to upload directly into HCD's database, limiting the risk of errors. To use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov), and request 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](mailto:opr.apr@opr.ca.gov).*
2. Email - Jurisdictions complete the Excel APR forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the tables. In addition to submitting Housing Element APRs, jurisdictions must also submit General Plan Annual Progress Reports to both HCD and OPR. Please email these documents to [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).

[TABLE F Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision \(c\)\(2\)](#)

[TABLE G Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1](#)

[Table H - Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code section 54221, or Identified as Excess Pursuant to Government Code section 50569](#)

## DEFINITIONS

1. "Above moderate income" means households earning more than 120 percent of area median income.
2. "Annual Progress Report (APR)" means the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year reporting on the prior calendar year's activities.
3. "Application submitted" means an application submittal that has been determined complete by the jurisdiction.
4. "Area Median Income (AMI)" means the median household income based on household size of a geographic area of the state, as annually updated by the California Department of Housing and Community Development (HCD), pursuant to Health and Safety Code section 50093.
5. "Certificate of occupancy date" is the date(s) the certificate(s) of occupancy, or other evidence of readiness for occupancy (e.g., final inspection, notice of completion), was/were issued.
6. "Committed Assistance" is when a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection and may be executed throughout the planning period. Committed Assistance includes obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.
7. "Completed Entitlement" means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This means that there is no additional action required to be eligible
8. "Density Bonus" as defined in Government Code section 65915.
9. "Extremely low-income" means a household earning less than 30 percent of area median income pursuant to Health and Safety Code, section 50105.
10. "Infill housing unit" is defined as being a unit located within an urbanized area or within an urban cluster on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site are, or previously have been, developed for urban uses. For the purposes of this definition, an urbanized area or an urban cluster is as defined by the United States Census Bureau.
11. "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
12. "Lower-income or Low-Income" means a household earning less than 80 percent of area median income pursuant to Health and Safety Code, section 50079.5.
13. "Moderate income" means households whose income does not exceed 120 percent of area median income pursuant to Health and Safety Code, section 50093.
14. "Permitted units" mean units for which building permits for new housing construction have been issued by the local government during the reporting calendar year. For this purpose, "new housing unit" means housing units as defined by the Department of Finance for inclusion in the Department of Finance's annual "E-5 City/County Population and Housing Estimates" report, which is the same as the Census definition of a housing unit.

**Please Start Here**

| General Information     |  |
|-------------------------|--|
| Jurisdiction Name       | Ridgecrest   |
| Reporting Calendar Year | 2021   |
| Contact Information     |  |
| First Name              | Heather  |
| Last Name               | Spurlock   |
| Title                   | Analyst 2  |
| Email                   | <a href="mailto:hspurlock@ridgecrest-ca.gov">hspurlock@ridgecrest-ca.gov</a> |
| Phone                   | 7604995063   |
| Mailing Address         |  |
| Street Address          | 100 W. California Avenue   |
| City                    | Ridgecrest   |
| Zipcode                 | 93555  |

**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.

v 12\_30\_21

Optional: 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 information. The other file will be list of the problematic cells, along with a description of the nature of the error.

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

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given 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 Jurisdictionname2021 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2021

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](mailto: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](mailto: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](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier      |                               |                        | 13  | Streamlining   | Infill             | Housing with Financial Assistance and/or Deed Restrictions                        |  | Housing without Financial Assistance or Deed Restrictions  | Term of Affordability or Deed Restriction   | Demolished/Destroyed Units           |                               |  | Density Bonus   |   |   |   |
|-------------------------|-------------------------------|------------------------|---|--|--------------------|---|--|--|---|--------------------------------------|-------------------------------|--|---|---|---|---|
| Current APN             | Street Address                | Project Name*          | How many of the units were Extremely Low Income?* | Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N | Infill Units? Y/N* | Assistance Programs for Each Development (may select multiple - see instructions) | Deed Restriction Type (may select multiple - see instructions) | For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions) | Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)* | Number of Demolished/Destroyed Units | Demolished or Destroyed Units | Demolished/Destroyed Units Owner or Renter | Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area) | Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions) | List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications) | Did the project receive a reduction or waiver of parking standards? (Y/N) |
|                         |                               |                        | 16  | 14   | 15                 | 16  | 17   | 18   | 19  | 20                                   |                               |  | 21  | 22  | 23  | 24  |
|                         |                               |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE RENTAL PRICES AT 80-100% AMI   |   | 0                                    |                               |  |   |   |   |   |
| 478-051-12              | 206 Robertson Avenue          |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE RENTAL PRICES AT 80-100% AMI   |   | 0                                    |                               |  |   |   |   |   |
| 478-062-18              | 317 W. Church Avenue          |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE RENTAL PRICES AT 80-100% AMI   |   | 0                                    |                               |  |   |   |   |   |
| 487-062-17              | 321 W. Church                 |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE RENTAL PRICES AT 80-100% AMI   |   | 0                                    |                               |  |   |   |   |   |
| 067-040-12              | 400 W. Mojave View Avenue     | Mojave View Apartments | 16  | N  | Y                  | AHSC  | DB   |  | 50  | 0                                    |                               |  | 25.0%   | 0   | On-Site Improvements  | Yes   |
| 478-062-05              | 313 W. Church                 |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 081-032-50-009          | 1504 S. Farragut              |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 081-032-34-003          | 1532 S FARRAGUT               |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 480-141-07-009          | 579 S ALVORD                  |                        | 0   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 510-211-02-00-2         | 105 RAINSHADOW CT             |                        | 0   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 510-214-12-00-2         | 2019 WILD THORNE DR           |                        | 0   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 510-214-11-00-9         | 2025 WILD THORNE DR           |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 508-222-21-00-0         | 333 S ABIGAIL ST              |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 508-222-22-00-3         | 327 S ABIGAIL ST              |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 508-222-20-00-7         | 401 S ABIGAIL                 |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 453-301-06              | 1119 VIA FLORE WAY            |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 508-221-17              | 423 THOMAS ST                 |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 508-221-16-00-9         | 427 THOMAS ST                 |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 081-293-40-00-3         | 1216 W MARIPOSA AVE           |                        |   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICE AT 80-120% AMI   |   | 0                                    |                               |  |   |   |   |   |
| 456-36104-007           | 821 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 456-361-04-007          | 817 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 456-361-02-001          | 805 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 456-361-03-004          | 809 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 453-301-03-005          | 1201 N SAN MICHELE PL         |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 509-180-19-00-7         | 416 CHRISTOPHER CRT           |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 509-180-24-00-1         | 417 CHRISTOPHER CRT           |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 453-301-02-002          | 1207 N SAN MICHELE PL         |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 456-361-07-006          | 825 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 081-342-30-001          | 1324 W CORONADO               |                        |   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 456-361-01-008          | 801 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 508-221-18-00-5         | 419 THOMAS ST                 |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 456-362-08-06           | 800 PARADISE                  |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 067-050-22              | Downs St. & Las Flores Avenue |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 480-010-15 & 480-010-13 | China Lake Blvd. & Bowman     |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 343-070-24              | Upjohn Ave. & Richmond St.    |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 456-362-05-007          | 812 PARADISE DR               |                        |   | N  | N                  |   |  |  |   | 0                                    |                               |  |   |   |   |   |
| 081-341-02-003          | 1437 W MARIPOSA               |                        |   | N  | N                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 081-303-01-002          | 1241 CORONADO                 |                        |   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 081-292-32-003          | 1132 BOSTON AVE               |                        |   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |
| 081-293-01              | 1241 BOSTON AVE               |                        |   | N  | Y                  |   |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI  |   | 0                                    |                               |  |   |   |   |   |

|                 |                        |  |  |   |   |  |  |   |  |   |  |  |  |  |  |  |  |  |
|-----------------|------------------------|--|--|---|---|--|--|---|--|---|--|--|--|--|--|--|--|--|
| 081-343-09-008  | 1409 CORONADO AVE      |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 477-162-15-001  | 620 W UPJOHN #21       |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 477-162-14-008  | 620 W UPJOHN # 22      |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 508-221-19-00-8 | 415 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-04-004  | 816 PARADISE DR        |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 343-052-35-001  | 344 GATEWAY            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-14-003  | 818 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-15-006  | 812 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-16-009  | 806 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-10-001  | 807 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-12-007  | 819 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-17-002  | 800 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-09-009  | 801 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-11-004  | 813 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-362-13-000  | 821 BEACH CT           |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 081-042-36-002  | 1528 S MAYO ST         |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 509-210-09-006  | 132 W RANCHO DEL CERRO |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 081-042-40-003  | 1512 S MAYO            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-105-06-003  | 1321 S RANGER          |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-155-20-008  | 1229 S RANGER          |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 456-010-03-005  | 846 HARRIET ST         |  |  | N | Y |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 456-010-03-005  | 850 HARRIET ST         |  |  | N | Y |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 081-032-40      | 1508 S FARRAGUT        |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-022-15-005  | 927 OREGON AVE         |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 509-061-26-009  | 1212 S DOWNS ST        |  |  | N | Y |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 508-221-20      | 411 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 508-221-21-00-3 | 407 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 508-221-22-00-6 | 401 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-172-02-008  | 131 W BRIANNA ST       |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-112-03-003  | 413 W CIELO AVE        |  |  | N | Y |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-111-08-00-1 | 416 CIELO AVE          |  |  | N | Y |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-132-01-003  | 217 W SHENANDOAH       |  |  | N | Y |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-143-04-002  | 301 SHENANDOAH AVE     |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-143-03-009  | 305 W SHENANDOAH       |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 508-222-05-00-4 | 400 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 508-222-03-00-8 | 328 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 508-221-23-00-9 | 333 THOMAS ST          |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-133-06-005  | 2329 S DEL ROSA DR     |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 510-133-06-005  | 2329 S DEL ROSA DR     |  |  | N | N |  |  |   |  | 0 |  |  |  |  |  |  |  |  |
| 081-082-05-004  | 1317 S SIMS            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-183-26-001  | 1012 S SIMS            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-092-20      | 1433 S MC CALL         |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-051-06-001  | 1521 S MAYO            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-072-13-004  | 1405 S PORTER          |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-105-36      | 1340 S YORKTOWN        |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-155-25-003  | 1236 S YORKTOWN        |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-131-26-002  | 1140 S SIMS            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-051-33-009  | 1608 S PORTER          |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-051-40-009  | 1524 S PORTER          |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-082-31-009  | 1416 S MAYO            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 081-082-38      | 1332 S MAYO            |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |
| 477-162-10-006  | 620 W UPJOHN AVE #26   |  |  | N | Y |  |  | BASED ON COMPARABLE SALES PRICES AT 80-120% AMI |  | 0 |  |  |  |  |  |  |  |  |



|                 |            |                         |
|-----------------|------------|-------------------------|
| Jurisdiction    | Ridgecrest |                         |
| Reporting Year  | 2021       | (Jan. 1 - Dec. 31)      |
| Planning Period | 5th Cycle  | 12/31/2015 - 12/31/2023 |

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

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 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low                                   | Deed Restricted     | 159                             | -    | -    | -    | -    | -    | -    | 50   | -    | -    | 50                              | 109                                  |
|  | Non-Deed Restricted |                                 | -    | -    | -    | -    | -    | -    | -    | -    | -    |                                 |                                      |
| Low  | Deed Restricted     | 131                             | -    | -    | -    | -    | -    | -    | 25   | -    | -    | 25                              | 106                                  |
|  | Non-Deed Restricted |                                 | -    | -    | -    | -    | -    | -    | -    | -    | -    |                                 |                                      |
| Moderate                                   | Deed Restricted     | 207                             | -    | -    | -    | -    | -    | -    | -    | -    | -    | 44                              | 163                                  |
|  | Non-Deed Restricted |                                 | -    | -    | -    | -    | -    | -    | 44   | -    | -    |                                 |                                      |
| Above Moderate                             |                     | 848                             | -    | 35   | 54   | 94   | 61   | 41   | 54   | -    | -    | 339                             | 509                                  |
| Total RHNA                                 |                     | 1,345                           |      |      |      |      |      |      |      |      |      |                                 |                                      |
| Total Units                                |                     |                                 | -    | 35   | 54   | 94   | 61   | 41   | 173  | -    | -    | 458                             | 887                                  |

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

|                       |                         |
|-----------------------|-------------------------|
| <b>Jurisdiction</b>   | Ridgecrest              |
| <b>Reporting Year</b> | 2021 (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  |
| Inclusionary Housing Defintions | Addition to the zoning code of inclusionary housing definitions (supportive, target populations transitional, family, ADU and JADU)  | Completed                 | Definitions adopted to zoning code  |
| ADUs                            | Adopt an ADU ordinance   | Completed                 | ADU ordinance and permit adopted  |
| Family daycare homes            | Reduce restrictions on family daycare homes  | Completed                 | Family daycare homes ordinance adopted.   |
| Residential Land Use Database   | The City will coordinate with and provide assistance to Kern COG in maintaining a residential land use database. The City will work with the COG to ensure the COG's database will be reviewed, updated, and summarized at least every five years as necessary | At least every five years | The City continued to maintain the vacant land inventory contained in the Housing Element. Inquiries have been received from prospective housing developers for available land. |

|                               |   |                         |                |
|-------------------------------|---|-------------------------|----------------|
| <p>Monitor Assisted Units</p> | <p>Monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 94 units at risk during the 2015–2023 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.</p> <ul style="list-style-type: none"> <li>• On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units.</li> <li>• The City will contact owners of units at risk of conversion regarding their interest in selling properties or maintaining the rental units as affordable units.</li> <li>• The City will ensure property owners are aware of federal and state subsidies to ensure the continued affordability of housing units.</li> <li>• The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.</li> <li>• The City will provide information to nonprofit agencies about federal, state, or local funding opportunities to assist with providing funding for the acquisition and rehabilitation of at-risk projects when requested.</li> <li>• The City will make available referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities in the city to tenants of at-risk units.</li> </ul> | <p>Annually/Ongoing</p> | <p>Ongoing</p> |
|-------------------------------|---|-------------------------|----------------|

|                                 |  |                 |                |
|---------------------------------|--|-----------------|----------------|
| <p>Code Enforcement Program</p> | <p>The City of Ridgecrest is participating in a cooperative agreement with Kern County, and receives a fair share allocation of Community Development Block Grant (CDBG) funding. Because funding may significantly vary from year to year, in addition to the required process of public hearings, it is not possible or feasible to identify future funding items. According to City staff, CDBG funds are currently allocated through the first half of the 2015–2013 planning period. The City can identify programs which may be recommended for consideration by the public and Council for inclusion in the CDBG Action Plan, but no firm commitment can be given to any specific item without public hearings. The City will conduct public hearings, as required, usually in October or November to have public participation in the process of identifying suitable CDBG projects during the second half of the planning period. Ridgecrest is committed to using CDBG funds for: rehabilitating housing and other property, building public facilities, education and job training, public services for youths, disabled, and the elderly, crime reduction initiatives, assisting low-income home buyers with down payment assistance and subsidizing interest rates, etc. Possible activities include acquisition and disposition of real property, public facility and infrastructure improvements, clearance activities, public services, housing rehabilitation, home ownership assistance, micro-enterprise assistance, economic development, and planning activities. These activities will target special needs groups meeting the required income guidelines.</p> | <p>Annually</p> | <p>Ongoing</p> |
|---------------------------------|--|-----------------|----------------|

|  |  |                 |                |
|--|--|-----------------|----------------|
| <p>Community Development Block Grants (CDBG)</p> | <p>The City of Ridgecrest is participating in a cooperative agreement with Kern County, and receives a fair share allocation of Community Development Block Grant (CDBG) funding. Because funding may significantly vary from year to year, in addition to the required process of public hearings, it is not possible or feasible to identify future funding items. According to City staff, CDBG funds are currently allocated through the first half of the 2015–2013 planning period. The City can identify programs which may be recommended for consideration by the public and Council for inclusion in the CDBG Action Plan, but no firm commitment can be given to any specific item without public hearings. The City will conduct public hearings, as required, usually in October or November to have public participation in the process of identifying suitable CDBG projects during the second half of the planning period. Ridgecrest is committed to using CDBG funds for: rehabilitating housing and other property, building public facilities, education and job training, public services for youths, disabled, and the elderly, crime reduction initiatives, assisting low-income home buyers with down payment assistance and subsidizing interest rates, etc. Possible activities include acquisition and disposition of real property, public facility and infrastructure improvements, clearance activities, public services, housing rehabilitation, home ownership assistance, micro-enterprise assistance, economic development, and planning activities. These activities will target special needs groups meeting the required income guidelines.</p> | <p>Annually</p> | <p>Ongoing</p> |
|--|--|-----------------|----------------|

|   |   |  |  |
|---|---|--|--|
| <p>Kern County Housing Authority (HACK)</p> | <p>The Kern County Housing Authority (HACK) administers the Housing Choice Voucher (Section 8) and Family Self-Sufficiency programs.</p> <p>Section 8 is a rent subsidy program, whereby low-income residents of Kern County are awarded vouchers which enable them to obtain housing in the private sector. HACK contracts with landlords to subsidize the participants' rents. The housing must meet HUD Housing Quality Standards in order for HACK to enter into a Housing Assistance Payment contract with the landlord.</p> <p>The Family Self-Sufficiency Program (FSSP) is designed to assist public housing tenants receiving Supplemental Nutrition Assistance (SNAP) or other assistance with becoming self sufficient, primarily through employment, within five years. Participants set goals for themselves to reach during that time frame. In return, HACK sets up escrow (savings) accounts for participants, with a portion of the extra rent paid when participants obtain employment.</p> <p>Referrals are made to assist participants in obtaining educational training and/or employment services in the community. This program is coordinated with the collaborative services of the Employment Development Department, Regional Occupational Center, CalWORKs, Employers' Training Resource, and other supportive services in Kern County.</p> <p>The City of Ridgecrest will make interested citizens aware of these two programs and provide them with contact information for the program administrators at HACK.</p> | <p>Ongoing</p>   | <p>The City continued to implement this program and information regarding section 8 and all other affordable housing programs on its Website and other printed material available to public.</p> |
| <p>Mobile Home Improvement Program</p>      | <p>The City may act as a liaison between mobile home parks, dwelling unit owners, and the state and Kern County in identifying and coordinating grants and funding for the improvement of mobile home units. Rehabilitation assistance shall be given to extremely low-, very low-, and low-income families which could include repair of damaged mobile homes.</p>   | <p>Annual review of funding opportunities</p>  | <p>Ongoing</p>   |
| <p>Mortgage Credit Certificate Program</p>  | <p>The City may qualify and participate in a Mortgage Credit Certificate (MCC) program either solely or jointly with Kern County if one becomes available between 2015–2023. The County continues to operate its MCC program which is available to Ridgecrest residents through the Kern County Planning and Community Development Department.</p>  | <p>Evaluate possibility of city participation in MCC program every two years beginning in 2016</p> | <p>Ongoing</p>   |

|   |   |  |  |
|---|---|--|--|
| <p>Outreach Program</p>                             | <p>1) Provide information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for handicap accessibility. Establish a key contact person at City Hall to distribute information as requested, and to assist with further information.</p> <p>2) Brochures and printed information will be produced by 2016 for public distribution at City Hall upon request. Public access television may advertise the availability of such information at City Hall.</p> <p>3) The City may provide the public with at least one key contact that will identify grant sources and coordinate efforts between the private individual and the grant source.</p> <p>4) Update housing rehabilitation brochure every two years between 2015 and 2023 or as necessary as information changes</p> | <p>Produce printed materials by 2016; update housing rehabilitation brochure every two years and ongoing</p> | <p>Ongoing</p>   |
| <p>Police and Community Together Program (PACT)</p> | <p>Continue and fund the Police and Community Together (PACT) neighborhood watch program between 2015-2023 for increased safety.</p>  | <p>Ongoing</p>   | <p>Ongoing</p>   |
| <p>Parking Reduction Program</p>                    | <p>1) Continue to reduce parking requirements by 50 percent for developments that provide at least half of the units exclusively for elderly persons.</p> <p>2) Continue to reduce parking ratio for non-handicap units on-site by 20 percent.</p>  | <p>As development applications are received</p>  | <p>Reduced parking requirements by 20% for affordable housing project; ongoing</p> |

|  |   |  |   |
|--|---|--|---|
| <p>Reduced or Waived Sewer Capacity Fees</p> | <p>The City will make every reasonable effort to assist in the development of extremely low-, very low-, and low-income housing as well as housing for persons with special needs through programs identified in this Housing Element. When no other programs are feasible in the provision of such housing, the City will give favorable consideration to the following:</p> <ol style="list-style-type: none"> <li>1) The City may approve sewer capacity fee waivers or reductions based upon the demonstration of financial need by a qualifying extremely low-, very low-, or low-income family or special needs person.</li> <li>2) The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of new senior housing projects between 2015–2023.</li> <li>3) The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of handicapped units between 2015–2023.</li> <li>4) The City of Ridgecrest may reduce or waive the sewer capacity fees for lower-income, large-family units.</li> </ol> | <p>As development applications are received</p>  | <p>Ongoing</p>                                      |
| <p>Rehabilitation Program</p>                | <p>The City shall regularly complete an application for rehabilitation funds to serve city residents. Currently, the City does not have resources to administer a rehabilitation program. If funding is received the City will initiate discussions with Kern County or other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city. In addition, the City will actively market the Kern County Rehabilitation Program during the planning period.</p>   | <p>Apply for rehabilitation funds every two years or when funding opportunities become available</p> | <p>Consistently seeking for new funding sources</p> |

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| <p>Fair Housing Services</p>                                     | <p>Under the Community Development Block Grant Program, Kern County operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing.</p> <ul style="list-style-type: none"> <li>• Education Activities – Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.</li> <li>• Investigation/Testing – Investigate the validity of a discrimination complaint. Mediation – Serve as a mediator and offer a resolution to the conflict between two parties. The program is not an enforcement agency, but an impartial third party.</li> <li>• Coordination – Provide connecting links between groups, agencies, individuals, and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services.</li> </ul> <p>Information about the County’s Fair Housing Program will be disseminated throughout the community in a variety of ways. The City Clerk can provide referrals to the County program. Brochures and printed information regarding fair housing practices will be available for public distribution at City Hall. Educational activities and other services will be promoted on a regular basis in brochures at the library, community center, senior center, service clubs, schools, and businesses.</p> | <p>Ongoing</p>  | <p>Ongoing</p> |
| <p>Nonprofit Housing Provider (such as Habitat for Humanity)</p> | <p>Substandard units may be improved and/or new units constructed between 2015–2023 by various nonprofit organizations such as Habitat for Humanity.</p>   | <p>Ongoing</p>  | <p>Ongoing</p> |
| <p>Energy Conservation</p>                                       | <p>The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with state mandated or recommended green building standards. The City will also encourage the use of additional innovative energy conservation techniques such as active and passive solar systems, orientation, and project layout in an endeavor to further reduce dependence on outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use.</p>  | <p>Provide handouts about available programs at City Hall by June 2016; ensure consistency with state green building standards triennially when the California Building Code is adopted</p> | <p>Ongoing</p> |

|                              |  |   |                |
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| <p>Special Needs Housing</p> | <p>The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include density bonuses and modification of development standards. The City has provided incentives in the past to facilitate special needs housing. The Ridgecrest Senior Apartments project received reduced parking standards. As feasible, the City will support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households. The City may also provide assistance to applicants or organizations working to provide housing or services for special needs groups in Ridgecrest. The City of Ridgecrest may coordinate with Kern County and local nonprofit organizations to provide assistance and support to homeless persons. During the 2015–2023 planning period, the City may explore the feasibility of implementing a Hotel Voucher Program to assist homeless families and individuals in obtaining emergency shelter and/or transitional housing.</p> | <p>Assist or support applications when feasible 2015-2023; evaluate whether a Hotel Voucher Program will be pursued by 2017; if pursued implement by 2018</p> | <p>Ongoing</p> |
|------------------------------|--|---|----------------|

|                                 |   |   |  |
|---------------------------------|---|---|--|
| Update Zoning Ordinance         | <p>The Zoning Ordinance will be amended to allow group homes by right in residential zones for small group homes (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with state law.</p> <p>The Zoning Ordinance will be amended to update the definition of “family” to remove any limit on number of persons consistent with state law.</p> <p>The Zoning Ordinance will be amended to allow mobile homes of 10 years of age or less in all single-family zones.</p> <p>The Zoning Ordinance will be amended to permit single-room occupancy (SRO) units subject to site plan review and without a conditional use permit in the R-2, R-3, and R-4 zones.</p> <p>The City will, as required by SB 2, amend the Zoning Ordinance for transitional and supportive housing as residential uses in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):</p> | <p>Within one year of Housing Element adoption for amendments to allow transitional and supportive housing; December 2016 for other portions</p>              | <p>Adopted Accessory Dwelling Units Ordinance consistent with Government Code Section 65852.150; adopted Ordinance for Temporary Employee Housing; ongoing review and update of municipal code to reflect current regulations.</p> |
| Extremely Low Income Households | <p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.</p>  | <p>Assist or support applications when feasible 2015-2023; evaluate whether a Hotel Voucher Program will be pursued by 2017; if pursued implement by 2018</p> | <p>Ongoing</p>   |
| Employee Housing Act            | <p>Amend the City’s Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farm workers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6).</p>   | <p>December 2016</p>  | <p>The City intends to adopt Ordinances to reflect current regulations within 2022</p>   |





|                  |            |                         |
|------------------|------------|-------------------------|
| Jurisdiction     | Ridgecrest |                         |
| Reporting Period | 2021       | (Jan. 1 - Dec. 31)      |
| Planning Period  | 5th Cycle  | 12/31/2015 - 12/31/2023 |

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

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

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

| Activity Type                 | Units that Do Not Count Towards RHNA <sup>+</sup><br>Listed for Informational Purposes Only |                              |                         |                          | Units that Count Towards RHNA <sup>+</sup><br>Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields. |                              |                         |                          | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> |
|-------------------------------|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|---|
|                               | Extremely Low-Income <sup>+</sup>   | Very Low-Income <sup>+</sup> | Low-Income <sup>+</sup> | TOTAL UNITS <sup>+</sup> | Extremely Low-Income <sup>+</sup>   | Very Low-Income <sup>+</sup> | Low-Income <sup>+</sup> | TOTAL UNITS <sup>+</sup> |   |
| Rehabilitation Activity       |   |                              |                         |                          |   |                              |                         |                          |   |
| Preservation of Units At-Risk |   |                              |                         |                          |   |                              |                         |                          |   |
| Acquisition of Units          |   |                              |                         |                          |   |                              |                         |                          |   |
| Mobilehome Park Preservation  |   |                              |                         |                          |   |                              |                         |                          |   |
| Total Units by Income         |   |                              |                         |                          |   |                              |                         |                          |   |





|                        |            |                         |
|------------------------|------------|-------------------------|
| <b>Jurisdiction</b>    | Ridgecrest |                         |
| <b>Reporting Year</b>  | 2021       | (Jan. 1 - Dec. 31)      |
| <b>Planning Period</b> | 5th Cycle  | 12/31/2015 - 12/31/2023 |

| <b>Building Permits Issued by Affordability Summary</b> |                     |                     |
|---|---------------------|---------------------|
| <b>Income Level</b>                                     |                     | <b>Current Year</b> |
| Very Low  | Deed Restricted     | 50                  |
|   | Non-Deed Restricted | 0                   |
| Low   | Deed Restricted     | 25                  |
|   | Non-Deed Restricted | 0                   |
| Moderate  | Deed Restricted     | 0                   |
|   | Non-Deed Restricted | 44                  |
| Above Moderate  |                     | 54                  |
| <b>Total Units</b>                                      |                     | <b>173</b>          |

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

| <b>Units by Structure Type</b> | <b>Entitled</b> | <b>Permitted</b> | <b>Completed</b> |
|--------------------------------|-----------------|------------------|------------------|
| SFA                            | 0               | 0                | 0                |
| SFD                            | 148             | 91               | 53               |
| 2 to 4                         | 0               | 6                | 2                |
| 5 +                            | 0               | 0                | 0                |
| ADU                            | 0               | 1                | 0                |
| MH                             | 0               | 0                | 0                |
| <b>Total</b>                   | <b>148</b>      | <b>98</b>        | <b>55</b>        |

| <b>Housing Applications Summary</b>                    |     |
|--|-----|
| Total Housing Applications Submitted:                  | 99  |
| Number of Proposed Units in All Applications Received: | 321 |
| Total Housing Units Approved:                          | 321 |
| Total Housing Units Disapproved:                       | 0   |

| <b>Use of SB 35 Streamlining Provisions</b>   |   |
|---|---|
| Number of Applications for Streamlining       | 0 |
| Number of Streamlining Applications Approved  | 0 |
| Total Developments Approved with Streamlining | 0 |
| Total Units Constructed with Streamlining     | 0 |

| <b>Units Constructed - SB 35 Streamlining Permits</b> |
|---|
|---|

| 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     |

Cells in grey contain auto-calculation formulas

