

ANNUAL PROGRESS REPORT 2023

GENERAL PLAN
HOUSING ELEMENT
RHNA

CITY OF
RIDGECREST

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Presented by Heather Spurlock, City Planner, to the City of Ridgecrest Planning Commission on February 27, 2024. Present to City Council on March 6, 2024.

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Section 1: INTRODUCTION

Annual Progress Reports (APR)

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, 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 competition 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.

Section 2: 2023 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

2.1 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, which is part of the General Plan but traditionally approved as a separate document. The 2023 Draft Housing Element update has been submitted to the California Department of Housing and Community Development (HCD). The Draft Housing Element has received the first comments from HCD. Staff and the Consultant are working to address HCD's comments and expect a final Housing Element soon.

2.2 City of Ridgecrest

Ridgecrest has a population of 27,959 with 11,667 households. The median household income is \$71,774, and the average home price in 2023 was \$280,000. The City of Ridgecrest has experienced a period of economic growth and vitality with the recruitment of several new retailers & hospitality development, ongoing public works and infrastructure projects, and the earthquake recovery efforts underway at the adjacent China Lake Naval Air Weapons Station, the City's largest employers and the most modern naval land facility in the Western U.S.

Since its incorporation on November 29, 1963, the City has been the closest urban area to the Naval Air Weapons Station (NAWS) China Lake. Therefore, the City's General Plan contains an elective element, the 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."

2.3 Elements Of The Ridgecrest General Plan 2030

<p>Land Use Chapter 3 <i>Mandatory Element as required under Government Code Section 65302(a)</i></p>	<p>This element establishes goals, policies, and implementation measures for development of public and private uses. Define general distribution and intensity of land uses for residential, commercial, industrial, institutional, public facilities, and open space.</p> <p style="text-align: right;">Date adopted: December 2, 2009</p>
<p>Military Sustainability Chapter 4 <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.</p> <p style="text-align: right;">Date adopted: December 2, 2009</p>
<p>Community Design Chapter 5 <i>Optional Element as discussed in Government Code Section 65303</i></p>	<p>This element establishes goals, policies, and implementation measures to guide 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 to improve the overall image of the City.</p> <p>This element also contains information for state-mandated elements of Land Use and Conservation.</p> <p style="text-align: right;">Date adopted: December 2, 2009</p>
<p>Circulation Chapter 6 <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.</p> <p style="text-align: right;">Date adopted: December 2, 2009</p>
<p>Open Space and Conservation Chapter 7 <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.</p> <p style="text-align: right;">Date adopted: December 2, 2009</p>
<p>Health and Safety Chapter 8 <i>Mandatory Element as</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</p>

<p><i>required under Government Code Section 65302(g)</i></p>	<p>community from seismic, geologic, flood, and wildfire hazards. This element also contains information for state-mandated Noise Element.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>
<p>Housing (Separate Document) <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 the adequate supply of land for affordable housing development within the City. The City has submitted a Draft Housing Element update to the California Department of Housing and Community Development and we expect an adopted Housing Element early in 2024.</p> <p style="text-align: center;">Date adopted: June 2002 Date Updated: May 6, 2015</p>

Table 1 General Plan Elements

2.4 Amendments to the General Plan, Zoning Map, and Zoning Ordinance

AMENDMENTS TO THE GENERAL PLAN AND ZONING MAP:

GPA 22-01	Ordinance 23-02 General Plan Amendment 22-01 amended the designation of Residential Medium Density 5.1 to 14 dwelling units per acre (RM) to Residential High Density 14.1 to 29 dwelling units per acre (RH) for APN 479-01-15 and removed the Parks Designation at the same site to accommodate the development of a 361 unit multi-family residential community.
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Table 2 General Plan Amendments

AMENDMENTS TO THE ZONING ORDINANCE:

No amendments to the zoning code occurred in the reporting year.

2.5 General Plan Implementation Actions

GOAL/POLICY/PROGRAM	IMPLEMENTATION ACTION
<p>Land Use Element: <i>LU-1.4 Encourage Infill Development</i> <i>LU-3 Commercial Development</i> <i>LU-3.6 Grouping Commercial Development</i></p> <p>Community Design Element: <i>CD-3.3 Rehabilitation of Existing Site</i></p>	<p>Parcel Map Waiver (PMW) 23-01 Planning Commission approved a PMW for the division of commercial land for future land sales for the property located at 900 S. China Lake Blvd. <i>Date Approved: 2/28/2023</i></p> <p>Parcel Map Waiver (PMW) 23-02 Planning Commission approved the PMW for the division of a property located at 840 N. China Lake Blvd. for future commercial development. <i>Date Approved: 1/24/2023</i></p> <p>SPR 23-01 & TPM 12503 Planning Commission approved SPR & TPM for the subdivision to 5 parcels for commercial retail and fast food uses. <i>Date Approved: 3/28/2023</i></p>
<p>Housing Element: <i>H-2.0 Code enforcement program enforcement to bring substandard units to compliance with city codes, and improve the overall housing conditions.</i> <i>H-2.1 Enforcement of nuisance codes to promote property maintenance.</i></p>	<p>Abatement 230 S. Locust 325 Gold Canyon 433 Fairview</p>
<p>Housing Element: <i>Policy H-5 Revise zoning code to support housing objectives</i></p> <p><i>Policy H-1 Facilitate a range of housing to meet the growth needs of the city</i></p> <p><i>Policy H-1.1 Provide a variety of residential development opportunities</i></p> <p><i>Policy H-1.8 Encourage development of housing opportunities for moderate-income</i></p>	<p>Ordinance 23-02 General Plan Amendment 22-01 amended the designation of Residential Medium Density 5.1 to 14 dwelling units per acre (RM) to Residential High Density 14.1 to 29 dwelling units per acre (RH) for APN 479-01-15 and removed the Parks Designation at the same site to accommodate the development of a 361 unit multi-family residential community. <i>Date Approved: 06/07/2023</i></p> <p>GPA 22-01, ZC 22-01, SPR 21-06 A request to develop 21.34 gross acre property into 361 unit multifamily residential community. GPA request to change RM (residential medium density) to RH (residential high density) and a zone change from R-2</p>

<p><i>households</i></p> <p><i>Policy H-3 Enhance the quality of residential neighborhoods</i></p>	<p>(low-density multifamily) to R-3 (medium density multifamily)</p> <p><i>Date Approved: 4/25/2023</i></p>
<p>Land Use Element:</p> <p><i>LU-1.4 Encourage Infill Development</i></p> <p><i>LU-2.1 Housing Choices</i></p> <p><i>LU-2.3 Local Housing Needs</i></p> <p>Housing Element:</p> <p><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 development of housing opportunities for moderate income households to live in the city.</i></p> <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>Tentative Tract Map Extensions</p> <p>TTM 7345 a 11 lot subdivision of E-2 APN 510-020-07</p> <p>TTM 6912 a 23 lot subdivision of E-2 APNs 510-041-01-17, 510-042-01-17, 510-043-01-16</p> <p>TTM 6691 a 223 lot subdivision of 136 lots of PUD, 87 units of E-2 and CS zones APNs 455-100-06, 07, 08, 09</p> <p>TTM 7320 a 76 lot subdivision of E-2 APN 510-020-02</p> <p>TPM 12325 a subdivision of R-2 APN 479-010-14</p> <p>TTM 6679 a subdivision of 87 SFR APN 080-010-18</p> <p>TTM 6700 a 58 lot subdivision of E-2 APN 510-010-17</p> <p>TTM 6731 a 121 lot subdivision of E-2 land APNs 510-010-06, 07</p> <p>TTM 6775 a 60 lot subdivision of E-2 land APN 510-010-24</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>Open Space & Conservation Element: <i>OSC-7.2 Recreational Facilities OSC-7.3 Park Facility Standards OSC-7.18 Increase Recreational Facilities OSC-10.1 Accommodate Special Needs</i></p>	<p style="text-align: center;">CC Resolution 23-01 Kerr McGee Center Community Center flooring replacement. <i>Date Approved: 1/18/2023</i></p> <p style="text-align: center;">CC Resolution 23-06 Leroy Jackson Park bathroom replacement project. <i>Date Approved: 1/18/2023</i></p> <p style="text-align: center;">CC Resolution 23-08 Replacement of the park roofs located at Leroy Jackson Sports Complex and Upjohn Park <i>Date Approved: 2/1/2023</i></p> <p style="text-align: center;">CC Resolution 23-12 Shade structures over the spectator seating at the Kerr McGee Youth Sports Complex Baseball and Football Field <i>Date Approved: 3/1/2023</i></p> <p style="text-align: center;">CC Resolution 23-49 Replacement of the partitions located at the Kerr McGee Community Center. <i>Date Approved: 7/19/2023</i></p> <p style="text-align: center;">CC Resolution 23-61 Design, bid and construction services for the new Sgt. Pinney Memorial Pool Aquatic Complex. <i>Date Approved: 8/16/2023</i></p> <p style="text-align: center;">CC Resolution 23-80 Leroy Jackson fencing project. <i>Date Approved: 12/06/2023</i></p> <p style="text-align: center;">CC Resolution 23-86 Allocation of Clean California Leroy Jackson Park improvement project. <i>Date Approved: 12/20/2023</i></p>
<p>Circulation Element: C-5.1 Public Transportation</p>	<p style="text-align: center;">CC Resolution 23-02 City Council approved a resolution setting the public</p>

<p><i>C-1.5 Transportation Improvement Financing</i></p>	<p>hearing for unmet transit needs. Date Approved: 1/18/2023</p> <p>CC Resolution 23-14 City Council established a finding for unmet transit needs that are reasonable to meet with the public transportation system. Date Approved: 3/15/2023</p> <p>CC Resolution 23-40 Approval of a resolution approving the application for funds for the Congestion Mitigation Air Quality Program and/or the Carbon Reduction Program for the procurement of 2 transit vans. Date Approved: 7/10/2023</p> <p>CC Resolution 23-48 Council approved the project list for FY 2023-2024 for the California State of Good Repair Program: Electric Transit Van purchase. Date Approved: 7/19/2023</p>
<p>Health & Safety Element: <i>HS-3 Emergency Response</i> <i>HS-6 Global Warming</i> <i>HS- 2.14 Transportation and Air Quality</i></p>	<p>CC Resolution 23-23 Approval of a resolution for the Low Carbon Transit Operations Program for the purchase of electric van battery replacement. Date Approved: 4/19/2023</p> <p>CC Resolution 23-46 Approval of the Memorandum of Agreement with Sierra Sands Unified School District for law enforcement services. Date Approved: 7/19/2023</p>
<p>Circulation Element: <i>C-1.2 City Accessibility</i> <i>C-1.4 Coordination with Other Agencies</i> <i>C-1.6 Additional Funding Sources</i> <i>C-2.1 Maintain Existing Streets</i> <i>C-2.15 Street Improvements, Upgrades, and Maintenance</i> <i>C-6.5 Pedestrian Facility Standards</i></p>	<p>CC Resolution 23-05 City Council approved a resolution for city-wide street crack fill. Date Approved: 1/18/2023</p> <p>CC Resolution 23-15 City Council approved a resolution for the Highway Safety Improvement Project. Date Approved: 3/15/2023</p> <p>CC Resolution 23-33 Approval of the FY22 Measure V chip seal project funds</p>

and Notice of Completion.
Date Approved: 6/21/23

CC Resolution 23-34

Council approved the Road Project List for fiscal Year 2023-24.
Date Approved: 6/21/23

CC Resolution 23-41

Approval of the application for funds for the Regional Surface Transportation Program (RSTP) and Highway Infrastructure Program (HIP) for the South Mahan Street resurfacing, drainage and intersection rehabilitation between W. Bowman Rd and W. Dolphin Avenue
Date Approved: 7/10/2023

CC Resolution 23-42

Council approved an amended professional services agreement to repair the existing concrete, traffic loop and asphalt improvements in Capital Improvements Plan Phase II
Date Approved: 7/10/2023

CC Resolution 23-43

Council approved the professional services agreement for the West Ward Phase I Improvement Project.
Date Approved: 7/10/2023

CC Resolution 23-44

Approval of the professional services agreement for the West Ward Phase II Improvement Project.
Date Approved: 7/10/2023

CC Resolution 23-57

Approval of the Notice of Completion for the Franklin Avenue Street Improvements Project.
Date Approved: 8/2/2023

CC Resolution 23-85

Council approved a resolution for the reconstruction of La Mirage St. and Palm Drive.
Date Approved: 12/20/2023

Open Space and Conservation Element:

OSC-2.6 Control of Lighting and Glare

OSC-4.16 Landscape Improvements

OSC-7.1 Develop a Master Plan

OSC-9.5 Lighting and Landscape District

Land Use Element:

LU-10.2 Adequate Infrastructure Capacity

Health & Safety Element:

HS-4.7 Master Drainage Plans

CC Resolution 23-29

Levy and collect assessments within the consolidated landscaping and lighting District 2012-1

Date Approved: 6/7/2023

CC Resolution 23-30

Levy and collect assessments with the City of Ridgecrest Drainage Benefit Assessment District no. 2016-1.

Date Approved: 6/7/2023

CC Resolution 23-36

Levy and collection of assessments within the consolidated landscaping & lighting district No. 2012-1

Date Approved: 6/21/2023

CC Resolution 23-37

Levy and collection of assessments within the Drainage Benefit Assessment District No. 2016-1

Date Approved: 6/21/2023

CC Resolution 23-53

Council approved the agreement for preliminary/construction for the Affordable Housing Sustainable Communities Grant Project.

Date Approved: 7/19/2023

CC Resolution 23-84

Approval of the Professional Services agreement to provide additional design for the extended project limits for the Bowman Channel Between S. Norma St. and S. China Lake Blvd.

Date Approved: 12/20/2023

CC Resolution 23-24

Approval of the resolution authorizing the filing of a financial services application with the California State Water Resources Control Board for the planning, design, and construction of a new wastewater treatment facility.

Date Approved: 4/19/2023

CC Resolution 23-28

Authorization to levy and collect sewer fees on the General Tax Rolls for fiscal year 2023/2024

	<i>Date Approved: 6/7/2023</i>
<p>Land Use Element: <i>LU-2.1 Housing Choices</i> <i>LU-2.2 Neighborhood Mixing</i> <i>LU-2.3 Local Housing Needs</i></p> <p>Housing Element: <i>Policy H-1.8 Opportunities for Moderate-Income Households</i> <i>Goal H-4 Equal Opportunity for Residents</i></p>	<p style="text-align: center;">CC Ord. 23-01</p> <p>The City Council amended the municipal code regarding the extension of tentative tract maps and parcel maps from a 12 month increments for a total of 3 years, to 36 months extension not to exceed 6 years.</p> <p style="text-align: right;"><i>Date Approved: April 19, 2023</i></p>

Table 3 GP Implementation Actions

Section 3: 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

3.1 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.

3.2 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, 2023.

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	572	6	12
2 to 4 units per structure	26	30	6
5+ units per structure	366	0	76
Accessory Dwelling Unit	18	13	1
Mobile/Manufactured Home	0	0	0
Total	982	49	95

Table 4 2023 Housing Units

The Planning Commission of the City of Ridgecrest has approved the development of 572 single-family residential housing units through eight tentative tract maps. The planning staff has also approved 26 applications for multifamily developments ranging from 2 to 4 units. The Villa Crest Apartments have been granted entitlements for a 366-unit multifamily development, while an additional 18 units of accessory dwelling have also been entitled.

Additionally, the Building Department has issued permits for six new single-family residential units, 30 multifamily units with 2 to 4 units per building, as well as 13 accessory dwelling units. The department has also issued a certificate of occupancy to 12 single-family residential units, six multifamily units with 2 to 4 units per building, and one accessory dwelling unit. Moreover, the Mojave View Apartments have been completed, adding another 76 multifamily units.

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	12	24

Table 5 SB 9 Permits

SB 9 allows for the construction of housing developments that consist of two residential units within single-family residential zones. These developments must now be considered ministerial, without requiring discretionary review or a hearing. The streamlining of duplexes in single-family residential zones has resulted in a total of 12 applications, which will provide a total of 24 units.

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	43
Above Moderate		6
Total Units		49

Table 6 Affordability Summary

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.

In 2023, a total of 50 very-low income units, 25 low-income units, and 1 moderate-income unit were included in the Mojave View Apartments, which were issued a Certificate of Occupancy. In addition, 8 single-family residential units were designated for moderate-income housing, and 12 units were designated for above moderate income. Infill developments accounted for 43 units of moderate-income building permits, while 6 new single-family units accounted for the above moderate building permits issued.

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	50
Low	Deed Restricted	0
	Non-Deed Restricted	25
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		12
Total Units		95

Table 7 Occupancy by Affordability

Housing Applications Summary	
Total Housing Applications Submitted:	28
Number of Proposed Units in All Applications Received:	985
Total Housing Units Approved:	985
Total Housing Units Disapproved:	0

Table 8 Housing Applications

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	18	32
Discretionary	10	953

Table 9 Approval Type

Housing applications for 985 additional units were approved, consisting of 953 discretionary and 32 ministerial units.

Section 4: 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 City of Ridgecrest has been allocated a total of 1,346 units for the period of 2013-2023. Of this total, 291 units (21.6%) are considered affordable as they are designated for low and very low-income households. The City of Ridgecrest has been reporting progress towards meeting its housing goals by completing the Annual Progress Report (APR) and reporting housing units since 2019. Unfortunately, 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. This is the last reporting year for the 5th Cycle RHNA period.

During the 5th Cycle RHNA planning period, the City issued permits for a total of 545 housing units. The permits were categorized based on the level of affordability. The highest number of building permits, with a total of 173, were issued in 2021. On average, 68 units were permitted each year during the reporting period. Above moderate housing was the most permitted with a total of 359 units, followed by moderate income level units with 111 permits issued.

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	-	-	-	-	-	-	-	-	-	-	111	96
	Non-Deed Restricted		-	-	-	-	-	-	-	44	24	43		
Above Moderate		848	-	-	35	54	94	61	41	54	14	6	359	489
Total RHNA		1,345												
Total Units			-	-	35	54	94	61	41	173	38	49	545	800
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely low-Income Need			2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		80	-	-	-	-	-	-	-	16	-	-	16	64

Table 10 RHNA Summary

Section 5: GOALS, POLICIES, AND OBJECTIVES

5.1 Introduction

The Planning Department has established their goals for the upcoming year. These goals consist of revising the zoning ordinance, updating the General Plan, and enhancing the development process. Several Zoning Ordinances have already begun, with the first meetings commencing in January of 2024. The City has been awarded REAP Grant funds that will cover the remaining consultant expenses related to the Housing Element Update, a GIS zoning map, and standard ADU plans.

5.2 Update Zoning Ordinance

- Single Room Occupancy- Update permitted uses zones
- Accessory Structures- Amendment to include accessory structures development standards
- Residential Care Facilities- Update to included permitted zones
- R-4 Multifamily- Update permitted uses in zone
- Employee Housing Act- Update for permitted uses
- Balsam Street Parking- Update parking requirements for Balsam Street commercial zone

5.3 Update General Plan

- Zoning and General Plan Land Use consistency update

5.4 Zoning Map Update

- Professional office zone Graaf, Ward, Anders Street and Ridgecrest Blvd.
- Multifamily rezoning for The Ridge and Oasis
- Misc. UR, A-4 and RSP rezoning

5.5 Development

- GIS Zoning Map
- ADU and Duplex Standard Plans
- 2023 Housing Element Approval

RESOLUTION 24 - 12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST APPROVING THE 2023 ANNUAL PROGRESS REPORTS (APR) OF THE GENERAL PLAN, HOUSING ELEMENT AND REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN AND AUTHORIZING STAFF TO FILE THE SAME WITH THE CALIFORNIA OFFICE OF PLANNING AND RESEARCH (OPR) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, California Government Code Section 65400 (a)(2) requires each city and county to provide by April 1 of each year an Annual Progress Report of implementation of its General Plan to its legislative body and the California Office of Planning and Research (OPR); and,

WHEREAS, the Government Code further requires each jurisdiction to provide a report to the California Department of Housing and Community Development (HCD) detailing its progress in meeting its share of regional housing needs as determined pursuant to Section 65584 and local efforts to remove government constraints pursuant to paragraph (3) of subsection © of Section 65583 of the Government Code; and,

WHEREAS, the staff report prepared and the Attached 2023 Annual Progress Report of the General Plan, Housing Element and RHNA follows the guidelines provided by the appropriate agencies; and,

WHEREAS, the Annual Progress Report is not a project as defined by the California Environmental Quality Act (CEQA) and Guidelines; and,

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission review and recommend approval of the reports to the City Council ; and,

WHEREAS, on February 27, 2024 the Planning Commission reviewed all reports and concluded the said review on that day and recommended approval of the prepared reports to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. That the City Council reviewed and approved the reports and hereby adopts this Resolution authorizing staff to file the report with the appropriate agencies on or before April 1, 2024.

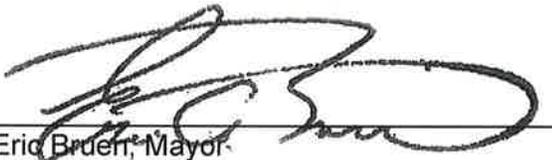
APPROVED AND ADOPTED: This 6th day of March, 2024 by the following vote:

AYES: Bruen, Blades, Hayman, Rajaratnam, Gorman

NOES: None

ABSENT: None

ABSTAIN: None



Eric Bruen, Mayor

ATTEST:



Ricca Charlon, City Clerk