



# 2023 – 2031 Draft Housing Element & Fair Housing Analysis

City of Ridgecrest, California

~~September 2023~~ ~~January~~ ~~uly~~ ~~October 2025~~ ~~4~~ ~~update~~

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Appendix A – Fair Housing Analysis



# 1. CHAPTER ONE – INTRODUCTION

## ***Community Context***

The City of Ridgecrest is situated in the Indian Wells Valley near China Lake Naval Air Weapons Station. It is in Kern County and was incorporated in 1963. Ridgecrest has a population of 28,905 with 12,673 households as per Census 2020. The median household income is \$71,774, and the average home price in 2021 was \$286,000.

The City of Ridgecrest has been focused on recovery efforts from the 2019 earthquakes and the COVID-19 pandemic. In spite of these challenges, the City has experienced steady economic growth with multiple new businesses. The Navy has been the largest employer in Indian Wells Valley. Good access to Highways 178, 14 and 395 makes it a convenient place to live in and commute to Trona, California City, Mojave and Lone Pine for work.

## ***Housing Element Intent***

The Housing Element is one of seven General Plan Elements that is mandated by California state law. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, the Housing Element is intended to:

1. Provide comprehensive housing-related information through compilation of data from numerous sources.
2. Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock.
3. Act as a tool for coordination between governmental bodies and the local building industry.
4. Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies.
5. Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems.
6. Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and act as a meaningful guide to decision-makers considering housing related issues.

## ***State Housing Element Law***

State law delineating Housing Element requirements is found in California Government Code Sections 65580 through 65589, Chapter 1143, Article 10.6. The law is administered by the California Department of Housing and Community Development (HCD).

Section 65300.7 of the law provide that local agencies may prepare their General Plans to accommodate local conditions and circumstances, while meeting the law's minimum requirements.

**State Required Local Program Strategy**

Housing program requirements call for development of a local housing program strategy consisting of two primary components: a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for fair and affordable housing.

**General Plan Consistency**

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 2009 General Plan contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The City will maintain this consistency in the future by ensuring that General Plan amendments are evaluated for consistency with all General Plan elements.

**Scope of Research and Analysis**

Two major classifications of data important to an analysis of housing needs are population and housing stock. Some of the more important population data is related to changing household size, population growth or decline, change in special needs, and the income levels of various segments of the community.

Housing stock information of major significance includes an analysis of units by various types, age and quality of the housing stock, owner/renter ratios, recent building activity, and housing cost trends. Future housing need indicators include: projected population growth income and forecasted availability of housing types and expected growth in employment opportunities.

In preparing the Housing Element, various sources of information were consulted. In addition, data supplied by the San Joaquin Valley (SJV) Regional Early Action Program (REAP) approved by HCD that contains much of the information required for the background information chapters of this Housing Element (Chapters 3, 4 and 5) and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. 2010 and 2020 US Census data were used. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2020 US Census. Whenever possible, the SJA REAP data packet, DOF data, and other local sources were used in order to provide the most current profile of the community.

The 2020 US Census did not collect information in several categories that are required by HCD in the Housing Element. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2010 US Census is retained. In cases where this was not feasible

or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Ridgecrest, some of the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

### ***Organization of the Housing Element***

Chapter 1 states the relationship of the General Plan Housing Element to California state law. It also states the overall intent of the Housing Element and how the Housing Element is consistent with the remainder of the General Plan, and provides an overview of the organization of the 2023-2031 Housing Element.

Chapter 2 reviews and evaluates the previous Housing Element's goals, policies, and programs related to the effectiveness of the element and the appropriateness of the goals, policies, and programs. Determinations are made where the previous Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the 2023-2031 Housing Element.

Chapter 3 discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.

Chapter 4 discusses land that is available for housing development and the City infrastructure capacity.

Chapter 5 describes market, governmental and non-governmental constraints which may limit adequate housing development.

Chapter 6 identifies goals, policies, and programs and quantified objectives relative to housing needs identified in previous chapters.

Chapter 7 describes public participation conducted for the 2023-2031 Housing Element.

### ***Application and Flexibility of the Document***

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Ridgecrest to achieve the fair share allocation and estimated quantitative objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments over the next eight years. Specific programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocation may change over the planning period and other options may need to be explored to achieve the identified goals.

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## 2. CHAPTER TWO – EVALUATION OF PREVIOUS HOUSING ELEMENT

The City of Ridgecrest has reviewed and evaluated the previous Housing Element pursuant to pertinent Government Code Sections as follows:

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies" – Based on the above analysis, a determination has been made to keep the program as is, modify, or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this Housing Element.

Section 65588 (a)(2): "Effectiveness of the Element" – The City of Ridgecrest has reviewed the results of the previous element's goals, objectives, policies, and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "Progress in Implementation" – The City of Ridgecrest has compared what was projected or planned in the previous element and ~~made a determination on~~ whether the program ~~was has been~~ successful, unsuccessful, or neutral in achieving the previous element's stated goals, objectives, and policies.

**Effectiveness of the Previous Housing Element**

Table 2-1 below provides ~~the~~ a review of each of the above requirements of the City’s 2015 Housing Element to determine its effectiveness.

**Table 2-1: Evaluation of Existing 2015 Housing Element Policies and Programs and Recommended Changes**

<u>Previous Program (2015 – 2023)</u>	<u>Objective</u>	<u>Status of Implementation</u>	<u>Accomplishments</u>	<u>Effectiveness / Appropriateness &amp; Future Action</u>
<u>Inclusionary Housing Definitions</u>	<u>Addition to the zoning code of inclusionary housing definitions (supportive, target populations transitional, family, ADU and JADU)</u>	<u>Completed</u>	<u>Definitions adopted to zoning code</u>	<u>Completed. <del>eliminate</del></u>
<u>ADUs</u>	<u>Adopt an ADU ordinance</u>	<u>Completed</u>	<u>ADU ordinance and permit adopted</u>	<u>Zoning code was amended to permit the development of ADUs and JADUs. The City maintains a website tab that contains quick links to all ADU resources (2022 State ADU development guide, ADU land use application form, fire marshal information, and a new brochure on ADU development). City Staff have confirmed that all ADU development questions are answered by these accessible documents. Additional zoning code amendments are proposed to meet 2023 state standards for ADUs.</u>  <u>Website includes ADU development guide. 14 Fourteen ADU applications have been approved in 2021 and 2022.</u>  <u>Appropriate – retain and revise</u>

<u>Family Daycare Homes</u>	<u>Reduce restrictions on family daycare homes</u>	<u>Completed</u>	<u>Family daycare homes ordinance adopted</u>	<u>Zoning code was amended reducing the restrictions on family daycare homes.</u>
<u>Residential Land Use Database</u>	<u>The City will coordinate with and <del>provide assistance to help</del> 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</u>	<u>At least every five years</u>	<del><u>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.</u></del> <u>The residential land use database has been maintained and updated every five years with the most recent update completed in 2023</u>	<u>The Mojave View affordable housing project used the database to find available multifamily land. The Mojave View project provided an additional 72 affordable units to Ridgecrest.</u> <u>Appropriate – retain and revise</u>
<u>Monitor Assisted Units</u>	<u>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.</u> <u>• 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.</u> <u>• 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.</u> <u>• The City will ensure property owners are aware of federal and state subsidies to ensure the continued affordability of housing units.</u>	<u>Annually/Ongoing</u>	<u>Ongoing</u> <u>During the RHNA Cycle no units were lost or converted to market-rate units. The affordable restriction on The Ridge (an 80-unit affordable housing complex) transferred ownership in 2018 but remains affordable with deed restrictions.</u>	<u>City staff were successful in preventing the conversion of the Ridge affordable units during the sale of the property.</u> <u>Appropriate – retain and revise</u>

	<ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>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.</u></li> <li>• <u>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.</u></li> </ul>			
<u>Code Enforcement Program</u>	<p><u>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</u></p>	<u>Annually</u>	<p><u>Two code enforcement officer positions handled code enforcement and continued working with property owners to remedy issues. There were no code enforcement cases related to fair housing issues.</u></p> <p><u>Code Enforcement Cases by Year:</u>  <u>2016 – 3 cases</u>  <u>2017 – 5 cases</u>  <u>2018 – 2 cases</u>  <u>2019 – 2 cases</u>  <u>2020 – 2 cases</u>  <u>2021 – 0 cases</u>  <u>2022 – 0 cases</u>  <u>2023 – 3 cases</u></p>	<p><u>No CDBG funded programs were implemented for code enforcement programs.</u></p> <p><u>Code enforcement activities included rehabilitated, tree trimming, the removal of blight and hazards to residents <del>through out</del>throughout the planning period.</u></p> <p><u>During the previous planning period, CDBGs were not able to be retained for the Code Enforcement Program. Because of this, the City will not seek to fund code enforcement programs through CDBG funds during the current planning period.</u></p>

	<p>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>The current Code Enforcement Program staffing and funding is adequate to address needs. The City will continue to rely on Building Department staff and contracts with Kern County to provide plan checks and inspections, including code violations.</p> <p>An estimated 10 to 15% of the City's current housing stock <del>is in need of</del>needs some type of rehabilitation. The Code Enforcement Program staff have a library of resources that are provided to owners/renters when a code violation is issued. The City finds this to be one acceptable way to help update housing stock.</p> <p>The program is currently lacking a formal process/procedure for the abatement of structurally unsound buildings. The program has been revised to reflect this need.</p> <p>Appropriate – retain and revise</p>
<p><u>Community Development Block Grants (CDBG)</u></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</p>	<p><u>Annually</u></p>	<p><u>Ongoing</u></p> <p>CDBG Funds were used for improvements to public facilities in underserved neighborhoods. Projects included kitchen updates, and remodeling and accessibility improvements to the Senior Center and the expansion of park facilities.</p>	<p>CDBG grants were obtained to provide community services.</p> <p>Appropriate – retain and revise</p>

	<p>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>			
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<p><u>Kern County Housing Authority (HACK)</u></p>	<p><u>The Kern County Housing Authority (HACK) administers the Housing Choice Voucher (Section 8) and Family Self-Sufficiency programs.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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,</u></p>	<p><u>Ongoing</u></p>	<p><u>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.</u></p>	<p><u>The website includes information on the available units within the community and provides information for County opportunities.</u></p> <p><u>Appropriate – retain and revise</u></p>
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	<p><u>Employers' Training Resource, and other supportive services in Kern County.</u></p> <p><u>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.</u></p>			
<u>Mobile Home Improvement Program</u>	<p><u>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.</u></p>	<p><u>Annual review of funding opportunities</u></p>	<p><u>Ongoing</u></p> <p><u>No funding requests were received.</u></p>	<p><u>No funding requests were received.</u></p> <p><u>Continue the program and review the need for program enhancement.</u></p>
<u>Mortgage Credit Certificate Program</u>	<p><u>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.</u></p>	<p><u>Evaluate possibility of city participation in MCC program every two years beginning in 2016</u></p>	<p><u>Ongoing</u></p>	<p><u>No funds were available.</u></p> <p><u>Appropriate – retain and revise</u></p>
<u>Outreach Program</u>	<p><u>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</u></p>	<p><u>Produce printed materials by 2016; update housing rehabilitation brochure every</u></p>	<p><u>Ongoing</u></p> <p><u>Brochures were created and made available.</u></p>	<p><u>Appropriate – retain and revise</u></p>

	<p><u>contact person at City Hall to distribute information as requested, and to assist with further information.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>4) Update housing rehabilitation brochure every two years between 2015 and 2023 or as necessary as information changes</u></p>	<p><u>two years and ongoing</u></p>		
<p><u>Police and Community Together Program (PACT)</u></p>	<p><u>Continue and fund the Police and Community Together (PACT) neighborhood watch program between 2015-2023 for increased safety.</u></p>	<p><u>Ongoing</u></p>	<p><u>Ongoing Program implemented during the planning period.</u></p>	<p><u>PACT volunteers contribute over 9,000 hours annually in support of community policing, outreach and crime prevention.</u></p> <p><u>Appropriate – retain and revise</u></p>
<p><u>Parking Reduction Program</u></p>	<p><u>1) Continue to reduce parking requirements by 50 percent for developments that provide at least half of the units exclusively for elderly persons.</u></p> <p><u>2) Continue to reduce parking ratio for non-handicap units on-site by 20 percent.</u></p>	<p><u>As development applications are received</u></p>	<p><u>Reduced parking requirements by 20% for affordable housing project; ongoing</u></p> <p><u>One development had parking requirements reduced facilitating the development of 24 units for elderly</u></p> <p><u>Parking requirement reductions were provided for one affordable housing project for the development of 74 affordable units.</u></p>	<p><u>Mojave View affordable housing project received the 20% parking reduction.</u></p> <p><u>Appropriate – retain and revise</u></p>

<p><u>Reduced or Waived Sewer Capacity Fees</u></p>	<p><u>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:</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>4) The City of Ridgecrest may reduce or waive the sewer capacity fees for lower-income, large-family units.</u></p>	<p><u>As development applications are received</u></p>	<p><u>Ongoing</u></p> <p><u>No projects received fee waivers or reductions during the planning cycle. All residential developments are offered deferment of impact fees at time of permitting to facilitate construction.</u></p>	<p><u>Continue program.</u></p> <p><u>Appropriate – retain and revise</u></p>
<p><u>Rehabilitation Program</u></p>	<p><u>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</u></p>	<p><u>Apply for rehabilitation funds every two years or when funding</u></p>	<p><u>Consistently seeking for new funding sources</u></p> <p><u>No assistance was provided during the planning period.</u></p>	<p><u>The City will continue supporting rehabilitation program especially for very-low- and extremely-low-income household units., by seeking</u></p>

	<p><u>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.</u></p>	<p><u>opportunities become available</u></p>		<p><u>applicable grants and facilitating implementation.</u></p> <p><u>Appropriate – retain and revise</u></p>
<p><u>Fair Housing Services</u></p>	<p><u>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.</u></p> <ul style="list-style-type: none"> <li><u>• Education Activities – Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.</u></li> <li><u>• 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.</u></li> <li><u>• 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.</u></li> </ul> <p><u>Information about the County’s Fair Housing Program will be disseminated throughout the community in a variety of</u></p>	<p><u>Ongoing</u></p>	<p><u>Ongoing</u></p> <p><u>Referrals to county programs, Brochures and printed information at City Hall. Educational activities and services through library, community center, senior center, service clubs, schools etc.</u></p>	<p><u>Appropriate – retain and revise</u></p>

	<u>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.</u>			
<u>Nonprofit Housing Provider</u>	<u>Substandard units may be improved and/or new units constructed between 2015–2023 by various nonprofit organizations</u>	<u>Ongoing</u>	<u>Habitat for Humanity no longer has a local program.</u>	<u>Continue to seek nonprofit organizations to support activities. Appropriate – retain and revise</u>
<u>Energy Conservation</u>	<u>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.</u>	<u>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</u> <u>Throughout planning period</u>	<u>Ongoing</u> <u>Provided handouts about available programs at City Hall by June 2016; ensured consistency with state green building standards triennially when the California Building Code is adopted, and ongoing</u>	<u>Appropriate – retain and revise</u>
<u>Special Needs Housing</u>	<u>The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations,</u>	<u>Assist or support applications when feasible 2015-</u>	<u>Ongoing</u>	<u>Program to continue. Appropriate – retain and revise</u>

	<p>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>2023; evaluate whether a Hotel Voucher Program will be pursued by 2017; if pursued implement by 2018</p>	<p>No developments were applied for nor requested for special needs housing projects during the planning cycle.</p>	
<p>Update Zoning Ordinance</p>	<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>Within one year of Housing Element adoption for amendments to allow transitional and supportive</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</p>	<p>Continue to update the zoning code to reflect state laws in support of housing. Appropriate – retain and revise</p>

	<p><u>The Zoning Ordinance will be amended to update the definition of “family” to remove any limit on number of persons consistent with state law.</u></p> <p><u>The Zoning Ordinance will be amended to allow mobile homes of 10 years of age or less in all single-family zones.</u></p> <p><u>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.</u></p> <p><u>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):</u></p>	<p><u>housing;</u></p> <p><u>December 2016</u></p> <p><u>for other portions</u></p>	<p><u>municipal code to reflect current regulations.</u></p> <p><u>The municipal code was amended to comply with state laws.</u></p> <p><u>Municipal code was amended to in conformance with state law for the following:</u></p> <ul style="list-style-type: none"> <li><u>-update definition of “family”, and remove limits of number of persons</u></li> <li><u>-Mobile homes in all single-family</u></li> <li><u>-Transitional, supportive housing in residential zones</u></li> </ul> <p><u>These changes facilitated the development of 16 additional units since adoption of ordinance in 2021.</u></p> <p><u>Two residential care homes were permitted providing sober living care for 12 individuals.</u></p> <p><u>Ten mobile homes were added as housing units during the planning cycle.</u></p>	
<p><u>Extremely Low-Income Households</u></p>	<p><u>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</u></p>	<p><u>Assist or support applications when feasible 2015-2023; evaluate whether a Hotel Voucher Program will be pursued by 2017; if pursued</u></p>	<p><u>Ongoing</u></p> <p><u>No incentives were provided.</u></p>	<p><u>Continue to seek funding and opportunities to facilitate program.</u></p> <p><u>Appropriate – retain and revise</u></p>

	<u>of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.</u>	<u>implement by 2018</u>		
<u>Employee Housing Act</u>	<u>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).</u>	<u>December 2016</u>	<u>The city intends to adopt Ordinances to reflect current regulations within 2022</u> <u>First meeting and Planning Commission recommendation to City Council was approved in February of 2024. The first reading of the ordinance was set for April 3, 2024. Adoption May 2024.</u>	<u>Temporary employee housing ordinance adopted.</u> <u>Not applicable</u>
<u>Reasonable Accommodation</u>	<u>In response to SB 520 and to ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City is currently in the process of amending the Zoning Ordinance to create a reasonable accommodation procedure.</u>	<u>Amend zoning Ordinance prior to or concurrent with Housing Element adoption</u>	<u>The City intends to adopt Ordinances to reflect current regulations within 2022</u> <u>Adopted</u>	<u>Appropriate – retain and revise</u>

Emergency Shelters	Amend the Zoning Ordinance to allow emergency shelters by right in the R-3 and R-4 zones.	2024	First meeting and recommendation by Planning Commission was completed in February 2024. The first reading of the ordinance was set for April 3, 2024. Adoption May 2024.	Not applicable
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**Table 2-1 Existing Housing Policies and Programs and Recommended Changes**

<b>Program</b>	<b>Objective</b>	<b>Timeframe in Existing H.E</b>	<b>Status of Program Implementation in Existing H.E</b>	<b>Accomplishments</b>	<b>Effectiveness/Appropriateness and Future Action</b>
Inclusionary Housing Definitions	Addition to the zoning code of inclusionary housing definitions (supportive, target populations transitional, family, ADU and JADU)	Completed	Definitions adopted to zoning code	Zoning code was updated for inclusionary housing.	Completed—eliminate
ADUs	Adopt an ADU ordinance	Completed	ADU ordinance and permit adopted	Zoning code was amended the development of ADUs and JADUs. Website includes ADU development guide. 14 ADU	Continue ADU development guide and continue to provide residents with information. Appropriate—retain and revise

				applications have been approved in 2021 and 2022.	
Family daycare homes	Reduce restrictions on family daycare homes	Completed	Family daycare homes ordinance adopted	Zoning code was amended reducing the restrictions on family daycare homes.	Completed—eliminate
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.	The Mojave View affordable housing project used the database to find available multifamily land. The Mojave View project provided an additional 72 affordable units to Ridgecrest.	Continue program and seek additional funding for GIS mapping. Appropriate—retain and revise
Monitor Assisted Units	Monitor federal, state, and locally funded units at risk of conversion to market rate. There are 94 units at risk during	Annually/On going	Ongoing	City staff were successful in preventing the conversion of the Ridge	Continue program. Appropriate—retain and revise

	<p>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</li> </ul>			<p>affordable units during the sale of the property.</p>	
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	<p>nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.</p> <ul style="list-style-type: none"> <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>				
Code Enforcement Program	The City of Ridgecrest is participating in a cooperative agreement	Annually	Ongoing	No CDBG funded programs were	Code enforcement program will continue.

	<p>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</p>			<p>implemented for code enforcement programs. Code enforcement activities included rehabilitated, tree trimming, the removal of blight and hazards to residents through-out the planning period.</p>	<p>Appropriate—retain and revise</p>
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	<p>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,</p>				
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	<p>micro-enterprise assistance, economic development, and planning activities. These activities will target special needs groups meeting the required income guidelines.</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</p>	<p>Annually</p>	<p>Ongoing</p>	<p>CDBG grants were obtained to provide community services.</p>	<p>Appropriate—retain and revise</p>

	<p>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</p>				
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	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.				
Kern County Housing Authority (HACK)	The Kern County Housing Authority (HACK) administers the Housing Choice Voucher (Section 8) and Family Self-Sufficiency programs. Section 8 is a rent subsidy program,	Ongoing	The City continued to implement this program and information regarding section 8 and all other affordable housing programs on its	The website includes information on the available units within the community and provides information	Appropriate—retain and revise

	<p>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)</p>		<p>Website and other printed material available to public.</p>	<p>for County opportunities.</p>	
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	<p>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>				
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<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>No funding requests were received.</p>	<p>Discontinue program, as no funds have been available.</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</p>	<p>Evaluate possibility of city participation in MCC program every two years beginning in 2016</p>	<p>Ongoing</p>	<p>No funds were available.</p>	<p>Continue to seeking funding opportunities. Appropriate retain and revise</p>

	residents through the Kern County Planning and Community Development Department.				
Outreach Program	<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>	Produce printed materials by 2016; update housing rehabilitation brochure every two years and ongoing	Ongoing		Appropriate—retain and revise

	<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>				
Police and Community Together Program (PACT)	Continue and fund the Police and Community Together (PACT) neighborhood watch program between 2015-2023 for increased safety.	Ongoing	Ongoing	PACT volunteers contribute over 9,000 hours annually in support of community policing, outreach and crime prevention.	Appropriate—retain and revise
Parking Reduction Program	1) Continue to reduce parking requirements by 50 percent for developments that provide at least half of	As development applications are received	Reduced parking requirements by 20% for affordable housing project; ongoing	Mojave View affordable housing project received the	Continue program. Appropriate—retain and revise

	<p>the units exclusively for elderly persons.</p> <p>2) Continue to reduce parking ratio for non-handicap units on-site by 20 percent.</p>			20% parking reduction.	
<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> <p>1) The City may approve sewer capacity fee waivers or reductions based upon the demonstration of financial need by a</p>	<p>As development applications are received</p>	<p>Ongoing</p>		<p>Continue program. Appropriate retain and revise</p>

	<p>qualifying extremely low , very low , or low income family or special needs person.</p> <p>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.</p> <p>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.</p> <p>4) The City of Ridgecrest may reduce or waive the sewer capacity fees for lower-income, large family units.</p>				
Rehabilitation Program	The City shall regularly complete an application for rehabilitation funds	Apply for rehabilitation funds every	Consistently seeking for new funding sources		Appropriate retain and revise

	<p>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>two years or when funding opportunities become available</p>			
<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>	<p>Ongoing</p>	<p>Ongoing</p>		<p>Appropriate—retain and revise</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</p>				
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	<p>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>				
Nonprofit Housing Provider	<p>Substandard units may be improved and/or new units constructed between 2015-2023 by various nonprofit organizations</p>	Ongoing	Ongoing	Habitat for Humanity no longer has a local program.	<p>Continue to seek nonprofit organizations to support activities.</p> <p>Appropriate—retain and revise</p>
Energy Conservation	<p>The City will continue to implement Title 24 of the California Code of Regulations on all</p>	Provide handouts about available	Ongoing		Appropriate—retain and revise

	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.	programs at City Hall by June 2016; ensure consistency with state green building standards triennially when the California Building Code is adopted			
Special Needs Housing	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	Assist or support applications when feasible 2015-2023; evaluate whether a Hotel	Ongoing	The City assisted a nonprofit organization that provides a rehabilitation shelter for individuals	Program to continue. Appropriate—retain and revise

	<p>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</p>	<p>Voucher Program will be pursued by 2017; if pursued implement by 2018</p>		<p>with addictions that are at risk of homelessness.</p>	
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	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.				
Update Zoning Ordinance	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.  The Zoning Ordinance will be amended to update the definition of “family” to remove any limit on number of	Within one year of Housing Element adoption for amendments to allow transitional and supportive housing; December 2016 for other portions	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.	The municipal code was amended to comply with state laws. Municipal code was amended to in conformance with state law for the following:  -update definition of “family”, and remove limits	Continue to update the zoning code to reflect state laws in support of housing. Appropriate retain and revise

	<p>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</p>			<p>of number of persons</p> <p><del>Mobile homes in all single family</del></p> <p><del>Transitional, supportive housing in residential zones</del></p>	
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	following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):				
Extremely Low-Income Households	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.	Assist or support applications when feasible 2015-2023; evaluate whether a Hotel Voucher Program will be pursued by 2017; if pursued implement by 2018	Ongoing		Continue to seek funding and opportunities to facilitate program.  Appropriate retain and revise

Employee Housing Act	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).	December 2016	The city intends to adopt Ordinances to reflect current regulations within 2022	Temporary employee housing ordinance adopted.	
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Reasonable Accommodation	In response to SB 520 and to ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City is currently in the process of amending the Zoning Ordinance to create a reasonable accommodation procedure.	Amend zoning Ordinance prior to or concurrent with Housing Element adoption	The City intends to adopt Ordinances to reflect current regulations within 2022		Appropriate—retain and revise
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### 3. CHAPTER THREE – POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and the region. This section discusses the components of housing need. The components include the trends between 2010 and 2020 (and other more recent data when available) in Ridgecrest's population, households, employment base, and the type of housing units available. Comparisons are made to countywide statistical data.

Much of the information in the 2023-2031 Housing Element is provided by the San Joaquin Valley REAP Program. This information is based on statistical data provided by the US Decennial Census, the American Community Survey (ACS), and the Department of Finance (DOF). The Decennial Census is an important source of information for the Housing Needs Assessment. Completed every 10 years, it provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is another source of information provided by the US Census Bureau. The ACS is a nationwide survey that collects information such as age, race, income, commute time to work, home value, veteran status, and other important data. The ACS uses this information to estimate the statistical data for a community. However, this is just an estimate based on a random survey and therefore can have a fairly large margin of error. As such, the ACS is not as accurate as the Decennial Census. The DOF is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The analysis that follows is divided into four major subsections. Population Characteristics analyzes the City of Ridgecrest in terms of individual persons and identifies population trends that may affect future housing needs. Household Characteristics analyzes Ridgecrest by households, or living groups, to see how past and expected household changes will affect housing needs. Employment analyzes individual persons in Ridgecrest by occupation and employment sources. Housing Unit Characteristics and Their Relationship to Housing Need analyzes the housing units in Ridgecrest by availability, affordability, and condition. This information can be used to help identify programs needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections provides data upon which decisions concerning programs and policies for the provision of adequate housing in the City can be made.

#### ***Population Characteristics***

##### **Number of Inhabitants**

**Table 3-1** shows current population estimates for Ridgecrest, Kern County, and other incorporated places within Kern County. The 2020 Census recorded 27,959 residents in the City of Ridgecrest, an increase of 343 persons or about one percent of the City's population from 2010.

**Table 3-1: Kern County Population, 2020**

City	Population
Arvin	19,495
Bakersfield	403,455
California City	14,973
Delano	51,428
Maricopa	1,026
McFarland	14,161
<b>Ridgecrest</b>	<b>27,959</b>
Shafter	19,953
Taft	8,546
Tehachapi	12,939
Wasco	27,047
<b>Total Incorporated</b>	<b>600,982</b>
<b>Unincorporated</b>	<b>308,253</b>
<b>Kern County Total Population</b>	<b>909,235</b>

Source: U.S. Census 2020

**Table 3-2: Kern County Population Trends and Forecasts, 2000–2035**

	2000	2010	2020	2035	% Increase from 2020-2035
Kern County	661,649	839,631	909,235	1,076,000	18.3%
Arvin	12,956	19,304	19,495	23,600	21.1%
Bakersfield	253,562	347,483	403,455	507,400	25.8%
California City	8,838	14,120	14,973	16,700	11.5%
Delano	40,036	53,041	51,428	59,400	15.5%
Maricopa	1,173	1,154	1,026	1,050	2.3%
McFarland	9,932	12,707	14,161	14,800	4.5%
<b>Ridgecrest</b>	<b>25,103</b>	<b>27,616</b>	<b>27,959</b>	<b>31,500</b>	<b>12.7%</b>
Shafter	13,045	16,988	19,953	28,700	43.8%
Taft	8,975	9,327	8,546	9,800	14.7%
Tehachapi	10,861	14,414	12,939	15,500	19.8%
Wasco	21,604	25,545	27,047	31,000	14.6%

Source: US. Census 2000, 2010, 2020 and Kern COG 2022 RTP/SCS

Good access to Highways 178, 14, and 395 enables workers to live in Ridgecrest and commute to Trona, California City, Mojave, and Lone Pine. A large inventory of developable land also facilitates an ongoing supply of affordable market rate housing in the area. According to the ACS 2016–2020 data, over 60 percent of Ridgecrest residents commute less than 15 minutes to work, which is significantly higher than the 28 percent of County residents.

In **Table 3-2**, the growth rate of Kern County communities can be compared. According to the Kern COG 2022 RTP/SCS, Ridgecrest is forecast to reach a population of 31,500 by the year 2035. This represents an increase of 3,541 persons over the 15-year period, or approximately 12.7 percent in growth.

### Age Characteristics

As shown in **Table 3-3**, between 2010 and 2020, the median age increased from 33.8 years to 37.2 years, an additional 3.4 years.

The most significant change occurred in the 35-44 age range which increased from 11.4 percent of the total population in 2010 to 15.0 percent in 2020. A significant change was also seen in the 0-4 age group which decreased from 8.2 percent to 4.9 percent during the same time period.

**Table 3-3: City of Ridgecrest Age Characteristics**

Age Range	2010		2020	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total
0-4	2,265	8.2%	1,422	4.9%
5-9	2,012	7.3%	2,172	7.5%
10-14	1,992	7.2%	2,316	8.0%
15-19	2,081	7.5%	1,944	6.7%
20-24	1,848	6.7%	1,372	4.7%
25-34	4,022	14.6%	4,053	14.0%
35-44	3,135	11.4%	4,344	15.0%
45-54	3,832	13.8%	3,706	12.8%
55-64	3,012	10.9%	3,457	12.0%
65-74	1,873	6.8%	2,278	7.9%
75+	1,544	5.6%	1,841	6.4%
<b>Totals</b>	<b>27,616</b>	<b>100%</b>	28,905	100.0%
<b>Median Age</b>	<b>33.8</b>		<b>37.2</b>	

Source: U.S. Census 2010, 2020 and ACS 2016-2020 (Table S0101)

## Race and Ethnicity

Ridgecrest residents are predominantly comprised of two racial/ethnic groups: White (non-Hispanic) and Hispanic. Together these two racial/ethnic groups represented 82 percent of the total population in 2020. As shown in **Table 3-4**, the White population, which accounted for 60 percent of the City’s population, declined by 11.9 percent over the 2010-2020 period. During the same ten-year period, the Hispanic population of the city increased by 23.9 percent. Although relatively small in number, the Native American population declined by 35.9 percent and the Other/Two or more races group grew the fastest during this period, almost doubling in size (96.7%).

**Table 3-4: City of Ridgecrest Race and Ethnicity 2010, 2020**

Racial/Ethnic Group <sup>1</sup>	2010		2020		2010-2020
	Population	Percent	Population	Percent	Percent Inc.
White	19,019	68.9%	16,763	60.0%	-11.9%
Hispanic	4,941	17.9%	6,124	21.9%	23.9%
Black/African American	1,041	3.8%	1,222	4.4%	17.4%
Asian/Pacific Islander	1,315	4.8%	1,618	5.8%	23.0%
Native American	245	0.9%	157	0.6%	-35.9%
Other/Two or more races	1,055	3.8%	2,075	7.4%	96.7%
<b>TOTAL</b>	<b>27,616</b>	<b>100.0%</b>	<b>27,959</b>	<b>100.0%</b>	<b>1.2%</b>

Source: U.S. Census 2010 and 2020 (Table P2)

<sup>1</sup>White, Black/African American, Asian/Pacific Islander, Native American, and Other/Two or more races denote non-Hispanic.

## Household Characteristics

### Household Trends

**Table 3-5** indicates that the number of households, average number of persons per household, and total population in households have all increased in the City of Ridgecrest between 2000 and 2020.

**Table 3-5: City of Ridgecrest Household Trends, 2000, 2010, 2020**

Year	Number of Households	Population in Households	Average Household Size
2000	9,919	24,794	2.50
2010	10,882	27,420	2.54
2020	11,667	28,706	2.46

Source: U.S. Census 2000, 2010 and ACS 2016-2020 (Table DP02)

### Household Size

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size

will decline where the population is aging, or when there is an influx of single residents outside childbearing age.

As shown in **Table 3-5**, average household size in Ridgecrest was 2.50 persons per household in 2000 and increased to 2.54 persons per household in 2010. By 2020, the City’s household size declined to 2.46. Based on data from the Census ACS 2016-2020 five-year estimates, Kern County's average household size was higher than Ridgecrest, with a 2020 household size of 3.15.

**Income**

The major factor which constrains the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. Median income of a community is one key indicator used to determine housing needs. Median income is a statistic which marks the halfway point in a community's income distribution. Fifty percent of all households earn more than the median; fifty percent earn less. **Table 3-6** shows Ridgecrest household income distribution. A total of 10.4 percent of the City's households earn less than \$15,000 per year, and 6.4 percent earn less than \$10,000 annually. At the upper end of the spectrum, almost one-third (31.9%) of Ridgecrest households earn \$100,000 or more. When looking at income data for seniors or those over the age of 65 differences emerge from the total household income trends. About eight percent of seniors earn less than \$15,000 per year, which is slightly less than for total households in the City. More than one-quarter (26.5%) of seniors earn more than \$100,000 per year. Both seniors and total households have significant numbers earning between \$35,000 and \$100,000 per year, 44.5 percent of total households and 43.9 percent of senior households.

**Table 3-6: City of Ridgecrest Household Income**

Income Range	Number of Total Households	Percent of Total Households	Number of Senior Households (65 years and older)	Percent of Senior Households
Less than \$10,000	751	6.4%	128	4.9%
\$10,000 to \$14,999	471	4.0%	84	3.2%
\$15,000 to \$24,999	899	7.7%	328	12.4%
\$25,000 to \$34,999	633	5.4%	236	9.0%
\$35,000 to \$49,999	1,566	13.4%	412	15.6%
\$50,000 to \$74,999	1,733	14.9%	343	13.0%
\$75,000 to \$99,999	1,885	16.2%	404	15.3%
\$100,000 to \$149,999	1,904	16.3%	433	16.4%
\$150,000 to \$199,999	1,322	11.3%	104	3.9%
\$200,000 or more	503	4.3%	163	6.2%
<b>Total</b>	<b>11,667</b>	<b>100.0%</b>	<b>2,635</b>	<b>100.0%</b>

Source: ACS 2016-2020 (Table B19037)

The Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) have established five income classifications using

the county median as a guideline for defining housing needs. The 2020 Kern County income limits are shown in **Table 3-7**. Incomes are specifically defined as follows:

**Table 3-7: Income Levels for Kern County, 2020**

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150
Low	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850	\$69,350	\$73,800
Moderate	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450	\$105,200	\$112,000
Above Moderate	>\$59,400	>\$67,900	>\$76,350	>\$84,850	>\$91,650	>\$98,450	>\$105,200	>\$112,000
<b>Area Median</b>								
\$70,700								

*Extremely Low-Income: Less than 30 percent of the county median*

*Very Low Income: 31 to 50 percent of the county area median.*

*Low Income: 51 to 80 percent of the county area median.*

*Moderate Income: 81 to 120 percent of the county area median.*

*Above Moderate Income: More than 120 percent of the county area median.*

Older parts of the City generally contain the largest concentrations of persons with lower incomes. The age of the housing stock is often correlated with income, which results in lower-income persons living in older housing stock. The Crumville area (area bounded by Norma Street, China Lake Boulevard, Upjohn Avenue, and Church Street) has been identified as a blighted area. This neighborhood is predominantly multi-family with single-family residential units throughout. Homes in this area are approximately 50 years old and may be in need of rehabilitation before other neighborhoods of the same vintage.

### **Overpayment of Rent**

State and federal standards for housing overpayment are defined as an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and healthcare. It is recognized, however, that moderate- and above moderate-income households are generally capable of paying a larger proportion of their income on housing. Therefore, estimates of housing overpayment generally focus on low-income groups.

As shown in **Table 3-8**, of the total 3,560 lower income households in the city, the majority (58.7%) were paying more than 30 percent of their income for shelter and almost one-third (32.7%) were paying over 50 percent on shelter. Additionally, 64.0 percent of the lower income renter households and 51.6 percent of lower income owner households were overpaying (over 30% of income) on shelter.

**Table 3-8: Lower Income Households Overpaying by Tenure**

	Owner Occupied	% Owner Occupied	Renter Occupied	% Renter Occupied	Total	% Total
Cost Burden > 30%	805	51.6%	1,280	64.0%	2,090	58.7%
Cost Burden >50%	450	28.8%	715	35.8%	1,165	32.7%
Total Lower Income Households	1,560		2,000		3,560	

Source: U.S. Housing and Urban Development, CHAS 2014-18

The Kern COG Regional Housing Needs Allocation (RHNA) plan has allocated 620 housing units as Ridgecrest's 2023-2031 regional housing share for low- and very low-income households. The distinction between renter and owner housing overpayment is important. Although homeowners may overextend themselves to afford to purchase a house, the owner is building equity and is likely to have fixed housing costs, or to have a relatively predictable increase in mortgage payments over time. In addition, the option to sell the home always remains.

**Overcrowding**

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. As defined by HUD, overcrowding occurs when there is more than one person per room (excluding kitchens, bathrooms and hallways). As shown in **Table 3-9**, of the 11,667 total occupied housing units in Ridgecrest, 321 or 2.7 percent were overcrowded in 2020 (1.01 or more persons per occupied unit).

**Table 3-9: City of Ridgecrest Overcrowding, 2020**

Persons per unit	Number of Households	Percent
1.00 or less	11,346	97.2%
1.01 to 1.50	134	1.1%
1.51 or more	187	1.6%
Occupied Units	11,667	100%

Source: ACS 2016-2020 (Table B25014)

**Table 3-10** shows the percentages of overcrowding between owners and renters in Ridgecrest and Kern County in 2020. In Ridgecrest, only one percent of owners lived in overcrowded conditions (more than one person per room), while five percent of the renters lived under overcrowded conditions. Kern County had significantly higher overcrowding than Ridgecrest, with 5.6 percent of its owners and 14.3 percent of its renters living in overcrowded conditions.

-To address overcrowding, the element includes programs to relax development standards in the City's second unit ordinance, increase the supply of multifamily units with three or more bedrooms, facilitate single room occupancy units through zoning code revisions, and expand

affordability by working with nonprofits to assemble land and write down costs (See Program 15).

**Table 3-10: Overcrowding by Tenure**

Tenure	Ridgecrest	Kern County
<b>Owner Occupied</b>		
Overcrowding (1.1-1.5 persons/room)	0.7%	4.4%
Severe Overcrowding (>1.5 persons/room)	0.6%	1.2%
Total Overcrowding (>1.1 persons/room)	1.3%	5.6%
<b>Renter Occupied</b>		
Overcrowding (1.1-1.5 persons/room)	1.9%	9.4%
Severe Overcrowding (>1.5 persons/room)	3.1%	4.9%
Total Overcrowding (>1.1 persons/room)	5.0%	14.3%

Source: ACS 2016-2020 (Table B25014)

### Home Values and Sales Prices

Home values presented in **Table 3-11** are based on the Zillow Home Value Index, which is a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. According to the table, Ridgecrest’s median home value in January 2023 was \$261,900, a slight increase from the prior year, but a significant increase (31.9%) since 2019. In comparison to Kern County, the Zillow estimated home value for Ridgecrest was lower by \$68,700 in 2023.

**Table 3-11: Median Home Value 2019-2023**

Year (January)	Ridgecrest		Kern County	
	Median Home Value	Percent Change	Median Home Value	Percent Change
2019	\$198,500		\$222,500	
2020	\$206,600	4.1%	\$234,700	5.5%
2021	\$227,000	9.9%	\$261,800	11.6%
2022	\$259,000	14.1%	\$309,400	18.2%
2023	\$261,900	1.1%	\$330,600	6.9%

Source: Zillow Home Value Index for January 2019-2023.

In addition, the Ridgecrest Area Association of Realtors provided information of homes sold in the City (Zip Code 93555), which are presented in **Table 3-12**. The information shows that the median price of homes sold between 2021 and 2022 increased in Ridgecrest. For example, the median sale price of a three-bedroom house in Ridgecrest increased from \$242,000 in 2021 to \$255,000 the following year. Additionally, three-bedroom home, which accounted for the majority of homes sold in 2022, had a sales price range from a low of \$85,000 to a high of \$620,000.

**Table 3-12: Ridgecrest Residential Sale Prices, 2022**

	Number of Units Sold	Low	High	Median
<b>2021</b>				
2-bedroom	21	\$50,000	\$230,000	\$154,000
3-bedroom	282	\$120,000	\$475,000	\$242,000
4+ bedrooms	206	\$155,000	\$690,000	\$319,000
<b>2022</b>				
2-bedroom	20	\$70,000	\$415,000	\$175,000
3-bedroom	310	\$85,000	\$620,000	\$255,000
4+ bedrooms	201	\$120,000	\$1,300,000	\$350,000

Source: Ridgecrest Area Association of Realtors

**Table 3-13** presents 2022 income limits and maximum monthly rents and sale prices for Kern County households, which also applies for Ridgecrest households. The maximum rents and sale prices were developed using the HCD Housing Affordability Calculator for year 2022. In comparing the housing affordability limits to recent home sale prices in **Table 3-12**, the City’s residential units sold in 2022 were not affordable to extremely low-income households and very low-income large households (5 or more person households). As shown in **Table 3-13**, the maximum affordable sale price for a very low-income large household was \$106,600; however, the lowest sales price for a four+ bedroom home was \$120,000 or \$13,400 more than the maximum affordability limit. While a very low-income large household could move into a two-bedroom housing at the lower price range, it would result in overcrowded conditions.

**Table 3-13: Housing Affordability, 2022**

Limits	1-Bedroom (1-2 persons)	2-Bedroom (3 persons)	3-Bedroom (4 persons)	4-Bedroom (5 persons)
<b>Extremely Low Income</b>				
Annual income limit	\$16,350-\$18,700	\$23,030	\$27,750	\$32,470
Monthly income	\$1,363-\$1,558	\$1,919	\$2,313	\$2,706
Max. monthly rent	\$360	\$420	\$480	\$530
Max. sales price	\$32,100	\$39,500	\$47,000	\$52,900
<b>Very Low Income</b>				
Annual income limit	\$27,300-\$31,200	\$35,100	\$38,950	\$42,100
Monthly income	\$2,275-\$2,600	\$2,925	\$3,246	\$3,508
Max. monthly rent	\$680	\$780	\$880	\$960
Max. sales price	\$71,800	\$84,200	\$96,600	\$106,600
<b>Low Income</b>				
Annual income limit	\$43,650-\$49,850	\$56,100	\$62,300	\$67,300
Monthly income	\$3,638-\$4,154	\$4,675	\$5,192	\$5,608
Max. monthly rent	\$1,120	\$1,280	\$1,440	\$1,560
Max. sales price	\$111,500	\$128,900	\$146,300	\$160,200
<b>Moderate Income</b>				
Annual income limit	\$67,450-\$77,100	\$86,700	\$96,350	\$104,050
Monthly income	\$5,621-\$6,425	\$7,225	\$8,029	\$8,671
Monthly rent	\$1,810	\$2,050	\$2,290	\$2,480
Max. sales price	\$227,400	\$259,200	\$291,100	\$316,600

Source: HCD Income Limits 2022 and HCD Affordability Calculator <https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports>

## Rental Costs

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. **Table 3-14** provides samples of “typical” rental housing in the Ridgecrest area as identified through a point-in-time survey conducted using the online rental listing website Zillow.com in May 2023. This recent listing included mostly two- and three-bedroom units with average rents of \$1,213 per month and \$1,587 per month, respectively.

**Table 3-14: Ridgecrest Residential Rental Prices, 2023**

	<b>Number of Units Surveyed</b>	<b>Low Rent</b>	<b>High Rent</b>	<b>Average Rent</b>
1-bedroom	7	\$600	\$1,788	\$1,125
2-bedroom	22	\$559	\$2,000	\$1,213
3-bedroom	22	\$646	\$2,495	\$1,587
4+ bedrooms	4	\$1,995	\$2,600	\$2,324

Source: Zillow, Ridgecrest Rental, May 2023

Although the monthly cost of rental housing is important, most landlords require the first and last month rental payment plus a security deposit prior to moving in. Many landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, often the actual cost of moving into a rental unit is a greater burden.

As previously mentioned, **Table 3-13** shows the maximum affordable monthly rents by income level and number of bedrooms. For example, a two-bedroom rental unit affordable to a very low-income household would be \$780 a month. As shown in **Table 3-14**, recent rental rates in Ridgecrest for two-bedroom units range from \$559 to \$2,000, with an average rent of \$1,213. This indicates that a very low-income three-person household could find affordable housing in Ridgecrest, although at the lower end of the rental rate range. However, rental units would not be affordable to households in the extremely low-income category regardless of the number of bedrooms. In addition, four-bedroom rental units would not be affordable to extremely low, very low-, and low-income households. This indicates a need for more affordable housing for households with extremely low-incomes in the city and those with larger households (5 persons or more).

## **Special Needs Groups**

### **Elderly**

The special needs of many elderly households often result from lower fixed incomes, physical disabilities, and dependence needs. As **Table 3-15** shows, an estimated 2,635 households with elderly (65 years and over) occupants reside in Ridgecrest. Households with elderly occupants accounted for less than one-quarter (22.6%) the Ridgecrest’s total households, which is slightly higher than the countywide proportion of 21.2 percent. According to the previous **Table 3.3**, the 65 years and over age group in Ridgecrest increased from 12.4 percent of the population in 2010 to 14.3 percent of the population in 2020. As detailed earlier in **Table 3-7** the incomes of elderly households in Ridgecrest are lower overall when compared to total households. Housing needs of the elderly can be addressed through congregate housing, housing rehabilitation assistance, and repair programs. In addition, the needs of elderly with lower incomes can also be addressed through rental subsidies and mortgage assistance programs.

**Table 3-15: Households with Elderly Occupants, 2020**

Area	Age 65+ Households	Total Households	Age 65+ Percent
Ridgecrest	2,635	11,667	22.6%
Kern County	58,117	273,556	21.2%

Source: ACS 2016-2020 (Table S2502)

As shown in **Table 3-16**, there were approximately 2,175 owner-occupied elderly householders (82.5%) age 65 or older in the City of Ridgecrest, and 460 (17.5%) renter-occupied householders. Ridgecrest has a higher percentage of owner-occupied age 65 and older householders than Kern County.

**Table 3-16: Elderly Households by Owner and Renter**

Area	Owner-Occupied		Renter-Occupied	
	Age 65+ Households	Percent of Age 65+ Households	Age 65+ Households	Percent of Age 65+ Households
Ridgecrest	2,175	82.5%	460	17.5%
Kern County	44,406	76.4%	13,711	23.6%

Source: ACS 2016-2020 (Table S2502)

### Disabled Population

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities often prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (lowered countertops, grab bars, adjustable shower heads, etc.), and special sensory devices including smoke alarms and flashing lights.

According to the ACS 2016-2020, there are 4,402 persons with some form or type of disability which may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many of the heads of household in this group may ~~be in need of~~ need housing assistance. Households with persons with disabilities may also need housing with special features to allow better physical mobility for occupants. **Table 3-17** shows a breakdown of persons with disabilities by age and type in 2020. Persons in the age group 16-64 had a larger proportion of disabilities related to cognitive, ambulatory, and independent living, whereas disabilities in the 65 and over age group were significant in hearing, ambulatory, and independent living.

**Table 3-17: Persons with a Disability by Age and Type, 2020**

	Age 5 to 15	Age 16 to 64	Age 65+	Total
Hearing disability	23	440	692	1,155
Vision disability	56	485	261	802
Cognitive disability	336	1,022	292	1,650
Ambulatory disability	62	1,270	853	2,185
Self-care disability	62	288	332	682
Independent living disability	-	1,850	590	2,440

Source: ACS 2016-2020 (Table S1810)

Note: Person may have more than one disability

**Table 3-18** estimates that almost one-third (31.6%) of persons with a disability in the City were employed in 2020 and almost two-thirds (63.5%) were not in the labor force.

**Table 3-18: Persons with a Disability by Employment Status, 2020**

	Number	Percent
Employed	815	31.6%
Unemployed	128	5.0%
Not in the labor force	1,639	63.5%
<b>Total</b>	<b>2,582</b>	<b>100%</b>

Source: ACS 2016-2020 (Table C18120)

### Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue,

indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provided community-based services to approximately 363,000 consumers with developmental disabilities and their families through a statewide system of 21 regional centers and three state-operated facilities (two developmental centers and one community facility). The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Ridgecrest is part of the Kern Regional Center which serves Kern, Inyo, and Mono Counties and more than 10,000 consumers.

**Table 3-19** provides information about Ridgecrest’s population of developmentally disabled persons; **Table 3-19** provides information about those persons’ place of residence type.

**Table 3-19: Developmentally Disabled Residents by Age**

	0-17 years	18+ years	Total
Ridgecrest (Zip Code 93555)	224	180	404

*Source: Department of Developmental Services Quarterly Consumer Report, December 2021*

**Table 3-20: Developmentally Disabled Residents by Residence Type**

	Community Care	Foster/ Family Home	Intermediate Care Facility	Independ./ Supported Living	Home of Parent/ Family/ Guardian	Other	Total
Ridgecrest (Zip Code 93555)	<11	<11	0	69	322	<11	404

*Source: Department of Developmental Services Quarterly Consumer Report, December 2021*

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in

serving these special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Program Q. is proposed to specifically address the needs of the developmentally disabled.

### Large Households

Large households are defined as households with five or more persons. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units, and sometimes two or more persons per room. Large families may also have difficulty finding rental units that qualify for the Section 8 Housing Assistance Program, because larger units often exceed maximum rent limits, and there are fewer large units to choose from. The majority of apartments for rent are either one-bedroom or two-bedroom units. In addition, some landlords are reluctant to rent to large families. The housing needs of large households can be addressed through the expansion of existing smaller units and the provision of new, affordably priced larger units.

**Table 3-21** provides 2010 and 2020 comparative information on the number and percentage of large households for Ridgecrest, Bakersfield, and Kern County. In 2020, it was estimated that 9.0 percent of households in Ridgecrest had five or more persons, which was lower than Bakersfield (17.8%) and Kern County (18.2%). In comparison to 2010, each of the three areas experienced a decline in the number of large households as well as its portion of the total households of each jurisdiction. In Ridgecrest the percentage of large household decreased from 10.8 percent in 2010 to 9.0 percent in 2020. This compares to the 2010-2020 changes in Bakersfield from 20.2 percent down to 17.8 percent and countywide from 21.6 percent to 18.2 percent.

**Table 3-21 Large Households Within Ridgecrest, Bakersfield, and Kern County, 2010 and 2020**

Area	2010		2020	
	Number of Large Households	% of Total Households	Number of Large Households	% of Total Households
Ridgecrest	1,158	10.8%	1,048	9.0%
Bakersfield	22,436	20.2%	21,065	17.8%
Kern County	55,102	21.6%	49,656	18.2%

Source: U.S. Census 2010 and ACS 2016-2020 (Table B25009)

As shown in **Table 3-22**, of the total households reported in Ridgecrest consisting of five or more persons, 631 or 8.8 percent were owners and 417 or 9.2 percent were renters. In relation to the 1,048 total large households in the City, owners represented 60.2 percent and renters 39.8 percent.

**Table 3-22: City of Ridgecrest Tenure by Unit, 2020**

Persons Per Unit	Owner Occupied	Percent	Renter Occupied	Percent
1 Person	2,082	29.2%	1,691	37.2%
2 Person	2,238	31.4%	1,340	29.5%
3 Person	1,377	19.3%	560	12.3%
4 Person	791	11.1%	540	11.9%
5 or More -Persons	631	8.8%	417	9.2%
<b>Total</b>	<b>7,119</b>	<b>100.0%</b>	<b>4,548</b>	<b>100.0%</b>

Source: ACS 2016-2020 (Table B25009)

### Extremely Low-Income Households

The City of Ridgecrest must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the City’s very low-income RHNA number qualifies as extremely low income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 379 very low-income housing needed, the City is estimating 189 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

### Female Heads of Household

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination.

**Table 3-23** illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 10.3 percent of all households in the city, which is lower than the countywide 16.1 percent.

**Table 3-23: Female Heads of ~~Household, 2020~~Household, 2020**

Area	Total Households	Female-Headed Households	Percent of All Households
Ridgecrest	11,667	1,206	10.3%
Kern County	273,556	43,963	16.1%

Source: ACS 2016-2020 (Table S1101)

## Farm Workers

There is no agriculture within the City of Ridgecrest at present; ~~H~~however, the Primary Agriculture District and the Residential Agriculture District permits for rural-urban living permitting a one-family dwelling and a limited number of animals by right and some commercial agricultural activities with a Conditional Use Permit. ~~d~~During the past three years, a significant amount of land, (2,000—3,000 acres) in the Indian Wells Valley has been converted to intense pistachio farms. Therefore, farmworkers now constitute part of the area's population. The US Census of Agriculture estimated that in 2012 there were 34,501 farm workers on 1,004 farms in Kern County. The ACS 2016-2020 estimate indicates 410 residents employed in the "agriculture, forestry, fishing, and hunting, and mining" industries in Ridgecrest. The Bureau of Land Management (BLM) has a field office located in Ridgecrest, with 50–60 employees, and approximately 10 contract workers. It is believed that approximately one third all of those employed in the farming industry are BLM-related and not farm workers. ~~Program T is proposed in this Housing Element update to comply with state requirements to allow farmworker housing.~~

Farmworkers are generally considered to have special housing needs because of their limited income and their seasonal and migratory nature of their work.

According to a 2022 study conducted by the Community and Labor Center at the University of California Merced, California farm workers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farm workers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19. Farm workers tend to live in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farm workers' households were larger than the California average (3.0 persons per household), with a median household size of four persons per household. Farm workers in the University of California Merced study were differentiated based on employment status which consisted of an H2-A visa. For example, H2-A workers are required to live on premises paid for by an employer, farm workers without an H2-A visa in their study were most likely to be renters (92 percent), to live in single-family homes (55 percent), and very few renters relied on employers to pay any or all their rent (2 percent).

Farmworker Housing Resources: Housing options that are currently available to farmworkers include privately- and publicly- owned farm worker housing, which are described below.

Table 3-23 A  
KERN COUNTY – FARM LABOR (2017).

<u>Category</u>	<u>Farms</u>	<u>Percent</u>	<u>Workers</u>	<u>Percent</u>
<u>Farms with 1 worker</u>	<u>186</u>	<u>22.01</u>	<u>186</u>	<u>0.91</u>
<u>Farms with 2 workers</u>	<u>130</u>	<u>15.38</u>	<u>260</u>	<u>1.27</u>
<u>Farms with 3-4 workers</u>	<u>125</u>	<u>14.79</u>	<u>429</u>	<u>2.10</u>
<u>Farms with 5-9 workers</u>	<u>135</u>	<u>15.98</u>	<u>860</u>	<u>4.20</u>
<u>Farms with 10 or more</u>	<u>269</u>	<u>31.84</u>	<u>18734</u>	<u>91.52</u>
<u>Total farms and workers</u>	<u>845</u>	<u>100</u>	<u>20469</u>	<u>100</u>
<u>Migrant workers/hired</u>	<u>84</u>	<u>85.71</u>	<u>5779</u>	<u>95.33</u>
<u>Migrant workers/contract</u>	<u>14</u>	<u>14.29</u>	<u>283</u>	<u>4.67</u>
<u>Total migrant workers</u>	<u>98</u>	<u>100</u>	<u>6062</u>	<u>100</u>

Source: USDA 2017 Census of Agriculture

[https://www.nass.usda.gov/Publications/AqCensus/2017/Full\\_Report/Volume\\_1\\_Chapter\\_2\\_County\\_Level/California/](https://www.nass.usda.gov/Publications/AqCensus/2017/Full_Report/Volume_1_Chapter_2_County_Level/California/)

## Homeless

Throughout the county, homelessness has become an increasing concern. General factors contributing to the rise in homeless include the lack of affordable housing to low- and very low-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Ridgecrest's location off the main highway limits the number of transient homeless who pass through the community; however, in recent years numbers of chronic homeless persons are increasing in the city. There are a number of organizations which provide services to the homeless in the Ridgecrest area, but none provide emergency shelter.

-The Bakersfield-Kern Regional Homeless Collaborative ~~conducted~~ **conducts an annual** a point-in-time survey regarding the homeless population in Kern County. The countywide survey was

completed ~~on January 23 and 24, 2020~~ January 24<sup>th</sup> through 27<sup>th</sup> comprised of a single night shelter count and a three-day unsheltered count. The survey found there were ~~four~~ seven unsheltered homeless persons residing in Ridgecrest during the ~~two-day~~ survey period.

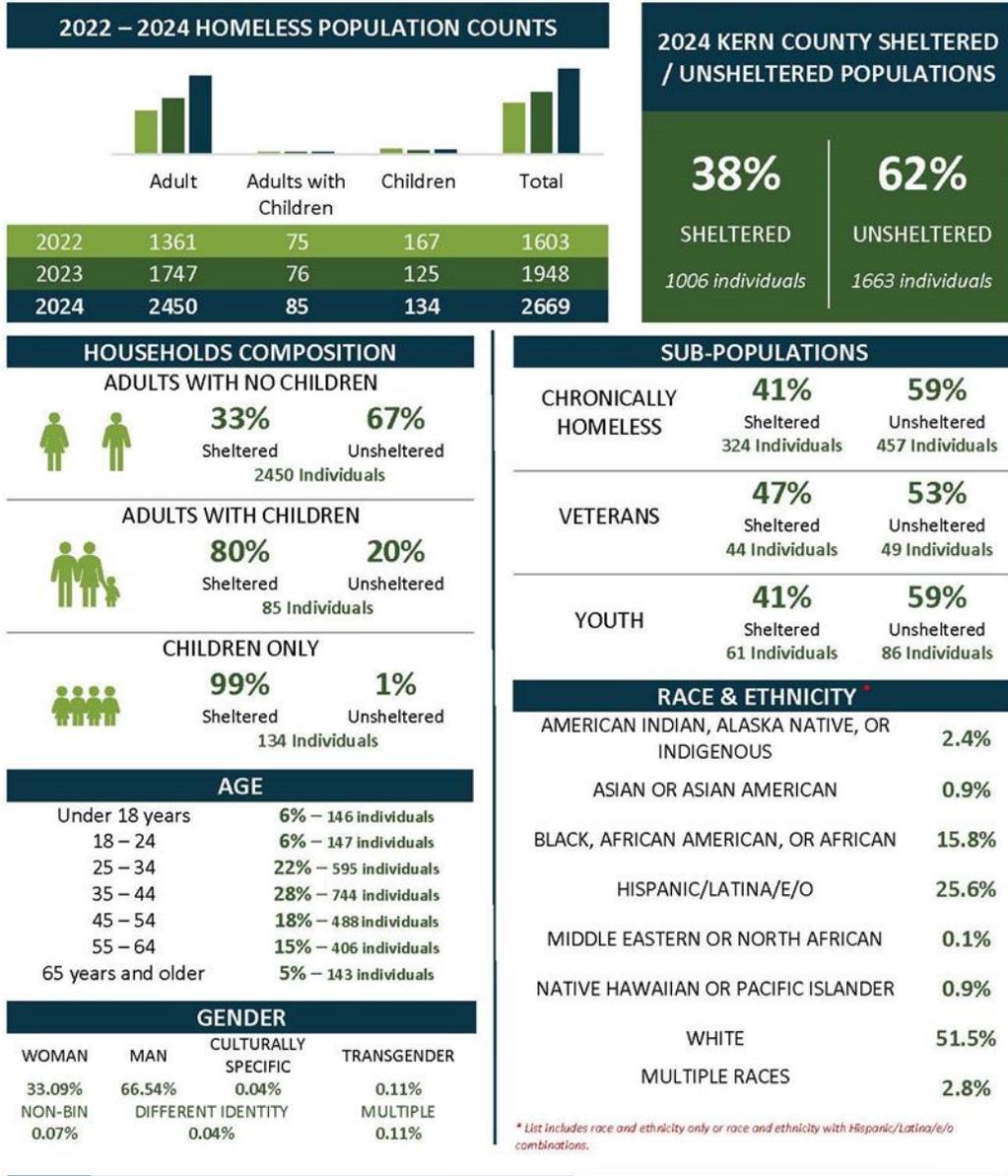
Bakersfield Kern Regional Homeless Collaborative conducted the 2024 Point in Time Count of homeless population in Bakersfield identifying 2,669 individuals experiencing homelessness. Countywide. Some 1006 persons (38%) experiencing homelessness had shelter, while 1,663 were unsheltered, sleeping in parks, empty buildings, cars and other places not meant for human habitation.

The 2024 study identified 26 unsheltered homeless individuals within the city of Ridgecrest. The density mapping seven locations dispersed throughout the city covering all census tracts and is not concentrated in any one area of the city.

The following chart provides a summary of trends from 2022 to 2024, including breakdown of data for protected characteristics such as race, ethnicity etc. Among the homeless, majority of the homeless population (51.5%) were identified as White, followed by Hispanic or Latino consisting of 25.6%.

## Kern County 2024 PIT Count Summary

The 2024 Point-in-Time Count was an endeavor taken on by a dedicated group of individuals and volunteers through a community-wide effort to cover Kern County. The count conducted from January 24<sup>th</sup> through 27<sup>th</sup> comprised a single night shelter count and a three-day unsheltered count.



In 2022 there were 1603 homeless individuals while in 2024, the number was 2669. In other words, homelessness increased by 66.5% in the 3-year period, which is indicative of the urgent need to find solutions to provide shelter and services to the homeless and find ways to reduce homelessness.

In response to the needs of the homeless in Ridgecrest and to comply with State law, the city has amended the Zoning Code in 2015 to allow emergency shelters in R-3 though site plan review and R-4 zones through a conditional use permit. Emergency shelters are defined as housing for people experiencing homelessness that provides minimal supportive services and is limited to six months or less of occupancy. However, AB 2339 (2022) expanded the definition of emergency shelters to include other interim interventions, such as navigation centers, bridge housing, and respite or recuperative care. As a result of the expanded definition, Program 19 has been included to amend the zoning code to add a new definition compliant with AB 2339. Currently emergency shelters are permitted with a CUP in the R-3 and R-4 zones. Program 19 will amend the zoning code to permit emergency shelters by right in R-3 and R-4 and in zones where mixed uses are permitted. The City is 21.4 square miles in size and transit stops are easily available for inter-city travel.

Some local information was gathered about those using homeless services. This data is more qualitative but helps further describe the current situation for those who are homeless in Ridgecrest. ~~According to the City of Ridgecrest, in January of 2023 three homeless individuals were counted in the community, including outside city limits but within the valley. The Salvation Army provides emergency food four days a week food pantry program twice per week that provides valuable meal supplements to 250-300 households within the Indian Wells Valley, and a senior meal programs that provides nutrition to 30-40 seniors each week. The Salvation Army also, as well as provides other assistance including utility bill, prescription drug, and eye glass assistance. It serves between 10 and 25 clients per day. The Women's Shelter High Desert provides services to approximately 50 families per year providing safe shelter, food and clothing for victims of domestic violence. also provides emergency food and household items and reported providing motel rooms to homeless persons on occasion, but usually refers clients to other services for shelter. The Community Action Partnership of Kern (CAPK) serves the North Eastern Kern County communities at the Ridgecrest location, the Oasis Family Resource Center. The Oasis Family Resource Center provides referrals for individuals and families to programs that provide food and clothing, and utility assistance. Coordinated Entry Services (CES) serves as Kern County's point of entry for those seeking homeless services. Individuals are connected with service providers within the Bakersfield-Kern Regional Homeless Collaborative. Those providers assist with shelter, supportive services, and eventually permanent housing. Additional faith-based organizations provided food pantries, and meal distribution within the community, including Saint Ann's Church, Grace Lutheran Church, and St. Michael's Episcopal Church. The Ridgecrest Vineyard Church operated the Refuge Center. The Refuge provides shelter for individuals experiencing homelessness and addiction. Cerro Coso Community College also provides a food pantry. Other service providers include the Family Resource Centers, which supports families and children, and the Ridgecrest Senior Center. The Ridgecrest Crisis Stabilization Unit (CSU) provides the community with mental health services to stabilize acute symptoms to individuals in crisis who voluntarily seek treatment or those that are brought in by law enforcement.~~

Transitional housing is allowed in zones A, E-1, E-2, E-3, R-1 R-2, R-3, R-4 and MH. Conditional uses may be authorized in zones CG and CS by the granting of a conditional use permit by the Planning Commission. Conditional use permits are discretionary, and the approved process is described on pages 5-19 and 5-20 of this Element. Emergency shelters are allowed in the R-3 and R-4 zones without discretionary review. These zones have land available to accommodate an

emergency shelter. Program R-15 requires the City to amend the Zoning Ordinance to allow transitional and supportive housing per Senate Bill 2 in all zones that allow residential uses in the same way other residential uses are allowed. Program Q-14 addresses special needs groups including the homeless.

~~He reported that there is a huge need for mental health services in the city. The closest services are a couple to several hours away in Lancaster or Bakersfield. He understands that the shelters in Lancaster are full. The biggest issue facing homeless persons in Ridgecrest is the lack of local resources and no transit available to get to other cities. A place in Ridgecrest that provides access to medication, medical services, and shelter is needed. There also are no adult protective services in Ridgecrest; the closest location for this type of service is Bakersfield.~~

~~Transitional housing is allowed in zones A, E-1, E-2, E-3, R-1, R-2, R-3, R-4 and MH. Conditional uses may be authorized in zones CG and CS by the granting of a conditional use permit by the Planning Commission. Conditional use permits are discretionary, and the approved process is described on pages 5-19 and 5-20 of this element. Emergency shelters are allowed in the R-3 and R-4 zones without discretionary review. These zones have land available to accommodate an emergency shelter. Program R. requires the City to amend the Zoning Ordinance to allow transitional and supportive housing per Senate Bill 2 in all zones that allow residential uses in the same way other residential uses are allowed. Program Q. addresses special needs groups including the homeless.~~

## **Employment**

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The major employers in Ridgecrest are shown in **Table 3-24**. The largest employer in Ridgecrest is the Naval Air Warfare Center, which employs between 5,000–9,999 people. Other major employers include the Ridgecrest Regional Hospital, Sierra Sands Unified School District, and the Naval Air Weapons Station China Lake

**Table 3-24: Major Employers in Ridgecrest**

<b>Employer</b>	<b>Number of Jobs</b>
Naval Air Warfare Center Weapons Division (NAWCWD)	5,000–9,999
Ridgecrest Regional Hospital	500-999
Sierra Sands Unified School District	500-999
U.S. Naval Air Weapons Station China Lake	500-999

*Source: California Employment Development Department,  
<https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000029>*

Current employment data was obtained from NAWCWD, the Naval Air Weapons Station (NAWS) China Lake, and the Military Installations Website. NAWCWD and NAWS report that, as of March 2021, there are 4,100 full-time civilians, 620 military, and 1,734 on-board and off-site contractors employed at the base. The majority of these jobs include engineers, scientists, technicians, and office and administrative staff.

**Table 3-25** shows employment by industry for the City of Ridgecrest and Kern County. In Ridgecrest, the "Public administration" and "Educational services" industries employed the most people, with 37.6 percent and 19.8 percent, respectively. Kern County's top two industries by

employment were Educational services (20.2%) and Agriculture, forestry, fishing and hunting, and mining (14.5%).

Although industries are categorized as non-civilian by the ACS, due to the NAWCWD and NAWS China Lake, ~~being located~~ partially located within city boundaries, it is important to note that many of the e-number of residents in the city currently serving in ~~the armed~~military services ~~as reported earlier on this page~~.

**Table 3-25: Employment by Industry  
City of Ridgecrest and Kern County**

Industry	City of Ridgecrest		Kern County	
	Number	Percent	Number	Percent
<b>Employed persons 16 years and over</b>				
Agriculture, forestry, fishing and hunting, and mining	410	4.3%	32,510	14.5%
Construction	308	3.2%	17,397	7.8%
Manufacturing	644	6.8%	15,408	6.9%
Transportation and warehousing, and utilities	272	2.9%	15,345	6.9%
Information	80	0.8%	2,265	1.0%
Wholesale trade	54	0.6%	7,214	3.2%
Retail trade	621	6.5%	19,972	8.9%
Finance, insurance, and real estate	285	3.0%	9,431	4.2%
Professional, scientific, and management, and administration	815	8.6%	17,824	8.0%
Arts, entertainment and recreation, accommodation and food services	332	3.5%	12,214	5.5%
Educational services, healthcare, and social assistance	1,882	19.8%	45,220	20.2%
Other services, except public administration	235	2.5%	8,989	4.0%
Public administration	3,578	37.6%	20,206	9.0%
<b>Total Employed</b>	<b>9,516</b>	<b>100.0%</b>	<b>223,995</b>	<b>100.0%</b>

Source: ACS 2016-2020 (Table C24050)

The fastest-growing occupations in Kern County are listed in **Table 3-26**. While this information is not specific to Ridgecrest, it is nevertheless applicable because Ridgecrest residents work both inside and outside of the city. The fastest-growing occupations during the ten-year period between 2010 and 2020 were Healthcare support occupations (103.2% increase) and Material moving occupations (71.5%), followed by Computer, engineering, and science occupations (33.3%). During the same period, the two occupations that experienced the greatest decline were Personal care and service (-13.9%) and Occupation and office and administrative support (-10.0%).

**Table 3-26: Fastest-Growing Occupations in Kern County 2010-2020**

Occupational Title	Annual Average Employment		Employment Change	
	2010	2020	Net	Percent
Management, business, and financial occupations	29,715	35,936	6,221	20.9%
Computer, engineering, and science occupations	10,541	14,054	3,513	33.3%
Education, legal, community service, arts, and media occupations	28,335	32,869	4,534	16.0%
Healthcare practitioners and technical occupations	12,396	14,813	2,417	19.5%
Healthcare support occupations	6,621	13,452	6,831	103.2%
Protective service occupations	10,666	9,848	(818)	-7.7%
Food preparation and serving related occupations	15,919	18,139	2,220	13.9%
Building and grounds cleaning and maintenance occupations	14,221	14,705	484	3.4%
Personal care and service occupations	10,380	8,938	(1,442)	-13.9%
Sales and related occupations	30,918	30,359	(559)	-1.8%
Office and administrative support occupations	40,021	36,017	(4,004)	-10.0%
Farming, fishing, and forestry occupations	26,057	30,911	4,854	18.6%
Construction and extraction occupations	22,563	23,547	984	4.4%
Installation, maintenance, and repair occupations	13,307	13,540	233	1.8%
Production occupations	15,394	15,637	243	1.6%
Transportation occupations	13,543	16,189	2,646	19.5%
Material moving occupations	10,398	17,833	7,435	71.5%
<b>Total</b>	<b>310,995</b>	<b>346,787</b>	<b>35,792</b>	<b>11.5%</b>

Source: ACS 2006-2010 and ACS 2016-2020 (Table S2401)

### Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. **Table 3-27** indicates that the majority (61.2%) of Ridgecrest residents travel less than 15 minutes from home to work as compared to about one-quarter (28.4%) of countywide residents. The mean travel time to work for Ridgecrest residents was 15.6 minutes while Kern County residents was 23.6 minutes. This figure indicates that many of the jobs are within the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence.

**Table 3-27: Travel Time to Work**

Travel Time to Work	Ridgecrest	Kern County
Less than 15 minutes	61.2%	28.4%
15-30 minutes	26.5%	45.7%
30 to 59 minutes	8.0%	19.4%
60 or more minutes	4.2%	6.5%
<b>Mean Travel Time</b>	<b>15.6 minutes</b>	<b>23.6 minutes</b>

Source: ACS 2016-2020 (Table B08303)

**Jobs/Housing Ratio**

The jobs/housing balance is the ratio of jobs in a city compared to the number of housing units in that city. The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work and how far they will have to commute. An unbalanced jobs/housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. Further examination of the jobs/housing balance would identify what future type industries are needed in a city or town, future trends of employment, the future wage indicators, needed future housing to match the projected incomes of new jobs, etc., and be a study in and of itself, beyond the scope of a Housing Element. If the jobs/housing ratio is greater than one, the city is likely to import workers. If the ratio is less than one, the city is likely to export workers. Perhaps a better indicator of the jobs/housing balance may be the number of persons who work in their city of residence compared to the number of housing units. A perfect jobs/housing ratio results when the number of employed households working in a city is equal to the number of housing units in that city. However, there is no perfect scenario for a city, and what works in one area may not work in another.

According to **Table 3-28**, in 2020 it was estimated that there were 10,674 jobs in Ridgecrest and 12,673 housing units. This results in a ratio of 0.84 jobs per housing unit, which indicates a housing rich/jobs poor city.

**Table 3-28: Jobs to Housing Ratio, 2020–2035**

	2020	2035	Net Change (2020-2035)	Percent Change
Jobs	10,674	11,700	720	5%
Housing Units	12,673	13,200	527	4%
Jobs/Housing Ratio	0.84	0.89	0.05	6%

Source: ACS 2006-2010, Kern COG 2022 RTP/SCS

Note: Kern COG 2022 RTP/SCS forecasts employment and households for 2035. Housing units for 2035 calculated based on 2020 vacancy rate of eight percent.

## Housing Unit Characteristics and Their Relationship to Housing Need

### Housing Units

**Table 3-29** identifies the total housing units for Ridgecrest, Bakersfield, California City, and Kern County. The increase in the number of housing units from 2000 to 2010 in Ridgecrest was larger than those of other Kern County jurisdictions.

**Table 3-29: Total Housing Units, 2010-2020**

Jurisdiction	2010		2020	
	Housing Units	Percent Change 2000-2010	Housing Units	Percent Change 2010-2020
Ridgecrest	11,915	5.1%	12,673	6.4%
Bakersfield	120,725	26.9%	125,143	3.7%
California City	5,210	31.7%	4,825	-7.4%
Kern County	294,367	21.3%	299,179	1.6%

Source: U.S. Census 2010 and ACS 2016-2020 (Table DP04)

### Occupied Households

**Table 3-30** identifies total occupied households, and owner- and renter-occupied households for Ridgecrest, Bakersfield, California City, and Kern County.

**Table 3-30 Occupied Households by Jurisdiction, 2020**

Jurisdiction	Total Occupied Households	Owner-Occupied Households	Percent Owner-Occupied Households	Renter-Occupied Households	Percent Renter-Occupied Households
Ridgecrest	11,667	7,119	61.0%	4,548	39.0%
Bakersfield	118,568	70,470	59.4%	48,098	40.6%
California City	4,169	2,394	57.4%	1,775	42.6%
Kern County	273,556	161,113	58.9%	112,443	41.1%

Source: ACS 2016-2020 (Table S2501)

The percentage of owner-occupied households in Ridgecrest was 61.0 percent, and 39.0 percent for renter-occupied households. In comparison to the other jurisdictions in the table, Ridgecrest has the highest percentage of owner-occupied households.

### Housing Units by Type

As shown in **Table 3-31**, the percentage of single-family housing units (detached and attached) increased in Ridgecrest between 2010 and 2020 from 70.0 percent to 70.5 percent, while the percentage of multiple family housing units (2 units and more) decreased from 22.1 percent to 21.6 percent. The percentage of mobile homes decreased from 7.8 percent to 7.6 percent during the same time period.

**Table 3-31 City of Ridgecrest  
Total Housing Units by Type, 2010-2020**

Housing Type	2010		2020	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-family, detached	7,879	66.1%	8,404	66.3%
Single-family, attached	470	3.9%	538	4.2%
Multi-Family 2-4 Units	1,852	15.5%	1,946	15.4%
Multi-Family 5 or More Units	782	6.6%	782	6.2%
Mobile Homes	932	7.8%	958	7.6%
Other	932	7.8%	45	0.4%
<b>Total Housing Units</b>	<b>12,847</b>	<b>100.0%</b>	12,673	100.0%

*Source: U.S. Census2010 and ACS 2016-2020 (Table DP04)*

Because land is abundant and very inexpensive in Ridgecrest by state and Kern County standards, single-family dwelling units are the preferred dwelling unit type and that is reflected in demand. This is also reflected in the vacancy rates.

The housing stock in Ridgecrest is typical of many communities in Central and Southern California. The vast majority of housing units in the city were built after World War II (see **Table 3-32**). Approximately one half (53.2%) of Ridgecrest's housing stock was built after 1980. Countywide, 55.4 percent of the housing stock was built after 1980.

**Table 3-32: Age of Housing Stock**

Year Built	Ridgecrest	Kern County
Before 1940	0.5%	4.1%
1940s	1.2%	4.4%
1950s	9.6%	10.3%
1960s	11.2%	10.1%
1970s	24.3%	15.7%
1980s	36.8%	16.7%
1990s	8.5%	14.8%
2000s	5.2%	18.4%
2010 and after	2.7%	5.5%

### Vacancy Rates

Considering information provided in **Table 3-33**, the total vacancy rate in 2020 was 7.9 percent for Ridgecrest. These vacancy rates include dilapidated units, seasonal units, units rented or sold and waiting for occupancy, units held for occasional use, and units held off the market for other reasons. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the

supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

**Table 3-33: Number of Housing Units, Occupied and Vacant 2020**

Type	Number	Percent
Occupied Housing Units	11,667	92.1%
Vacant Housing Units	1,006	7.9%
<i>For Rent</i>	238	23.7%
<i>Rented, Not Occupied</i>	52	5.2%
<i>For Sale</i>	115	11.4%
<i>Sold, Not Occupied</i>	24	2.4%
<i>For Seasonal/Recreational or Occasional Use</i>	203	20.2%
<i>For Migrant Workers</i>	0	0%
<i>Other Vacant</i>	374	37.2%
<b>Total Housing Units</b>	<b>12,673</b>	<b>100%</b>

Source: ACS 2016-2020 (Table B25004)

### Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. **Table 3-34** presents the total number of households with one or more housing problems (incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and a cost burden greater than 30 percent) for the City of Ridgecrest and Kern County. As shown in **Table 3-34**, more renter households have housing problems than owner households at both the city and county levels. For example, almost two-thirds of the City (63.7%) and County (63.9%) households with incomes less than 80 percent of the AMI were renters.

**Table 3-34: Total Households with Any Housing Problem\***

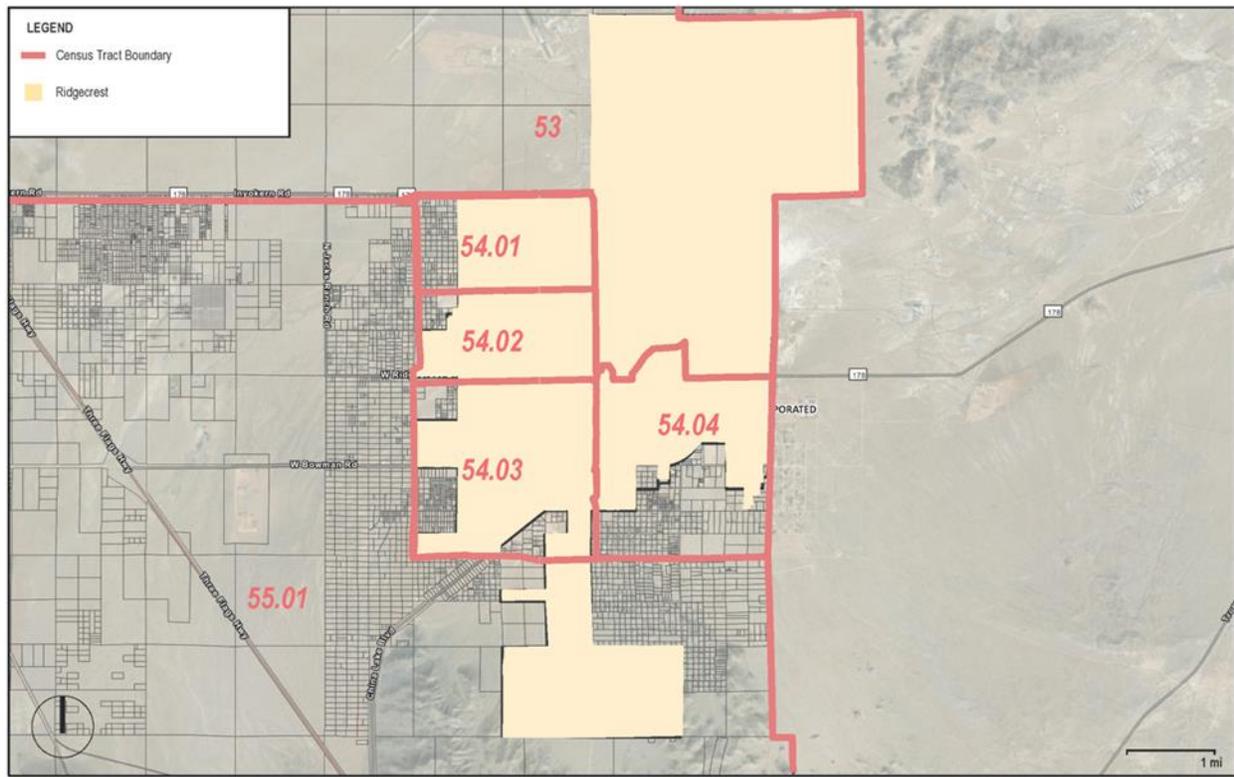
Income Range	Owner HHs	Renter HHs	Total HHs
<b>Ridgecrest</b>			
Household Inc. ≤30% AMI with Any Housing Problems	325	650	975
Household Inc. >30% to ≤50% AMI with Any Housing Problems	270	490	760
Household Inc. >50% to ≤80% AMI with Any Housing Problems	205	265	470
Total	800	1,405	2,205
Percent of Total	36.3%	63.7%	100.0%
<b>Kern County</b>			
Household Inc. ≤30% AMI with Any Housing Problems	9,825	24,350	34,175
Household Inc. >30% to ≤50% AMI with Any Housing Problems	10,255	19,885	30,140
Household Inc. >50% to ≤80% AMI with Any Housing Problems	12,370	13,165	25,535
Total	32,450	57,400	89,850
Percent of Total	36.1%	63.9%	100.0%

Source: 2015-2019 CHAS

## Housing Conditions

As a part of the development of the 2002 Housing Element, a citywide housing quality survey was conducted, which was completed in January 2002. A representative sample was completed for every census tract (old census tracts prevailing in 2002, as shown in Figure 3-1 below) of significant residential use. The sample size was based on HCD's sampling requirements contained in HCD's Program Guidelines. The completed tabulation appears in **Table 3-35**.

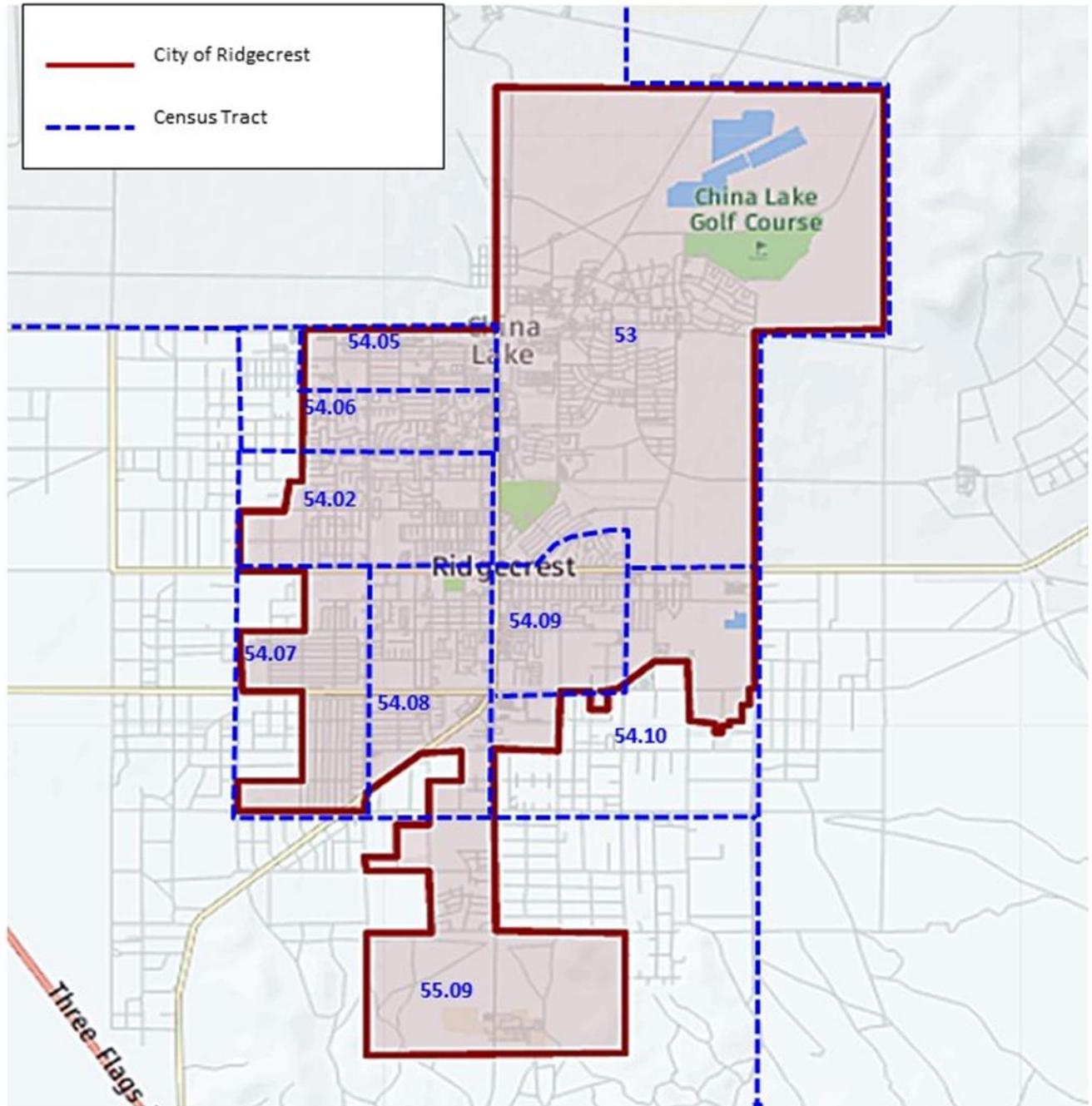
**Figure 3-1**  
**Census Tract Boundaries (Old)**



Source: [Kern Council of Governments Housing Needs Mapping Tool](#)

Note: [The Census Tract boundaries have been redrawn. See](#)

**Figure 3-1-A**  
**Census Tract Boundaries (New/Current)**



The ratings are defined by HCD as:

SOUND - a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as

small areas of peeling paint and/or other maintenance items are allowable under this category. A sound unit will reflect 9 or less points on survey.

MINOR – a unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.

MODERATE – a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL – a unit that requires replacement of several major systems and possible other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

DILAPIDATED – a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

It is important to note that the rating system used is based on exterior conditions only. The highest concentration of minor, moderate, and substantial housing units is located within census tract 54.03 ([New 54.07 and 54.08](#)) with 2.5 percent of surveyed units needing some type of repair. This correlates with the age of the housing stock for this census tract which is the oldest in the city. In census tract 55.01 ([New 55.09](#)), where all of the units are relatively new, there were no surveyed units found in need of repair. Census tracts 54.01 ([New 54.05 and 54.06](#)) and 54.02 also had no surveyed units found needing repairs (~~reference~~ **Table 3-35**).



**Table 3-35: Sample Field Survey Tabulation**

Census Tracts	Total Units In	Total Units In Survey	Sound	% Sound	Minor	% Minor	Moderate	% Moderate	Substantial	% Substantial	Dilapidated	% Dilapidated	Total Units Needing Work	% Needing Work
53	812	340	339	99.7	1	0.3	0	0.0	0	0.0	0	0.0	1	0.3
54.01 <u>(New 54.05 and 54.06)</u>	2,776	458	458	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
54.02	2,071	436	436	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
54.03 <u>(New 54.07 and 57.08)</u>	3,153	565	551	97.5	7	1.2	5	0.9	2	0.4	0	0.0	14	2.5
54.04 <u>(New 54.09)</u>	3,030	418	417	99.8	1	0.2	0	0.0	0	0.0	0	0.0	1	0.2
55.01 <u>(New 55.09)</u>	2,689	294	294	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total Surveyed</b>		<b>2,511</b>	<b>2,495</b>	<b>99.4</b>	<b>9</b>	<b>0.4</b>	<b>5</b>	<b>0.2</b>	<b>2</b>	<b>0.1</b>	<b>0</b>	<b>0.0</b>	<b>16</b>	<b>0.6</b>
<b>Estimated Total</b>	<b>14,531</b>		<b>14,438</b>	<b>99.4</b>	<b>52</b>	<b>0.4</b>	<b>29</b>	<b>0.2</b>	<b>12</b>	<b>0.1</b>	<b>0</b>	<b>0.0</b>	<b>93</b>	<b>0.6</b>

Overall, only 16 units of those surveyed needed repairs. The survey sample size was approximately 2,500 housing units. Undoubtedly there are more units in need of repair if interior conditions were included in the survey. Also, the rear and side yards of most dwelling units are inaccessible to survey crews to assist in the housing quality determination.

**Local Knowledge - Updated Housing Stock Conditions**

Based on a consensus between the code enforcement officer, city planner, and police captain, the City estimates that approximately 10 to 15 percent of the city’s housing stock is in need some type of rehabilitation. This includes all identified rehabilitation needs from minor to dilapidated.

**Residential Building Permits**

This section presents information on residential building permit activity for the local housing market area. It can be used to identify and analyze market trends and to project future building activity. During the eight-year period between January 1, 2016 and December 31, 2022, the City of Ridgecrest issued permits for 458 housing units. (Refer **Table 3-36**). 11% of total approved units were very low-income housing units and 5.5% were low-income units.

**Table 3-36: Residential Building Units Permitted, 2016-2022**

<b>Total New Housing Units</b>	<b>458</b>
Very Low-Income Units Issued	50
Low Income Units Issued	25
Moderate Income Units Issued	44
Above Moderate-Income Units Issued	339
Average Housing Units Permitted Per Year	65

*Source: City of Ridgecrest, Planning Department 2023*



## 4. CHAPTER FOUR – LAND FOR HOUSING

### ***Overview and Housing Sites***

Ridgecrest is a rural city with relatively low housing costs compared to many areas of California. Over the past decade, Ridgecrest has grown at a very slow rate. Ridgecrest has added multi-family housing, some focused on special needs groups including seniors and those with disabilities. As noted in Chapter 3, as of 2022, the residential units sold would not be affordable to extremely or very low-income families but would be affordable to the low-, moderate-, and above moderate-income categories, or those making 80 percent or more of area median income. Of the total 1,560 lower income and owner-occupied households in the city, 51.6% of households experience a cost burden greater than 30% of the income, and 28.8% experience a cost burden greater than 50% of the income. Of approximately 2000, lower income and renter occupied households, 64% experience a cost burden greater than 30% of the household income and 35.8% experience a cost burden of greater than 50% of the household income. The City has to plan for 620 housing units to meet its Regional Housing Needs Allocation (RHNA) for low and very ~~low-income~~low-income households.

To determine whether Ridgecrest has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under state law (California Government Code Section 65583[c] [1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Also, per state law the analysis of land looks at sites within the City’s boundary.

### ***Future Housing Needs***

State law (California Government Code Section 65584) provides for councils of governments to prepare regional housing allocation plans that assign a share of a region’s housing need to each city and county. In Kern County, the Kern County Council of Governments (Kern COG) is the council of governments authorized under state law to identify existing and future housing needs for the region. Kern COG adopted a Regional Housing Needs Plan (RHNP) on July 21, 2022. This plan addresses the RHNA for the period from June 30, 2023, through December 30, 2031.

Kern COG’s methodology is based on the regional numbers supplied by the California Department of Housing and Community Development (HCD). The numbers produced by HCD are provided to Kern COG in the form of a regional goal number, which is then broken into income categories. Kern COG is mandated to distribute the numbers to Kern County jurisdictions by income categories.

The RHNP allocation is a minimum needs number—cities and counties may plan for, and accommodate, a larger number of dwelling units than the allocation. The City must, however, use the numbers allocated under the RHNP to identify measures (policies and programs) that are consistent with these goals. While the City must also show how it will accommodate these units to be built, it is not obligated to build any of the units itself or finance their construction.

~~Table 4-1 provides the detailed breakdown of units by income category for the previous planning period. The RHNA for the current planning period totals 1,346 new units.~~ Table 4-1 provides a breakdown of Ridgecrest’s share of the regional housing need by the affordability level/income category: extremely low, very low, low, moderate, and above moderate. Extremely low-, very low-, and low-income categories are often referred to as a group as lower-income. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these new units.

~~Table 4-1: 2013–2023 Regional Housing Needs Allocation~~

~~Source: Kern COG, 2007~~

**Table 4-21: 2023–2031 Regional Housing Needs Allocation**

Income Category	RHNA Allocation	
	Percentage	Number of Units
Extremely Low	13.16%	189
Very Low	13.23	190
Low	16.78%	241
Moderate	15.67%	225
Above Moderate	41.16%	591
<b>Total</b>	<b>100%</b>	<b>1,436</b>

Source: Kern COG, 2022

State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2023–2031 for the Kern COG region) to facilitate and encourage sufficient housing sites are available for the RHNA. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. To that end, the Housing Element must inventory land suitable for residential development, including vacant and underutilized sites (if appropriate), and analyze the relationship of zoning and public facilities and services to these sites.

The following discussion identifies how the City may provide for a sufficient number of sites to facilitate housing production commensurate with 2023-2031 RHNA numbers. In evaluating the adequacy of sites to fulfill the RHNA by income level, HCD assesses a jurisdiction’s development potential by zoning district and corresponding density level. The assumption is that increased density can reduce the per-unit cost of development and therefore the sales price or rent of the housing units developed.

**Progress Toward Meeting the RHNA**

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Ridgecrest’s share of regional housing needs as determined by Kern COG.

~~The One project~~, Mojave View Apartments, was built ~~since in 2015~~ 2023 with units affordable to those with lower incomes as detailed in **Table 4-23**. ~~Out of 75 affordable units, 16 units were at 30% AMI, 34 units at 50% AMI, 25 units at 60% AMI and the last unit was allocated to the unit manager.~~ The Mojave View project provided an additional 72 affordable units in 8 buildings for low-income households aged 55 and older. With regards to affordability, the Qualifying income levels ~~were~~ are as follows: for two-bedroom units, ~~the qualifying the~~ income ranges ~~were~~ from \$13,140 to \$35,040; ~~three-bedroom units~~ income ranges from \$15,150 to \$42,000; ~~and for three-bedroom units and~~ for four-bedroom units ~~it ranges~~ from \$16,920 to \$48,240.

With regards to availability barriers to development are discussed under governmental and non-governmental constraints Section. Several housing programs to ease the burden on development such as new housing variety, flexible development standards, incentives, assistance to the public, developers and non-profit service providers have been incorporated within the Housing Element.

-Three projects were built during the previous RHNA cycle - Desert Willow Apartments with -14 units that serve those with mental health disabilities, -Larkspur Apartments has 80 units serving extremely low, very low, and low-income families ~~and Ridgecrest and Ridgecrest Senior Citizen Apartments with 31 units for extremely low, very low, and low-income seniors.~~ The affordability levels units are rented to are maintained at Ridgecrest Senior apartments and Larkspur Apartments. The two projects are under the same management. Households applying to live at the Larkspur Apartments, or the Ridgecrest Senior Apartments are income qualified when they apply and then annually as long as they reside there. Desert Willow Apartments are reserved for those of low incomes with a mental disability. Those applying to live at Desert Willow must be income qualified as low-income.

**Table 4-32: Lower-Income Projects Since 2015**

Project Description	Year Completed	Affordable Units	Income-Category/ Group Served
Mojave View Apartments	2023	75	16 units at 30% AMI, 34 units at 50% AMI, 25 units at 60% AMI and 1 Manager Unit
Total Units		75	

*Source: City of Ridgecrest, 2023; email from city planner 2023*

**Table 4-34** summarizes the status of housing units approved and constructed in the 2013-2023 Cycle.

**Table 4-43: Progress in Meeting Regional Housing Need Allocation**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
2013-2023 Constructed and Approved	0	50	25	44	339	458
2023-2031 RHNA	189	190	241	225	591	1436

Source: City of Ridgecrest, 2023

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. Ideally, the construction objectives will be equal to the identified needs under RHNA; however, it could be more or less subject to resource opportunities and constraints. The new construction objectives for the city under the cycle equal the required number of units under RHNA. Current affordable housing will be conserved/preserved through the monitoring program.

### Land Availability

The City of Ridgecrest follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites are outlined below. The inventory of available land (**Table 4-54, Table 4-576, and Figure, Figure 4-1**) identifies the amount of zoned land available for residential development that may be utilized to meet the projected housing need through 2031. ~~With regards to For zones that allow more than 1 unit per site, 80 percent of maximum development capacity was used to estimate the determination of realistic density, the realistic dwelling unit potential minimum density allowed in each zoning district has been utilized. This was done to take into account areas of a parcel that may be needed for infrastructure, access, and areas of a parcel that may be less easy to develop due to slopes or other constraints.~~

**Table 4-5 2023 Inventory of Available Incorporated Land**

Zone	Dwelling Units Per Acre	Vacant Acres	Realistic Dwelling Unit Potential	Approximate Number of Vacant Lots
E-1	1 du per site	145.31	134	2
E-2	1 du per site	282	901	44
R-1	1 du per site	292.75	1,684	115

R-2	14.52	171.72	1,785	79
R-3	21.78	55.043	926	38
R-4	43.56	3.346	115	5
RMH	1 du per site	33.718	193	16
<b>Total</b>		<b>984.014</b>	<b>5,738</b>	<b>299</b>

**Table 4-46: Sites 2014 Inventory by Zone by Income Group of Available Incorporated Land<sup>[API]</sup>**

<u>Income</u>	<u>Estate</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>RMH</u>	<u>Total</u>	<u>RHNA</u>
<u>Low</u>	<u>0</u>	<u>0</u>	<u>96</u>	<u>297</u>	<u>47</u>	<u>240</u>	<u>680</u>	<u>620</u>
<u>Moderate</u>	<u>0</u>	<u>2066</u>	<u>870</u>	<u>93</u>	<u>0</u>	<u>0</u>	<u>3029</u>	<u>225</u>
<u>Above Moderate</u>	<u>445</u>	<u>0</u>	<u>282</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>727</u>	<u>591</u>
<b>Total Units</b>	<b>445</b>	<b>2066</b>	<b>1248</b>	<b>390</b>	<b>47</b>	<b>240</b>	<b>4436</b>	<b>1436</b>

<b>Zone</b>	<b>Dwelling Units Per Acre</b>	<b>Vacant Acres</b>	<b>Realistic Dwelling Unit Potential</b>	<b>Approximate Number of Vacant Lots</b>
A-5	1 du per site	38.33	9	9
E-1	1 du per site	131.27	3	3

E-2	1 du per site	298.85	246	246
E-3	1 du per site	74.01	11	11
R-1	1 du per site	521.27	1,260	1,260
R-2	14.52	171.83	1949	150
R-3	21.78	74.03	1,220	134
R-4	43.56	4.67	81	2
RMH	1 du per site	41.32	86	86
UR	1 du per acre and 2 du per acre	111.76	164	9
<b>Total</b>		<b>1,467.34</b>	<b>5,029</b>	<b>1,910</b>

Source: Kern COG and PMC, 2014

In 2014, there were 1,467.34 acres with the realistic potential for 5,029 units. Although the City's vacant acres have decreased by 483.326 acres, changes to the zoning code demonstrate the increase in realistic potential density. There has been a significant decrease in the number of vacant lots from 2014 to 2023, 1,910 lots to 299. Once again, the realistic dwelling unit potential is still higher in 2023 than it was in 2014.

In short, the number of vacant parcels zoned for residential development in the city overall is 299. The number of units that could be developed on these parcels is around 5730. More vacant land is available but not currently zoned for residential uses. There is adequate infrastructure throughout the city with no environmental constraints. There are sufficient vacant parcels to accommodate the City's share of regional housing needs for lower-income households and special needs groups, throughout the planning period and beyond.

### **Prior Sites Identified in Last Two Cycles**

In compliance with Government Code Section 65583.2 c), the City will amend the zoning code to allow by-right-development on any parcel that allows residential development that are listed in the prior two cycles of the Housing Element, for the purpose of meeting the 6th cycle lower-income RHNA obligations, given that the development include 20 percent affordable units for lower-income households. The City shall permit appropriate densities of at least 20 units per acre on such parcels. This program shall take effect upon adoption of the housing element and will be supplemented by administrative procedures (Zoning Code Amendment), as in Program 21.

**Table 4-5: Land Inventory***This page is intentionally left blank.*

**Table 4-765 Land Inventory**

<b>APN</b>	<b>Zoning</b>	<b>General Plan Land Use</b>	<b>Acreage</b>	<b>Realistic Units</b>	<b>Infrastructure</b>	<b>Constraints</b>	<b>Previously Identified in 2015-2023 HE</b>
455-100-09	E-1 Estate Residential	RR-Residential Rural Density	112.7	122	Yes	Yes	Yes
455-100-06	E-1 Estate Residential	RR-Residential Rural Density	32.61	13	Yes	Yes	Yes
			<b>145.31</b>	<b>134</b>			
453-270-01-00-4	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-14-00-2	E-2 Estate Residential	RT-Residential Estate	0.25	1	Yes	No	Yes
453-270-02-00-7	E-2 Estate Residential	RT-Residential Estate	0.25	1	Yes	No	Yes
453-270-13-00-9	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-03-00-0	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-12-00-6	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-04-00-3	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-11-00-3	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-05-00-6	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-10-00-0	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-06-00-9	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-09-00-8	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-07-00-2	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-270-08-00-5	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
453-231-08-00-0	E-2 Estate Residential	RT-Residential Estate	0.23	1	Yes	No	Yes
453-253-07-00-7	E-2 Estate Residential	RT-Residential Estate	0.43	1	Yes	No	Yes
453-240-04-00-4	E-2 Estate Residential	RT-Residential Estate	0.26	1	Yes	No	Yes
510-010-17-00-1	E-2 Estate Residential	RT-Residential Estate	20.9	66	Yes	No	Yes
510-010-24-00-1	E-2 Estate Residential	RT-Residential Estate	19.6	62	Yes	No	No
510-010-07-00-2	E-2 Estate Residential	RT-Residential Estate	20.32	65	Yes	No	
510-010-06-00-9	E-2 Estate Residential	RT-Residential Estate	20.31	65	Yes	No	
510-010-04-00-3	E-2 Estate Residential	RT-Residential Estate	20.25	65	Yes	No	
510-010-05-00-6	E-2 Estate Residential	RT-Residential Estate	20.31	65	Yes	No	
510-020-02-00-0	E-2 Estate Residential	RT-Residential Estate	26.92	86	Yes	No	
510-020-03-00-3	E-2 Estate Residential	RT-Residential Estate	9.22	29	Yes	No	
510-020-07-00-5	E-2 Estate Residential	RT-Residential Estate	3.82	12	Yes	No	

479-041-01-00-2	E-2 Estate Residential	RT Residential Estate	0.69	2	Yes	No	
479-041-40-00-5	E-2 Estate Residential	RT Residential Estate	0.23	1	Yes	No	
510-020-11-00-6	E-2 Estate Residential	RT Residential Estate	6.62	21	Yes	No	
509-020-16-00-1	E-2 Estate Residential	RT Residential Estate	5.04	16	Yes	No	
509-020-14-00-5	E-2 Estate Residential	RT Residential Estate	2.52	8	Yes	No	
509-020-15-00-8	E-2 Estate Residential	RT Residential Estate	2.52	8	Yes	No	
509-020-19-00-0	E-2 Estate Residential	RT Residential Estate	40.37	129	Yes	No	
509-020-43-00-9	E-2 Estate Residential	RT Residential Estate	13.57	43	Yes	No	
509-010-01-00-4	E-2 Estate Residential	RT Residential Estate	8.56	27	Yes	No	
509-090-03-00-4	E-2 Estate Residential	RT Residential Estate	2.76	9	Yes	No	
509-090-02-00-1	E-2 Estate Residential	RT Residential Estate	3.05	10	Yes	No	
509-090-01-00-8	E-2 Estate Residential	RT Residential Estate	2.2	6	Yes	No	
509-090-10-00-4	E-2 Estate Residential	RT Residential Estate	1.61	5	Yes	No	
509-090-11-00-7	E-2 Estate Residential	RT Residential Estate	2.56	8	Yes	No	
509-090-12-00-0	E-2 Estate Residential	RT Residential Estate	2.06	6	Yes	No	
509-090-14-00-6	E-2 Estate Residential	RT Residential Estate	1.83	6	Yes	No	
509-090-15-00-9	E-2 Estate Residential	RT Residential Estate	2.05	6	Yes	No	
455-100-08-00-9	E-2 Estate Residential	RR Residential Rural Density	17.7	59	Yes	Yes	
			<b>282</b>	<b>901</b>			
080-142-16-00-6	R-1 Single Family Residential	CD Commercial Downtown	0.17	1	Yes	No	
080-141-03-00-1	R-1 Single Family Residential	CD Commercial Downtown	0.189	1	Yes	No	
080-133-15-00-7	R-1 Single Family Residential	CD Commercial Downtown	0.189	1	Yes	No	
067-040-13-00-7	R-1 Single Family Residential	RM Residential Medium Density	18.01	209	Yes	No	
418-064-07-00-2	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
418-064-10-00-0	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
418-071-05-00-8	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
418-072-09-00-7	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
418-071-04-00-5	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No	
418-071-03-00-2	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No	
418-072-11-00-2	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No	
418-071-02-00-9	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No	

418-071-01-00-6	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
418-074-12-00-9	R-1 Single Family Residential	RL Residential Low Density	0.2	1	Yes	No	
418-073-13-00-5	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
418-073-11-00-9	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No	
419-010-21-00-6	R-1 Single Family Residential	RL Residential Low Density	0.92	2	Yes	No	
419-010-22-00-9	R-1 Single Family Residential	RL Residential Low Density	1.11	3	Yes	No	
419-010-23-00-2	R-1 Single Family Residential	RL Residential Low Density	1	2	Yes	No	
419-010-32-00-8	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
419-010-31-00-5	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
419-010-30-00-2	R-1 Single Family Residential	RL Residential Low Density	0.2	1	Yes	No	
419-010-29-00-0	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
419-010-25-00-8	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
419-010-26-00-1	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
419-010-27-00-4	R-1 Single Family Residential	RL Residential Low Density	0.43	1	Yes	No	
419-010-28-00-7	R-1 Single Family Residential	RL Residential Low Density	0.24	1	Yes	No	
420-041-08-00-5	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-041-28-00-3	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No	
420-041-27-00-0	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No	
420-041-26-01-6	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No	
420-051-23-00-1	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No	
420-051-36-00-9	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-051-35-00-6	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-051-55-00-4	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No	
420-052-05-00-6	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No	
420-052-06-00-9	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-052-18-00-4	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-052-37-00-9	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-052-36-00-6	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
420-020-25-00-1	R-1 Single Family Residential	RL Residential Low Density	0.549	1	Yes	No	
419-020-07-00-9	R-1 Single Family Residential	RL Residential Low Density	2.18	8	Yes	No	
067-121-13-00-7	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	

067-126-07-00-5	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
067-121-10-00-8	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
067-050-21-00-3	R-1 Single Family Residential	RL Residential Low Density	11.08	64	Yes	No	
456-020-02-00-5	R-1 Single Family Residential	RL Residential Low Density	4.59	26	Yes	No	
456-020-16-00-6	R-1 Single Family Residential	RL Residential Low Density	0.21	1	Yes	No	
456-031-03-00-8	R-1 Single Family Residential	RL Residential Low Density	0.289	1	Yes	No	
456-331-03-00-5	R-1 Single Family Residential	RL Residential Low Density	0.2	1	Yes	No	
456-040-11-00-7	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No	
456-051-01-00-8	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
456-051-02-00-1	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No	
456-052-15-00-6	R-1 Single Family Residential	RL Residential Low Density	0.269	1	Yes	No	
456-040-23-00-2	R-1 Single Family Residential	RL Residential Low Density	0.3	1	Yes	No	
456-020-21-00-0	R-1 Single Family Residential	RL Residential Low Density	1.36	7	Yes	No	
456-020-14-00-0	R-1 Single Family Residential	RL Residential Low Density	0.93	5	Yes	No	
456-040-14-00-6	R-1 Single Family Residential	RL Residential Low Density	1.1	6	Yes	No	
456-040-15-00-9	R-1 Single Family Residential	RL Residential Low Density	1.26	7	Yes	No	
456-051-13-00-3	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-051-05-00-0	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-052-23-00-9	R-1 Single Family Residential	RL Residential Low Density	0.259	1	Yes	No	
456-020-01-00-2	R-1 Single Family Residential	RL Residential Low Density	1.89	10	Yes	No	
456-051-12-00-0	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-051-06-00-3	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-052-24-00-2	R-1 Single Family Residential	RL Residential Low Density	0.259	1	Yes	No	
456-031-16-00-6	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-051-11-00-7	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-051-07-00-6	R-1 Single Family Residential	RL Residential Low Density	0.209	1	Yes	No	
456-052-25-00-5	R-1 Single Family Residential	RL Residential Low Density	0.196	1	Yes	No	
456-051-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.279	1	Yes	No	
456-040-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.4	2	Yes	No	
456-040-04-00-7	R-1 Single Family Residential	RL Residential Low Density	0.73	4	Yes	No	
456-040-07-00-6	R-1 Single Family Residential	RL Residential Low Density	0.25	1	Yes	No	

456-052-01-00-5	R-1 Single Family Residential	RL Residential Low Density	0.359	1	Yes	No	
456-052-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
456-052-02-00-8	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No	
456-052-03-00-1	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No	
479-020-12-00-1	R-1 Single Family Residential	RL Residential Low Density	0.91	5	Yes	No	
080-132-18-00-9	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
456-052-12-00-7	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No	
456-052-30-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
456-020-03-00-8	R-1 Single Family Residential	RL Residential Low Density	2.53	14	Yes	No	
477-020-05-00-7	R-1 Single Family Residential	RL Residential Low Density	0.219	1	Yes	No	
477-020-08-00-6	R-1 Single Family Residential	RL Residential Low Density	0.25	1	Yes	No	
479-020-11-00-8	R-1 Single Family Residential	RL Residential Low Density	0.229	1	Yes	No	
479-020-12-00-1	R-1 Single Family Residential	RL Residential Low Density	0.92	1	Yes	No	
080-132-18-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
080-132-17-00-6	R-1 Single Family Residential	RL Residential Low Density	0.189	5	Yes	No	
080-132-09-00-3	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
080-152-12-00-7	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
479-020-13-00-4	R-1 Single Family Residential	RL Residential Low Density	0.93	5	Yes	No	
080-162-18-00-8	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
080-162-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
479-020-10-00-5	R-1 Single Family Residential	RL Residential Low Density	6.96	38	Yes	No	
479-020-09-00-3	R-1 Single Family Residential	RL Residential Low Density	5.69	31	Yes	No	
080-073-07-00-7	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No	
080-091-11-00-0	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No	
080-093-03-00-1	R-1 Single Family Residential	RL Residential Low Density	0.169	1	Yes	No	
080-093-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.16	1	Yes	No	
080-152-12-00-7	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
080-152-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
080-162-08-00-9	R-1 Single Family Residential	RL Residential Low Density	0.179	1	Yes	No	
080-133-02-00-9	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	
080-132-06-00-4	R-1 Single Family Residential	RL Residential Low Density	0.189	1	Yes	No	

080-010-18-00-0	R-1 Single Family Residential	RL Residential Low Density	22.5	116	Yes	No	
343-070-24-00-1	R-1 Single Family Residential	RL Residential Low Density	13.04	58	Yes	No	
343-070-34-00-0	R-1 Single Family Residential	RL Residential Low Density	17.22	86	Yes	No	
343-052-04-00-1	R-1 Single Family Residential	RL Residential Low Density	0.15	1	Yes	No	
343-051-10-00-1	R-1 Single Family Residential	RL Residential Low Density	0.159	1	Yes	No	
343-061-42-00-7	R-1 Single Family Residential	RL Residential Low Density	0.139	1	Yes	No	
080-020-03-00-9	R-1 Single Family Residential	RL Residential Low Density	69.26	386	Yes	No	
080-020-24-00-0	R-1 Single Family Residential	RL Residential Low Density	34.04	194	Yes	No	
480-010-13-00-1	R-1 Single Family Residential	RL Residential Low Density	1.52	9	Yes	No	
480-010-15-00-7	R-1 Single Family Residential	RL Residential Low Density	9	50	Yes	No	
480-030-05-00-4	R-1 Single Family Residential	RL Residential Low Density	2.78	15	Yes	No	
343-351-40-00-5	R-1 Single Family Residential	RL Residential Low Density	41.45	232	Yes	No	
			<b>292.755</b>	<b>1684</b>			
419-042-10-00-7	RMH Mobile Home Residential	RL Residential Low Density	0.16	1	Yes	No	
419-041-11-00-3	RMH Mobile Home Residential	RL Residential Low Density	0.15	1	Yes	No	
419-041-16-00-8	RMH Mobile Home Residential	RL Residential Low Density	0.159	1	Yes	No	
419-041-38-00-2	RMH Mobile Home Residential	RL Residential Low Density	0.159	1	Yes	No	
456-082-03-00-0	RMH Mobile Home Residential	RM Residential Medium Density	0.82	4	Yes	No	
456-070-16-00-1	RMH Mobile Home Residential	RL Residential Low Density	0.309	2	Yes	No	
456-070-12-00-9	RMH Mobile Home Residential	RL Residential Low Density	0.319	2	Yes	No	
456-070-03-00-3	RMH Mobile Home Residential	RL Residential Low Density	0.329	2	Yes	No	
456-060-05-00-6	RMH Mobile Home Residential	RL Residential Low Density	0.349	2	Yes	No	
456-060-03-00-0	RMH Mobile Home Residential	RL Residential Low Density	0.409	2	Yes	No	
456-060-06-00-9	RMH Mobile Home Residential	RL Residential Low Density	0.239	1	Yes	No	
456-060-07-00-2	RMH Mobile Home Residential	RL Residential Low Density	0.239	1	Yes	No	
456-060-08-00-5	RMH Mobile Home Residential	RL Residential Low Density	0.239	1	Yes	No	
456-060-10-00-0	RMH Mobile Home Residential	RL Residential Low Density	0.319	2	Yes	No	
456-060-09-00-8	RMH Mobile Home Residential	RL Residential Low Density	0.229	1	Yes	No	
508-020-11-00-9	RMH Mobile Home Residential	RL Residential Low Density	29.29	173	Yes	No	
			<b>33.718</b>	<b>193</b>			
067-010-15-00-4	R-2 Multi-Family Residential	IS Institutional	1.72	19	Yes	No	

080-141-03-00-1	R-2 Multi-Family Residential	RL Residential Low Density	0.189	2	Yes	No
343-351-39-00-3	R-2 Multi-Family Residential	RL Residential Low Density	7.46	83	Yes	No
343-351-38-00-0	R-2 Multi-Family Residential	RL Residential Low Density	8.07	90	Yes	No
067-150-22-00-5	R-2 Multi-Family Residential	RL Residential Low Density	0.139	2	Yes	No
067-140-18-00-1	R-2 Multi-Family Residential	RL Residential Low Density	0.139	2	Yes	No
067-050-02-00-8	R-2 Multi-Family Residential	RL Residential Low Density	38.87	-348	Yes	No
508-020-10-00-6	R-2 Multi-Family Residential	RL Residential Low Density	25.51	290	Yes	No
418-041-18-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	0	Yes	No
418-041-15-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
418-041-14-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
419-020-30-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.4	2	Yes	No
419-020-32-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.49	6	Yes	No
067-210-25-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.4	4	Yes	No
067-022-10-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.46	6	Yes	No
067-210-27-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.389	4	Yes	No
067-023-18-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	1.87	22	Yes	No
067-035-12-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No
067-034-12-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No
067-040-30-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	26.72	263	Yes	No
456-081-02-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.54	6	Yes	No
456-081-01-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.439	5	Yes	No
456-081-03-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.64	7	Yes	No
456-081-04-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.52	6	Yes	No
456-082-01-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.56	6	Yes	No
456-082-05-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	1.38	16	Yes	No
456-090-13-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.419	5	Yes	No
456-090-08-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.419	5	Yes	No
456-082-08-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.309	3	Yes	No
456-090-11-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.409	4	Yes	No
456-081-11-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.419	5	Yes	No
456-081-10-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.409	4	Yes	No

456-090-10-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	2.29	26	Yes	No	
477-090-12-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.86	10	Yes	No	
477-100-04-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.68	7	Yes	No	
477-100-22-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	0.45	5	Yes	No	
477-100-21-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.45	5	Yes	No	
477-100-06-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.47	5	Yes	No	
477-100-20-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.28	3	Yes	No	
477-100-19-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.82	9	Yes	No	
477-100-09-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.35	4	Yes	No	
477-100-08-00-9	R-2 Multi-Family Residential	RM Residential Medium Density	0.26	2	Yes	No	
477-100-10-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.26	6	Yes	No	
477-100-26-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.53	2	Yes	No	
477-070-20-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.312	6	Yes	No	
477-070-09-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.68	3	Yes	No	
477-110-08-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.18	7	Yes	No	
477-080-02-00-6	R-2 Multi-Family Residential	RM Residential Medium Density	0.36	2	Yes	No	
477-110-10-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.57	4	Yes	No	
477-080-22-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.31	6	Yes	No	
477-080-13-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	3	Yes	No	
477-080-09-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.2	2	Yes	No	
080-061-38-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-061-37-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-062-07-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-062-11-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
479-010-15-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	20.13	2	Yes	No	
479-010-14-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	7.49	225	Yes	No	
479-010-12-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	5.83	83	Yes	No	
080-041-38-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	65	Yes	No	
080-041-34-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No	
080-051-35-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-051-34-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	

080-052-06-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-052-12-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-042-08-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No	
080-042-09-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
080-061-38-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.15	2	Yes	No	
343-230-43-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.239	2	Yes	No	
343-230-44-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No	
343-230-45-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.259	2	Yes	No	
343-230-46-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.279	2	Yes	No	
343-230-50-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No	
343-230-51-00-5	R-2 Multi-Family Residential	RM Residential Medium Density	0.279	2	Yes	No	
343-230-52-00-8	R-2 Multi-Family Residential	RM Residential Medium Density	0.239	2	Yes	No	
343-230-53-00-1	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No	
343-230-33-00-3	R-2 Multi-Family Residential	RM Residential Medium Density	0.269	2	Yes	No	
343-230-32-00-0	R-2 Multi-Family Residential	RM Residential Medium Density	0.279	3	Yes	No	
343-032-52-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	1.05	11	Yes	No	
343-042-57-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	1.33	14	Yes	No	
343-061-09-00-2	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No	Yes
343-061-10-00-4	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No	Yes
343-061-11-00-7	R-2 Multi-Family Residential	RM Residential Medium Density	0.139	2	Yes	No	Yes
			<b>171.72</b>	<b>1785</b>			
<b>Moderate Income Site Totals</b>							
453-071-07-00-1	R-3 Multi-Family Residential	RM Residential Medium Density	0.369	6	Yes	No	Yes
453-061-24-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No	Yes
453-061-23-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No	Yes
453-072-03-00-6	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No	Yes
453-072-05-00-2	R-3 Multi-Family Residential	RM Residential Medium Density	0.169	2	Yes	No	Yes
453-062-22-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	Yes
453-062-20-00-2	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	Yes
453-061-41-00-6	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	Yes
453-072-02-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	Yes

453-071-10-00-9	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	<u>Yes</u>
453-071-12-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	<u>Yes</u>
453-071-20-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	<u>Yes</u>
453-072-06-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	<u>Yes</u>
453-062-28-00-6	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-062-27-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-062-24-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-062-23-00-1	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-071-08-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-071-09-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-071-23-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-071-08-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-071-09-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
453-071-23-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.189	3	Yes	No	<u>Yes</u>
418-062-17-00-7	R-3 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No	<u>Yes</u>
418-062-23-00-4	R-3 Multi-Family Residential	RM Residential Medium Density	0.159	2	Yes	No	<u>Yes</u>
453-013-02-00-2	R-3 Multi-Family Residential	RM Residential Medium Density	4.02	70	Yes	No	<u>Yes</u>
453-013-28-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	1.18	20	Yes	No	<u>Yes</u>
453-142-02-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	0.179	2	Yes	No	<u>Yes</u>
396-060-08-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	4.75	82	Yes	No	<u>Yes</u>
080-122-11-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	0.429	7	Yes	No	<u>Yes</u>
480-010-17-00-3	R-3 Multi-Family Residential	RM Residential Medium Density	12.81	215	Yes	No	<u>Yes</u>
343-351-27-00-8	R-3 Multi-Family Residential	RM Residential Medium Density	2.43	41	Yes	No	<u>Yes</u>
343-351-26-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	2.07	34	Yes	No	<u>No</u>
343-081-15-00-5	R-3 Multi-Family Residential	RM Residential Medium Density	14.59	245	Yes	No	<u>Yes</u>
396-400-07-00-3	R-3 Multi-Family Residential	RL Residential Low Density	3.74	65	Yes	No	<u>Yes</u>
396-400-06-00-0	R-3 Multi-Family Residential	RL Residential Low Density	3.86	67	Yes	No	<u>Yes</u>
080-122-09-00-0	R-3 Multi-Family Residential	RL Residential Low Density	0.15	2	Yes	No	<u>Yes</u>
080-122-10-00-2	R-3 Multi-Family Residential	RL Residential Low Density	0.15	2	Yes	No	<u>Yes</u>
			<b>55.043</b>	<b>926</b>			
508-020-12-00-2	R-4 Multi-Family Residential	RM Residential Medium Density	2.5	86	Yes	No	<u>Yes</u>

478-103-01-00-6	R-4 Multi-Family Residential	RM Residential Medium Density	0.219	7	Yes	No	Yes									
478-104-07-00-1	R-4 Multi-Family Residential	RM Residential Medium Density	0.209	7	Yes	No	Yes									
478-104-06-00-8	R-4 Multi-Family Residential	RM Residential Medium Density	0.209	7	Yes	No	Yes									
478-104-05-00-5	R-4 Multi-Family Residential	RM Residential Medium Density	0.209	7	Yes	No	Yes									
			<b>3,346</b>	<b>115</b>												
<b>TOTAL LAND INVENTORY</b>			<b>984</b>	<b>5,738</b>												
			<b>CAPACITY BY INCOME CATEGORY</b>													
<b>Lower Income Capacity</b>			<b>79,297</b>	<b>1018</b>												
<b>Moderate Income Capacity</b>			<b>-</b>	<b>746.45</b>	<b>4469</b>											
<b>Above Moderate Income Capacity</b>			<b>158.27</b>	<b>250</b>												
<b>Grand Total</b>			<b>984</b>	<b>5738</b>												
APN	GP	Zone	Min. Density (Units/Ac.)	Max. Density (Units/Acre)	Acres	Realistic Capacity	Existing Use	Infra. (Current/Potential)	Public	Site Status	LI	MI	Above MI	Total Units	Prior Cycles	Env. Con.
455-100-09-00-2	RR	E-1	1	2	112.7	113	Vacant	Yes - P	No	Available	0	0	113	113	YES	AICUZ
455-100-06-00-3	RR	E-1	1	2	32.61	33	Vacant	Yes - P	No	Available	0	0	33	33	YES	AICUZ
509-090-02-00-1	RT	E-2	1	2	3.05	3	Vacant	Yes - C	No	Available	0	0	3	3	YES	AICUZ
509-090-01-00-8	RT	E-2	1	2	2.2	2	Vacant	Yes - C	No	Available	0	0	2	2	YES	None
509-090-10-00-4	RT	E-2	1	2	1.61	2	Vacant	Yes - C	No	Available	0	0	2	2	YES	None
509-090-11-00-7	RT	E-2	1	2	2.56	3	Vacant	Yes - C	No	Available	0	0	3	3	YES	None
509-090-12-00-0	RT	E-2	1	2	2.06	2	Vacant	Yes - C	No	Available	0	0	2	2	YES	None
509-090-14-00-6	RT	E-2	1	2	1.83	2	Vacant	Yes - C	No	Available	0	0	2	2	YES	None
509-090-15-00-9	RT	E-2	1	2	2.05	2	Vacant	Yes - C	No	Available	0	0	2	2	YES	None
453-270-01-00-4	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-14-00-2	RT	E-2	1	2	0.25	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-02-00-7	RT	E-2	1	2	0.25	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-13-00-9	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-03-00-0	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-12-00-6	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-04-00-3	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None

<u>APN</u>	<u>GP</u>	<u>Zone</u>	<u>Min. Density (Units/ Ac.)</u>	<u>Max. Density (Units/ Acre)</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Existing Use</u>	<u>Infra. (Current/ Potential)</u>	<u>Public</u>	<u>Site Status</u>	<u>LI</u>	<u>MI</u>	<u>Above MI</u>	<u>Total Units</u>	<u>Prior Cycles</u>	<u>Env. Con.</u>
453-270-11-00-3	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-05-00-6	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-10-00-0	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-06-00-9	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-09-00-8	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-07-00-2	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-270-08-00-5	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-231-08-00-0	RT	E-2	1	2	0.23	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-253-07-00-7	RT	E-2	1	2	0.43	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
453-240-04-00-4	RT	E-2	1	2	0.26	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
455-100-08-00-9	RR	E-2	1	2	17.7	18	Vacant	Yes - P	No	Available	0	0	18	18	YES	None
510-010-17-00-1	RT	E-2	1	2	20.9	21	Vacant	Yes - C	No	Available	0	0	21	21	YES	None
510-010-24-00-1	RT	E-2	1	2	19.6	20	Vacant	Yes - C	No	Available	0	0	20	20	YES	None
510-010-07-00-2	RT	E-2	1	2	20.32	20	Vacant	NO	No	Available	0	0	20	20	YES	None
510-010-06-00-9	RT	E-2	1	2	20.31	20	Vacant	NO	No	Available	0	0	20	20	YES	None
510-010-04-00-3	RT	E-2	1	2	20.25	20	Vacant	NO	No	Available	0	0	20	20	YES	None
510-010-05-00-6	RT	E-2	1	2	20.31	20	Vacant	NO	No	Available	0	0	20	20	YES	None
510-020-02-00-0	RT	E-2	1	2	26.92	27	Vacant	Yes - C	No	Available	0	0	27	27	YES	None
510-020-03-00-3	RT	E-2	1	2	9.22	9	Vacant	Yes - C	No	Available	0	0	9	9	YES	None
510-020-07-00-5	RT	E-2	1	2	3.82	4	Vacant	Yes - C	No	Available	0	0	4	4	YES	None
479-041-01-00-2	RT	E-2	1	2	0.69	2	Vacant	Yes - C	No	Available	0	0	2	2	YES	None
479-041-40-00-5	RT	E-2	1	2	0.23	1	Vacant	Yes - C	No	Available	0	0	1	1	YES	None
510-020-11-00-6	RT	E-2	1	2	6.62	7	Vacant	Yes - C	No	Available	0	0	7	7	YES	None
509-020-16-00-1	RT	E-2	1	2	5.04	5	Vacant	Yes - C	No	Available	0	0	5	5	YES	None
509-020-14-00-5	RT	E-2	1	2	2.52	3	Vacant	Yes - C	No	Available	0	0	3	3	YES	None
509-020-15-00-8	RT	E-2	1	2	2.52	3	Vacant	Yes - C	No	Available	0	0	3	3	YES	None
509-020-19-00-0	RT	E-2	1	2	40.37	40	Vacant	Yes - C	No	Available	0	0	40	40	YES	None
509-020-43-00-9	RT	E-2	1	2	13.57	14	Vacant	Yes - C	No	Available	0	0	14	14	YES	None
509-010-01-00-4	RT	E-2	1	2	8.56	9	Vacant	Yes - C	No	Available	0	0	9	9	YES	None

APN	GP	Zone	Min. Density (Units/Ac.)	Max. Density (Units/Acre)	Acres	Realistic Capacity	Existing Use	Infra. (Current/Potential)	Public	Site Status	LI	MI	Above MI	Total Units	Prior Cycles	Env. Con.
509-090-03-00-4	RT	E-2	1	2	2.76	3	Vacant	Yes - C	No	Available	0	0	3	3	YES	None
		<b>E-2</b>			<b>427</b>	<b>445</b>							<b>445</b>	<b>445</b>		
418-064-07-00-2	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-064-10-00-0	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-071-05-00-8	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-072-09-00-7	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-071-04-00-5	RL	R-1	6	7	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-071-03-00-2	RL	R-1	6	7	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-072-11-00-2	RL	R-1	6	7	0.219	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
418-071-02-00-9	RL	R-1	6	7	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-071-01-00-6	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-074-12-00-9	RL	R-1	6	7	0.2	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-073-13-00-5	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-073-11-00-9	RL	R-1	6	7	0.219	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
419-010-21-00-6	RL	R-1	6	7	0.92	7	Vacant	Yes - C	No	Available	0	7	0	7	YES	None
419-010-22-00-9	RL	R-1	6	7	1.11	8	Vacant	Yes - C	No	Available	0	8	0	8	YES	None
419-010-23-00-2	RL	R-1	6	7	1	6	Vacant	Yes - C	No	Available	0	6	0	6	YES	None
419-010-32-00-8	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-010-31-00-5	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-010-30-00-2	RL	R-1	6	7	0.2	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-010-29-00-0	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-010-25-00-8	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-010-26-00-1	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-010-27-00-4	RL	R-1	6	7	0.43	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
419-010-28-00-7	RL	R-1	6	7	0.24	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
420-041-08-00-5	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
420-041-28-00-3	RL	R-1	6	7	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
420-041-27-00-0	RL	R-1	6	7	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None

<u>APN</u>	<u>GP</u>	<u>Zone</u>	<u>Min. Density (Units/ Ac.)</u>	<u>Max. Density (Units/ Acre)</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Existing Use</u>	<u>Infra. (Current/ Potential)</u>	<u>Public</u>	<u>Site Status</u>	<u>LI</u>	<u>MI</u>	<u>Above MI</u>	<u>Total Units</u>	<u>Prior Cycles</u>	<u>Env. Con.</u>
<a href="#">420-041-26-01-6</a>	RL	R-1	6	7	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-051-23-00-1</a>	RL	R-1	6	7	0.169	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-051-36-00-9</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-051-35-00-6</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-051-55-00-4</a>	RL	R-1	6	7	0.169	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-052-05-00-6</a>	RL	R-1	6	7	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-052-06-00-9</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-052-18-00-4</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-052-37-00-9</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-052-36-00-6</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">420-020-25-00-1</a>	RL	R-1	6	7	0.549	4	Vacant	Yes - C	No	Available	0	4	0	4	YES	None
<a href="#">419-020-07-00-9</a>	RL	R-1	6	7	2.18	16	Vacant	Yes - C	No	Available	0	16	0	16	YES	None
<a href="#">067-040-13-00-7</a>	RM	R-1	6	7	18.01	131	Vacant	Yes - C	No	Available	0	131	0	131	YES	Flood/EQ
<a href="#">067-121-13-00-7</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">067-126-07-00-5</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">067-121-10-00-8</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">067-050-21-00-3</a>	RL	R-1	6	7	11.08	80	Vacant	Yes - C	No	Available	0	80	0	80	YES	None
<a href="#">456-020-02-00-5</a>	RL	R-1	6	7	4.59	33	Vacant	Yes - P	YES - City- Owned	Available	0	33	0	33	NO	None
<a href="#">456-020-16-00-6</a>	RL	R-1	6	7	0.21	1	Vacant	Yes - C	No	Available	0	1	0	1	NO	None
<a href="#">456-031-03-00-8</a>	RL	R-1	6	7	0.289	2	Vacant	Yes - C	No	Pending Project	0	2	0	2	YES	None
<a href="#">456-331-03-00-5</a>	RL	R-1	6	7	0.2	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
<a href="#">456-040-11-00-7</a>	RL	R-1	6	7	0.219	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
<a href="#">456-051-01-00-8</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">456-051-02-00-1</a>	RL	R-1	6	7	0.169	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">456-052-15-00-6</a>	RL	R-1	6	7	0.269	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
<a href="#">456-040-23-00-2</a>	RL	R-1	6	7	0.3	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None

<u>APN</u>	<u>GP</u>	<u>Zone</u>	<u>Min. Density (Units/ Ac.)</u>	<u>Max. Density (Units/ Acre)</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Existing Use</u>	<u>Infra. (Current/ Potential)</u>	<u>Public</u>	<u>Site Status</u>	<u>LI</u>	<u>MI</u>	<u>Above MI</u>	<u>Total Units</u>	<u>Prior Cycles</u>	<u>Env. Con.</u>
456-020-21-00-0	RL	R-1	6	7	1.36	10	Vacant	Yes - P	No	Available	0	10	0	10	YES	None
456-020-14-00-0	RL	R-1	6	7	0.93	6	Vacant	Yes - P	No	Available	0	6	0	6	YES	None
456-040-14-00-6	RL	R-1	6	7	1.1	7	Vacant	Yes - P	No	Available	0	7	0	7	YES	None
456-040-15-00-9	RL	R-1	6	7	1.26	9	Vacant	Yes - P	No	Available	0	9	0	9	YES	None
456-051-13-00-3	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-051-05-00-0	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-052-23-00-9	RL	R-1	6	7	0.259	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-020-01-00-2	RL	R-1	6	7	1.89	14	Vacant	Yes - P	No	Available	0	14	0	14	YES	None
456-051-12-00-0	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-051-06-00-3	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-052-24-00-2	RL	R-1	6	7	0.259	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-031-16-00-6	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-051-11-00-7	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-051-07-00-6	RL	R-1	6	7	0.209	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-052-25-00-5	RL	R-1	6	7	0.196	1	Vacant	Yes - P	No	Available	0	1	0	1	YES	None
456-051-08-00-9	RL	R-1	6	7	0.279	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-040-08-00-9	RL	R-1	6	7	0.4	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-040-04-00-7	RL	R-1	6	7	0.73	5	Vacant	Yes - P	No	Available	0	5	0	5	YES	None
456-040-07-00-6	RL	R-1	6	7	0.25	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-052-01-00-5	RL	R-1	6	7	0.359	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-052-10-00-1	RL	R-1	6	7	0.189	1	Vacant	Yes - P	No	Available	0	1	0	1	YES	None
456-052-02-00-8	RL	R-1	6	7	0.229	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-052-03-00-1	RL	R-1	6	7	0.229	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-040-05-00-0	RL	R-1	6	7	0.91	7	Vacant	Yes - P	No	Available	0	7	0	7	YES	None
456-052-08-00-6	RL	R-1	6	7	0.189	1	Vacant	Yes - P	No	Available	0	1	0	1	YES	None
456-052-12-00-7	RL	R-1	6	7	0.229	1	Vacant	Yes - P	No	Available	0	1	0	1	YES	None
456-052-30-00-9	RL	R-1	6	7	0.179	1	Vacant	Yes - P	No	Available	0	1	0	1	YES	None
456-020-03-00-8	RL	R-1	6	7	2.53	18	Vacant	Yes - P	No	Available	0	18	0	18	YES	None
477-020-05-00-7	RL	R-1	6	7	0.219	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None

<u>APN</u>	<u>GP</u>	<u>Zone</u>	<u>Min. Density (Units/ Ac.)</u>	<u>Max. Density (Units/ Acre)</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Existing Use</u>	<u>Infra. (Current/ Potential)</u>	<u>Public</u>	<u>Site Status</u>	<u>LI</u>	<u>MI</u>	<u>Above MI</u>	<u>Total Units</u>	<u>Prior Cycles</u>	<u>Env. Con.</u>
<a href="#">477-020-08-00-6</a>	RL	R-1	6	7	0.25	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
<a href="#">479-020-11-00-8</a>	RL	R-1	6	7	0.229	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
<a href="#">479-020-12-00-1</a>	RL	R-1	6	7	0.92	7	Vacant	Yes - C	No	Available	0	7	0	7	YES	None
<a href="#">080-132-18-00-9</a>	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-132-17-00-6</a>	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-132-09-00-3</a>	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-152-12-00-7</a>	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">479-020-13-00-4</a>	RL	R-1	6	7	0.93	7	Vacant	Yes - C	No	Available	0	7	0	7	YES	None
<a href="#">080-162-18-00-8</a>	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-162-08-00-9</a>	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">479-020-10-00-5</a>	RL	R-1	6	7	6.96	51	Vacant	Yes - C	No	Available	0	51	0	51	YES	None
<a href="#">479-020-09-00-3</a>	RL	R-1	6	7	5.69	41	Vacant	Yes - C	No	Available	0	41	0	41	YES	None
<a href="#">080-073-07-00-7</a>	RL	R-1	6	7	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-091-11-00-0</a>	RL	R-1	6	7	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-093-03-00-1</a>	RL	R-1	6	7	0.169	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-093-10-00-1</a>	RL	R-1	6	1	0.16	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-142-16-00-6</a>	CD	R-1	6	7	0.17	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-141-03-00-1</a>	CD	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-152-12-00-7</a>	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-152-10-00-1</a>	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-162-08-00-9</a>	RL	R-1	6	7	0.179	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-133-15-00-7</a>	CD	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-133-02-00-9</a>	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-132-06-00-4</a>	RL	R-1	6	7	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">080-010-18-00-0</a>	RL	R-1	6	7	22.5	163	Vacant	Yes - C	No	Available	0	163	0	163	YES	None
<a href="#">343-070-24-00-1</a>	RL	R-1	6	7	13.04	95	Vacant	Yes - C	No	Available	0	95	0	95	YES	None
<a href="#">343-070-34-00-0</a>	RL	R-1	6	7	17.22	125	Vacant	Yes - C	No	Available	0	125	0	125	YES	None
<a href="#">343-052-04-00-1</a>	RL	R-1	6	7	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
<a href="#">343-051-10-00-1</a>	RL	R-1	6	7	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None

APN	GP	Zone	Min. Density (Units/Ac.)	Max. Density (Units/Acre)	Acres	Realistic Capacity	Existing Use	Infra. (Current/Potential)	Public	Site Status	LI	MI	Above MI	Total Units	Prior Cycles	Env. Con.
343-061-42-00-7	RL	R-1	6	7	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-020-03-00-9	RL	R-1	6	7	69.26	503	Vacant	Yes - C	No	Available	0	503	0	503	YES	EQ
080-020-24-00-0	RL	R-1	6	7	34.04	247	Vacant	Yes - C	No	Available	0	247	0	247	YES	EQ
480-010-13-00-1	RL	R-1	6	7	1.52	11	Vacant	Yes - C	No	Available	0	11	0	11	YES	None
480-010-15-00-7	RL	R-1	6	7	9	65	Vacant	Yes - C	No	Available	0	65	0	65	YES	None
480-030-05-00-4	RL	R-1	6	7	2.78	20	Vacant	Yes - C	No	Available	0	20	0	20	YES	None
343-351-40-00-5	RL	R-1	6	7	41.45	253	Vacant	Yes - C	No	Available	0	253	0	253	YES	None
-	-	R-1	-	-	293	2066	-	-	-	-	-	2066	-	2066	-	-
343-230-45-00-8	RM	R-2	6	14	0.259	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-46-00-1	RM	R-2	6	14	0.279	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-50-00-2	RM	R-2	6	14	0.269	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-51-00-5	RM	R-2	6	14	0.279	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-52-00-8	RM	R-2	6	14	0.239	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-53-00-1	RM	R-2	6	14	0.269	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
418-041-18-00-7	RM	R-2	6	14	0.15	1	Parking	Yes - C	No	Available	0	1	0	1	NO	None
418-041-15-00-8	RM	R-2	6	14	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
418-041-14-00-5	RM	R-2	6	14	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
419-020-30-00-5	RM	R-2	6	14	0.4	3	Parking	Yes - P	No	Available	0	3	0	3	NO	None
419-020-32-00-1	RM	R-2	6	14	0.49	4	Commercial	Yes - P	No	Available	0	4	0	4	NO	None
067-010-15-00-4	IS	R-2	6	14	1.72	12	Parking	Yes - C	No	Available	0	12	0	12	NO	None
067-210-25-00-1	RM	R-2	6	14	0.4	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
067-022-10-00-6	RM	R-2	6	14	0.46	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
067-210-27-00-7	RM	R-2	6	14	0.389	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
067-023-18-00-7	RM	R-2	6	14	1.87	14	Vacant	Yes - C	No	Available	0	14	0	14	YES	None
067-035-12-00-6	RM	R-2	6	14	0.139	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
067-034-12-00-9	RM	R-2	6	14	0.159	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
067-040-30-00-6	RM	R-2	6	14	26.72	194	Vacant	Yes - P	YES	Available	0	194	0	194	YES	Flood/EQ

<u>APN</u>	<u>GP</u>	<u>Zone</u>	<u>Min. Density (Units/ Ac.)</u>	<u>Max. Density (Units/ Acre)</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Existing Use</u>	<u>Infra. (Current/ Potential)</u>	<u>Public</u>	<u>Site Status</u>	<u>LI</u>	<u>MI</u>	<u>Above MI</u>	<u>Total Units</u>	<u>Prior Cycles</u>	<u>Env. Con.</u>
067-150-22-00-5	RL	R-2	6	14	0.139	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
067-140-18-00-1	RL	R-2	6	14	0.139	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
456-081-02-00-0	RM	R-2	6	14	0.54	4	Vacant	Yes - P	No	Available	0	4	0	4	YES	None
456-081-01-00-7	RM	R-2	6	14	0.439	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-081-03-00-3	RM	R-2	6	14	0.64	5	Vacant	Yes - P	No	Available	0	5	0	5	YES	None
456-081-04-00-6	RM	R-2	6	14	0.52	4	Vacant	Yes - P	No	Available	0	4	0	4	YES	None
456-082-01-00-4	RM	R-2	6	14	0.56	4	Vacant	Yes - P	No	Available	0	4	0	4	YES	None
456-082-05-00-6	RM	R-2	6	14	1.38	10	Vacant	Yes - P	No	Available	0	10	0	10	YES	None
456-090-13-00-8	RM	R-2	6	14	0.419	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-090-08-00-4	RM	R-2	6	14	0.419	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-082-08-00-5	RM	R-2	6	14	0.309	2	Vacant	Yes - P	No	Available	0	2	0	2	YES	None
456-090-11-00-2	RM	R-2	6	14	0.409	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-081-11-00-6	RM	R-2	6	14	0.419	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-081-10-00-3	RM	R-2	6	14	0.409	3	Vacant	Yes - P	No	Available	0	3	0	3	YES	None
456-090-10-00-9	RM	R-2	6	14	2.29	17	Vacant	Yes - P	No	Available	0	17	0	17	YES	None
067-050-02-00-8	RL	R-2	6	14	38.87	282	Vacant	Yes - C	YE	Available	0	0	282	282	YES	None
508-020-10-00-6	RL	R-2	6	14	25.51	185	Vacant	Yes - C	YES	Available	0	185	0	185	YES	None
477-090-12-00-8	RM	R-2	6	14	0.86	6	Vacant	Yes - C	No	Available	0	6	0	6	YES	None
477-100-04-00-7	RM	R-2	6	14	0.68	5	Vacant	Yes - C	No	Available	0	5	0	5	YES	None
477-100-22-00-9	RM	R-2	6	14	0.45	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
477-100-21-00-6	RM	R-2	6	14	0.45	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
477-100-06-00-3	RM	R-2	6	14	0.47	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
477-100-20-00-3	RM	R-2	6	14	0.28	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
477-100-19-00-1	RM	R-2	6	14	0.82	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
477-100-09-00-2	RM	R-2	6	14	0.35	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
477-100-08-00-9	RM	R-2	6	14	0.26	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
477-100-18-00-8	RM	R-2	6	14	0.54	4	Vacant	Yes - C	No	Available	0	4	0	4	YES	None
477-100-10-00-4	RM	R-2	6	14	0.26	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
477-100-26-00-1	RM	R-2	6	14	0.53	4	Vacant	Yes - C	No	Available	0	4	0	4	YES	None

APN	GP	Zone	Min. Density (Units/ Ac.)	Max. Density (Units/ Acre)	Acres	Realistic Capacity	Existing Use	Infra. (Current/ Potential)	Public	Site Status	LI	MI	Above MI	Total Units	Prior Cycles	Env. Con.
477-070-20-00-5	RM	R-2	6	14	0.312	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
477-070-09-00-4	RM	R-2	6	14	0.68	5	Vacant	Yes - C	No	Available	0	5	0	5	YES	None
477-110-08-00-2	RM	R-2	6	14	0.18	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
477-080-02-00-6	RM	R-2	6	14	0.36	3	Vacant	Yes - C	No	Available	0	3	0	3	YES	None
477-110-10-00-7	RM	R-2	6	14	0.57	4	Vacant	Yes - C	No	Available	0	4	0	4	YES	None
477-080-22-00-4	RM	R-2	6	14	0.31	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
477-080-13-00-8	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
477-080-09-00-7	RM	R-2	6	14	0.2	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-141-03-00-1	RL	R-2	6	14	0.189	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-061-38-00-0	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-061-37-00-7	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-062-07-00-7	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-062-11-00-8	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
479-010-15-00-7	RM	R-2	6	14	20.13	146	Vacant	Yes - C	No	Available	0	146	0	146	YES	None
479-010-14-00-4	RM	R-2	6	14	7.49	54	Vacant	Yes - C	No	Available	54	0	0	54	YES	None
479-010-12-00-8	RM	R-2	6	14	5.83	42	Vacant	Yes - C	No	Available	42	0	0	42	YES	None
080-041-38-00-4	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-041-34-00-2	RM	R-2	6	14	0.139	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-051-35-00-8	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-051-34-00-5	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-052-06-00-1	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-052-12-00-8	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-042-08-00-4	RM	R-2	6	14	0.159	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
080-042-09-00-7	RM	R-2	6	14	0.15	1	Vacant	Yes - C	No	Available	0	1	0	1	YES	None
343-230-43-00-2	RM	R-2	6	14	0.239	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-44-00-5	RM	R-2	6	14	0.269	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-33-00-3	RM	R-2	6	14	0.269	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-230-32-00-0	RM	R-2	6	14	0.279	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-032-52-00-4	RM	R-2	6	14	1.05	7	Vacant	Yes - C	No	Available	0	7	0	7	YES	None

APN	GP	Zone	Min. Density (Units/Ac.)	Max. Density (Units/Acre)	Acres	Realistic Capacity	Existing Use	Infra. (Current/Potential)	Public	Site Status	LI	MI	Above MI	Total Units	Prior Cycles	Env. Con.
343-042-57-00-2	RM	R-2	6	14	1.33	10	Vacant	Yes - C	No	Available	0	10	0	10	YES	None
343-061-09-00-2	RM	R-2	6	14	0.139	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-061-10-00-4	RM	R-2	6	14	0.139	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-061-11-00-7	RM	R-2	6	14	0.139	2	Vacant	Yes - C	No	Available	0	2	0	2	YES	None
343-351-39-00-3	RL	R-2	6	14	7.46	54	Vacant	Yes - C	No	Available	0	54	0	54	YES	None
343-351-38-00-0	RL	R-2	6	14	8.07	59	Vacant	Yes - C	No	Available	0	59	0	59	YES	None
		<b>R-2</b>			<b>172</b>	<b>1248</b>					<b>96</b>	<b>870</b>	<b>282</b>	<b>1248</b>		
453-071-07-00-1	RM	R-3	6	21	0.369	3	Vacant	Yes - C	NO	Available	3	0	0	3	YES	None
453-061-24-00-7	RM	R-3	6	21	0.169	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-061-23-00-4	RM	R-3	6	21	0.169	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-072-03-00-6	RM	R-3	6	21	0.169	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-072-05-00-2	RM	R-3	6	21	0.169	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-062-22-00-8	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-062-20-00-2	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-061-41-00-6	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-072-02-00-3	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-10-00-9	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-12-00-5	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-20-00-8	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-072-06-00-5	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-062-28-00-6	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-062-27-00-3	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-062-24-00-4	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-062-23-00-1	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-08-00-4	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-09-00-7	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-23-00-7	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-08-00-4	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None

APN	GP	Zone	Min. Density (Units/Ac.)	Max. Density (Units/Acre)	Acres	Realistic Capacity	Existing Use	Infra. (Current/Potential)	Public	Site Status	LI	MI	Above MI	Total Units	Prior Cycles	Env. Con.
453-071-09-00-7	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-071-23-00-7	RM	R-3	6	21	0.189	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
418-062-17-00-7	RM	R-3	6	21	0.159	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
418-062-23-00-4	RM	R-3	6	21	0.159	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
453-013-02-00-2	RM	R-3	6	21	4.02	29	Vacant	Yes - C	No	Available	29	0	0	29	YES	None
453-013-28-00-8	RM	R-3	6	21	1.18	9	Vacant	Yes - C	No	Available	9	0	0	9	YES	None
453-142-02-00-3	RM	R-3	6	21	0.179	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
396-060-08-00-8	RM	R-3	6	21	4.75	34	Vacant	Yes - C	No	Available	34	0	0	34	YES	None
396-400-07-00-3	RL	R-3	6	21	3.74	27	Vacant	Yes - C	No	Available	27	0	0	27	YES	None
396-400-06-00-0	RL	R-3	6	21	3.86	27	Vacant	Yes - C	No	Available	27	0	0	27	YES	None
080-122-11-00-5	RM	R-3	6	21	0.429	3	Vacant	Yes - C	No	Available	3	0	0	3	YES	None
080-122-09-00-0	RL	R-3	6	21	0.15	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
080-122-10-00-2	RL	R-3	6	21	0.15	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
480-010-17-00-3	RM	R-3	6	21	12.81	93	Vacant	Yes - C	No	Available	0	93	0	93	YES	None
343-351-27-00-8	RM	R-3	6	21	2.43	17	Vacant	Yes - C	No	Available	17	0	0	17	YES	None
343-351-26-00-5	RM	R-3	6	21	2.07	15	Vacant	Yes - C	No	Available	15	0	0	15	YES	None
343-081-15-00-5	RM	R-3	6	21	14.59	106	Vacant	Yes - C	No	Available	106	0	0	106	YES	None
-	-	<b>R-3</b>	-	-	<b>55</b>	<b>390</b>	-	-	-	-	<b>297</b>	<b>93</b>	-	<b>390</b>	-	-
508-020-12-00-2	RM	R-4	14	43	2.5	35	Vacant	Yes - C	No	Available	35	0	0	35	YES	None
478-103-01-00-6	RM	R-4	14	43	0.219	3	Vacant	Yes - C	No	Available	3	0	0	3	YES	None
478-104-07-00-1	RM	R-4	14	43	0.209	3	Vacant	Yes - C	No	Available	3	0	0	3	YES	None
478-104-06-00-8	RM	R-4	14	43	0.209	3	Vacant	Yes - C	No	Available	3	0	0	3	YES	None
478-104-05-00-5	RM	R-4	14	43	0.209	3	Vacant	Yes - C	No	Available	3	0	0	3	YES	None
-	-	<b>R-4</b>	-	-	<b>3.35</b>	<b>47</b>	-	-	-	-	<b>47</b>	-	-	<b>47</b>	-	-
419-042-10-00-7	RL	RMH	6	7	0.16	1	Vacant	Yes - C	No	Available	1	0	0	1	NO	None
419-041-11-00-3	RL	RMH	6	7	0.15	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
419-041-16-00-8	RL	RMH	6	7	0.159	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None

<u>APN</u>	<u>GP</u>	<u>Zone</u>	<u>Min. Density (Units/Ac.)</u>	<u>Max. Density (Units/Acre)</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Existing Use</u>	<u>Infra. (Current/Potential)</u>	<u>Public</u>	<u>Site Status</u>	<u>LI</u>	<u>MI</u>	<u>Above MI</u>	<u>Total Units</u>	<u>Prior Cycles</u>	<u>Env. Con.</u>
419-041-38-00-2	RL	RMH	6	7	0.159	1	Vacant	Yes - C	No	Available	1	0	0	1	YES	None
456-082-03-00-0	RM	RMH	6	7	0.82	6	Vacant	Yes - P	No	Available	6	0	0	6	YES	None
456-070-16-00-1	RL	RMH	6	7	0.309	2	Vacant	Yes - P	No	Available	2	0	0	2	YES	None
456-070-12-00-9	RL	RMH	6	7	0.319	2	Vacant	Yes - P	No	Available	2	0	0	2	YES	None
456-070-03-00-3	RL	RMH	6	7	0.329	2	Vacant	Yes - P	No	Available	2	0	0	2	YES	None
456-060-05-00-6	RL	RMH	6	7	0.349	2	Vacant	Yes - P	No	Available	2	0	0	2	YES	None
456-060-03-00-0	RL	RMH	6	7	0.409	3	Vacant	Yes - P	No	Available	3	0	0	3	YES	None
456-060-06-00-9	RL	RMH	6	7	0.239	1	Vacant	Yes - P	No	Available	1	0	0	1	YES	None
456-060-07-00-2	RL	RMH	6	7	0.239	1	Vacant	Yes - P	No	Available	1	0	0	1	YES	None
456-060-08-00-5	RL	RMH	6	7	0.239	1	Vacant	Yes - P	No	Available	1	0	0	1	YES	None
456-060-10-00-0	RL	RMH	6	7	0.319	2	Vacant	Yes - P	No	Available	2	0	0	2	YES	None
456-060-09-00-8	RL	RMH	6	7	0.229	1	Vacant	Yes - P	No	Available	1	0	0	1	YES	None
508-020-11-00-9	RL	RMH	6	7	29.29	213	Vacant	Yes - C	No	Available	213	0	0	213	YES	None
-	-	<b>RMH</b>	-	-	<b>33.7</b>	<b>240</b>	-	-	-	-	<b>240</b>	-	-	<b>240</b>	-	-
<b>TOTAL</b>	-	-	-	-	<b>984</b>	<b>4436</b>	-	-	-	-	<b>584</b>	<b>3125</b>	<b>727</b>	<b>4436</b>	-	-

**NOTES**

**AICUZ** = The Air Installations Compatible Use Zones (AICUZ), Study Naval Air Weapons Station China Lake, Dated April 2011, identifies areas that are impacted by flight operations within the Naval installation. Impacts from flight operations are noise levels from 60 to 75 dB and the potential for aircraft accidents. Parcels impacted have been zoned Estate 1 (40,000) and Estate 2 (10,000) limiting density.

**Flood** = The FEMA Flood Map identifies the below parcels as within Zone AH. These parcels have a 1% chance of shallow flooding, with an average depth ranging from 1 to 3 feet. A newly constructed sump has been developed within the area for increased capture of stormwater and mitigation of localized flooding.

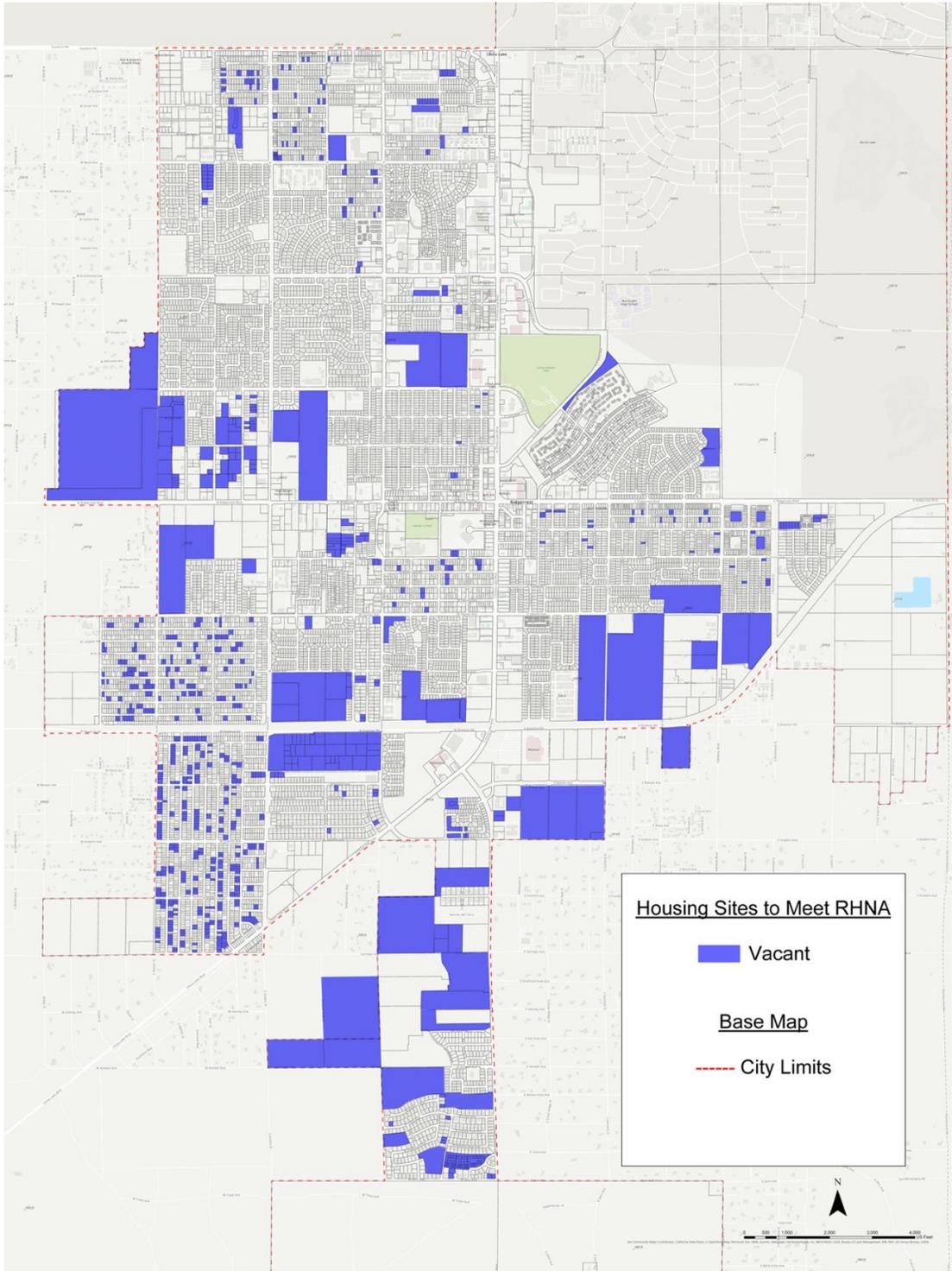
**EQ** = Earthquake. The Indian Wells Valley is impacted by the Little Lake fault zone. The Little Lake fault extends through several areas of Ridgecrest. All fault zones within the city have an age of displacement from the Holocene or Late Quaternary age. The slip rate for the fault is between 1.0 and 5.00 mm/yr. Parcels within the Little Lake Fault zone are identified below.

**Source**

City of Ridgecrest

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**Figure 4-1: Vacant Land Inventory**



Source: City of Ridgecrest Planning Department

**City Infrastructure**

The ability of a city to provide an adequate housing supply is also closely linked to the capacity of the city's infrastructure. Decreases in public funds available for such improvements, and the corresponding need for providing services to developing areas, are likely to create some of the most significant problems of the current decade.

Sanitary sewer and water lines are in place to the edge of the city limits along all arterial roads to the west, south, and east. NAWS is in the northeast section of the city, and no residential development is generally planned on the base by the City of Ridgecrest. Therefore, infrastructure is available to the majority of residential parcels, and can easily be extended to accommodate new land divisions. Infrastructure availability to residential parcels is not a constraint to meeting the anticipated fair share allocation of 1,436 dwelling units for the period 2023-2031.

Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to these statutes, upon adoption of its Housing Element, the City of Ridgecrest will immediately deliver the Housing Element to the local water ~~and sewer~~ providers, along with a summary of its regional housing needs allocation.

Program 33 addresses infrastructure improvements and other incentives to support the development of housing for lower- and moderate-income households and special needs populations, such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness.

**Wastewater**

The City of Ridgecrest operates a wastewater treatment facility with a rated capacity of 3.6 million gallons per day. The facility serves the entire city with a tributary area of over 13,000 acres, and consists of four components; influent and effluent flow measurement, preliminary treatment, primary treatment (including sludge-handling facilities) and a series of oxidation ponds. Based on 2010 estimates the facility was operating at 75 percent or less of capacity. Population increase since 2010 has been less than 10% leaving enough capacity for growth. The City is currently in the early planning stages for construction of an additional wastewater treatment plant. More than one-third of the wastewater treated at the plant is generated by the Navy, with the remainder generated within the City of Ridgecrest. Therefore, current capacity is adequate to provide the necessary infrastructure to serve the projected 1,436 dwelling units during the planning period.

**Sanitary Sewer Collection**

All wastewater collected is conveyed through regional wastewater conveyance facilities (trunk sewer, lift station, and force main) to the City of Ridgecrest's Regional Wastewater Treatment Plant. The City's sanitary sewer collection system comprises more than 150 miles of collection lines constructed mostly of vitreous clay pipe and polyvinyl chloride pipe. The sewer system lines range in diameter from 6 to 27 inches. The entire system is gravity-conveyed to the treatment plant located north of the city on NAWS by two separate trunk line systems with a common junction at

the plant site. The sanitary sewer collection system is adequate to provide the necessary infrastructure to serve the required 1,436 dwelling units during the planning period.

## **Water**

Ridgecrest's water supply relies on groundwater pumped from 18 wells and extracted from 11 reservoirs. Groundwater in the valley is usually identified as belonging to either the shallow or deep aquifer, and potable water comes from both. The Indian Wells Valley Water District 2020 Urban Water Management Plan provides planning and management tools to accommodate current water demand and proposed growth over the next 25 years.

The 2020 Urban Water Master Plan (UWMP) service area consists of an estimated population of 35,800, and ~~5,430-acre~~5,430-acre feet per year (AFY) of water was delivered to 12,489 metered connections. The UWMP estimates the population in the service area will grow to 37,906 people by 2030 and to 42,826 people by 2045. Water delivery was expected to grow to 7,203 AFY by 2045. Water conservation measures are in place and required; however, the water district is currently in an overdraft groundwater basin and other sources of water will need to be identified in the next 10 to 20 years. In 2020, the City of Ridgecrest used 1,159 AFY of recycled water. Conducting a water study is beyond the scope of the Housing Element Update. The City will rely on the data available from the Water District to support its housing unit projections.

## **Storm Drain Collection**

The City has adopted a Final Master Drainage Plan which identifies existing natural and improved watercourses and drainage basins. Water courses in Ridgecrest are primarily composed of flood control channels, retention basins, underground conduit, culverts, and the City street system. Funding to implement the plan is not available.

The City requires new residential construction to have its lowest habitable floor elevated above the base flood level elevation, determined by Federal Emergency Management Agency standards, and no development is allowed that would create a flood hazard. Development within the 100-year floodplain must comply with standards established within City ordinances and the National Flood Insurance Program standards. Large developments are required to develop a master drainage plan as a condition of approval.

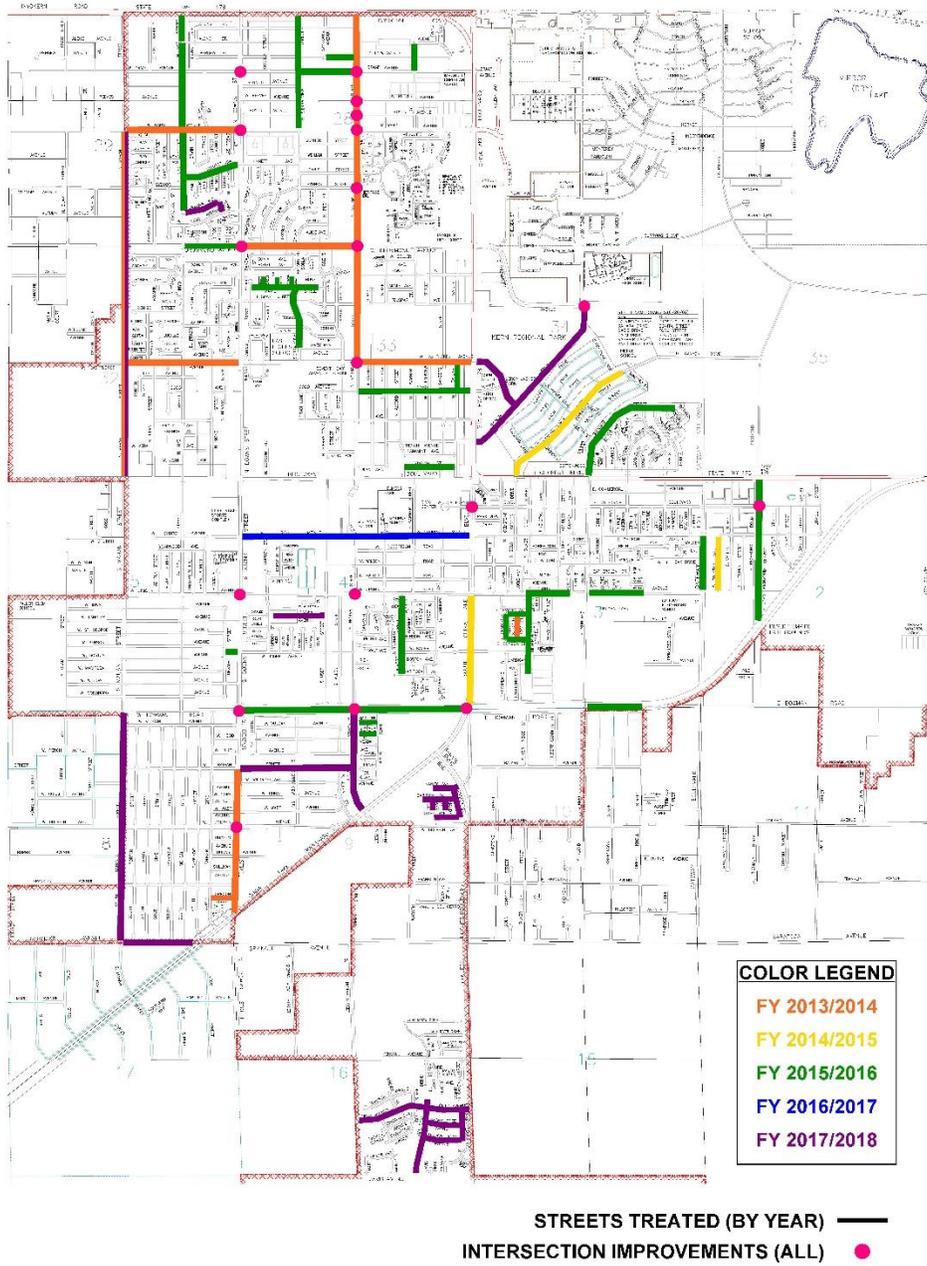
## **Streets and Roads**

The General Plan's Circulation Element contains the City's goals, policies, and implementation measures to ensure an adequate and functional transportation and circulation system. It identifies major roadways (i.e., freeways, highways, and collectors) to accommodate circulation needs beyond the year 2030. In the city, there is a network of roadways including state highways, arterials, scenic corridors, secondary, collector, and local streets. The Indian Wells Valley and City of Ridgecrest are served by three state highway facilities: Highway 14, Highway 395, and Highway 178. Highway 14 and Highway 395 to the west are linked to Ridgecrest by Highway 178 at the northern city limits. Local Streets across the city are reasonably well-maintained as shown in Figure 4-2. The City's PCI (Pavement Condition Index, scale of 1-100), based on an evaluation of all City streets, has gone from 23.5 in 2011 to 54.9 in 2015 and 62 currently (2021).

The term "level of service" (LOS) is used to describe the quality or ease of traffic movement for operating conditions that may occur on a roadway segment as it accommodates various traffic volumes. There are six levels of service, A through F, that relate to driving conditions. LOS A indicates free-flow conditions with little or no delays, and LOS F indicates that traffic volume exceeds capacity. The capacities of existing roadways to accommodate traffic is considered good, with the exception of a.m. and p.m. peak demand periods when employment-related commuter traffic is at its highest, the majority of the city's roadways are levels of service A or B. Traffic volumes do not pose a significant constraint on the provision of ~~1,346~~ 1,436-additional housing units during the planning period.

**Figure 4-2:**

**RIDGECREST STREET IMPROVEMENTS**  
FY 2013-2018 Varied Funding Sources



Source: City of Ridgecrest



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## 5. CHAPTER FIVE – CONSTRAINTS TO HOUSING PRODUCTION

The development industry is faced with a variety of constraints in the construction of new housing. These constraints, which limit the number and increase the cost of housing units which are constructed, may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

Pursuant to state law, each jurisdiction is responsible for a share of the region’s projected housing needs. To meet these needs, real and perceived constraints to the provision of adequate housing facilities have been identified in the City of Ridgecrest. This chapter identifies those constraints and recommends provisions to eliminate or reduce them to acceptable levels.

Chapter four discussed infrastructure availability and, as discussed previously, the projected growth will not have a significant impact on sewer, water, or storm drain systems in the community. Specific constraints are discussed in more detail in the following paragraphs.

### ***Governmental Constraints***

Governmental constraints are potential and actual policies, standards, government codes/requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document. Analysis of potential local governmental constraints is as follows:

### **Land Use Controls**

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase, and housing production may decrease.

The City of Ridgecrest General Plan Land Use Element provides a range of residential building types and densities in various areas of Ridgecrest. **Table 5-1** identifies the residential land use designations established by the Ridgecrest General Plan 2030. **Table 5-2** provides a summary of less than 0.4 units per acre in the Residential Large Lot designation to up to 29 units per acre in the Residential High-Density Designation. **Table 5-3** identifies zones in the City of Ridgecrest’s Zoning Ordinance that allow residential uses. Development standards by Zoning District are shown in **Table 5-4**. Ridgecrest's development standards are similar to those found in other communities in Kern County and are not seen as a constraint to housing.

**Table 5-1: Ridgecrest General Plan Land Use Designations**

Land Use Designation	Description
Residential Large Lot (RX)	This designation establishes areas for single-family residential development on large lots that involve the ownership of acreage. Uses typically include single-family dwellings and mini-farms or ranchettes that may include agricultural activity.
Residential Rural Density (RR)	This designation establishes areas for single-family residential development on large lots. Uses typically include single-family dwellings and mini-farms or ranchettes where agricultural activity is secondary to the residential land use.
Residential Estate Density (RE)	This designation establishes areas for large lot single-family estate dwellings. Uses typically allowed include detached single-family homes, secondary dwellings, and support uses (i.e., workshop, pool house).
Residential Low Density (RL)	This designation establishes areas for single-family residences in a suburban configuration. Uses typically allowed include detached single-family homes, secondary dwellings, and residential support uses such as churches, schools, and other necessary public utilities and safety facilities.
Residential Medium Density (RM)	This land designation establishes areas for single-family and low-density multi-family dwellings located near neighborhood serving uses such as grocery stores, schools, parks and other public services. Uses typically allowed include single family dwellings, second units, town homes, duplexes, triplexes and mobile home parks.
Residential High Density (RH)	This designation established areas for multi-family dwellings in urbanized areas with access to public transportation and residential serving uses (i.e., coffee shops and drug stores). Uses typically allowed include duplexes, triplexes, townhomes and apartments near schools, parks and other public services.
Commercial (C)	<p>This designation establishes the more intensive commercial retail and shopping service uses adjacent to residential neighborhoods. A broad mix of uses, including offices and high density residential are also encouraged within or adjacent to these areas in order to provide “active” centers in which many uses may be accessed on foot from residential areas or lodging areas. Uses typically allowed include regional malls and outlet centers, supermarkets, drug stores, other residential serving uses as well as office uses.</p> <p>High density residential uses are permitted within the Commercial designation provided these residential activities are located on the second floor or above along building frontages. Residential may be included on the first floor if the total residential square footage does not exceed 50% of the total square footage. Therefore, all Commercial designations provide for a vibrant mixed use of compatible land uses further regulated by the provisions of the Zoning Ordinance. Larger centers may include community commercial centers, shopping centers, shopping plazas, and shopping centers that include a junior department store, or a large variety, discount or department store with direct and convenient arterial access and access for pedestrians, bicyclists, and public transit.</p>

Land Use Designation	Description
Commercial Downtown (CD)	This designation provides for a vibrant mix of compatible land uses in the Olde Towne area that can include residential, administrative and professional offices, retail and commercial service uses, and public and quasi-public facilities. Development standards would be determined through a Design Review.
Commercial Village (CV)	This designation establishes the small areas where residents can shop, socialize or recreate. Allowed land uses would include commercial uses that would be appropriate along major thoroughfares and adjacent to medium and high-density residential areas. Different Commercial Village land uses can be located in the same building, (including residential or office uses located above a commercial use) or on the same site, and include retail, child care, convenience markets, office and personal services. All Commercial Village uses shall be subject to the provisions of the Zoning Ordinance which shall ensure compatibility with the activities proposed and surrounding neighborhood.
Open Space (OS)	The purpose of this designation is to conserve lands that should remain as open space for passive and active recreation uses, resource management, flood control management and public safety. Uses that would typically be appropriate in this land use designation include but are not limited to public parks, playgrounds, and parkways; vista areas, wetlands, wildlife habitats and outdoor nature laboratories; stormwater management facilities; and buffer zones separating urban development and ecologically-sensitive resources. Such land areas are primarily publicly owned, but may include private property. The FAR for non-residential uses shall not exceed 0.10.
Industrial (I)	This designation establishes areas for a range of non-intensive business park, industrial park, and warehouse uses that do not have detrimental noise or odor impacts on surrounding uses. Uses typically allowed include warehousing, welding and fabrication shops, manufacturing, processing, fabrication, trucking terminals, and business support uses such as retail or eating establishments that serve adjacent light industrial uses and employees.
Specific Plan (SP)	The SP overlay designation is established where infrastructure needs, land use patterns, or other substantial land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code sections 65450 et seq. Although the SP overlay does not itself modify the General Plan land use designation on a property within the overlay area, the adoption of a specific plan can modify the underlying zoning district(s) and their requirements.
Military Influence Area (MIA) Overlay	The MIA overlay defines specific areas requiring additional controls on the types of land use designations and densities / intensities appropriate in areas near NAWS China Lake and its approach and departure zones. These additional considerations are necessary to protect public safety and maintain the operational capabilities of NAWS China Lake. Refer to Policy LU-7.1 and the goals, policies, and implementation measures in Section 4, Military Sustainability Element.

Source: Ridgecrest General Plan 2030

**Table 5-2: Ridgecrest General Plan Residential Land Use Designations**

Land Use Designation	Dwelling Units per acre
Residential Large Lot	0.0-0.4
Residential Rural Density	0.0-1.0
Residential Estate Density	1.1-2.0
Residential Low Density	2.1-5.0
Residential Medium Density	5.1-14.0
Residential High Density	14.1-29.0
Commercial	14.1-29.0
Commercial Downtown	14.1-29.0
Commercial Village	14.1-29.0
Open Space	-
Industrial	-
Specific Plan	Based on underlying designation
Military Influence Area Overlay	-

Source: Ridgecrest General Plan 2030

**Table 5-3: City of Ridgecrest Zones where Residential Uses are Allowed**

	District
RA	Residential Agriculture District
E-1	Estate Density
E-2	E-2 Estate Single Family Residential
E-3	E-3 Estate Single Family Residential
PUD	Planned Unit Development
R-1	Single-Family Residential
R-2	Multi-Family Residential
R-3	Multi-Family Residential
R-4	Multi-Family Residential
MH	Mobile Home Parks
RMH	Residential Mobile Home District
CG	General Commercial
CS	Service Commercial
M-1	Light Industrial
M-2	Heavy Industrial Zone
UR	Urban Reserve Zone

City of Ridgecrest Zoning Ordinance, Version November 29, 2022

**Table 5-4: City of Ridgecrest  
Development Standards by Zoning District**

Zoning District	Minimum Site Area	Maximum Density	Lot Coverage	Minimum Lot Size	Height Restriction	Parking Requirement	Front Setback	Side Setback	Rear Setback	Design Restrictions	Permitted Uses
A	5 ac.	1 dwelling per site	60%	5 ac.	35 Ft.	2/unit	20	5	10	None	SF
E-1	40,000 sf	1 dwelling per site	60%	40,000 sf	35 Ft.	2/unit	20	5	10	None	SF
E-2	10,000 sf	1 dwelling per site	60%	10,000 sf	35 Ft.	2/unit	20	5	10	None	SF
E-3	7,500 sf	1 dwelling per site	60%	7,500 sf	35 Ft.	2/unit	20	5	10	None	SF
PUD	*Underlying Zone Dictates Requirements										
R-1	6,000 sf	1 dwelling per site	60%	6,000 sf	35 Ft.	2/unit	20	5	10	None	SF
R-2	6,000 sf	14.52	60%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	20	5	10	None	SF/MF
R-3	6,000 sf	21.78	65%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	10	5	10	None	SF/MF
R-4	6,000 sf	43.56	70%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	10	5	10	None	SF/MF
RMH	6,000 sf	1 dwelling per site	60%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	20	5	10	None	SF/MF
CG	10,000 sf	1 <sup>1</sup>	2 <sup>2</sup>	10,000 sf	60 ft.	2/unit	5	0 <sup>3</sup>	0	None	Live-work
CS	20,000 sf	1 <sup>1</sup>	2 <sup>2</sup>	20,000 sf	60 ft.	2/unit	5	0 <sup>4</sup>	0	None	Live-work
M-1	10,000 sf	1 <sup>1</sup>	75% <sup>2</sup>	10,000 sf	60 ft.	2/unit	5	0 <sup>5</sup>	0	None	Live-work
M-2	1 acre	1 <sup>1</sup>	75% <sup>2</sup>	1 acre	60 ft.	2/unit	5	0 <sup>5</sup>	0	None	Live-work
UR	2.5 acres	1 dwelling per site	60%	2.5 acres	35 Ft.	2/unit	20	5	10	None	SF

Source: City of Ridgecrest Zoning Ordinance

<sup>1</sup> A maximum of one manager/caretaker dwelling unit shall be located per legal parcel.

<sup>2</sup> A maximum of 50 percent of the gross floor area with a maximum of 1,250 square feet of all commercial development on the parcel shall be devoted to a residential dwelling unit.

<sup>3</sup> Rear and side yard of 10 feet required when adjacent to any R district and street side of a corner lot shall be 5 feet except that where a reverse corner lot rears upon a lot in any R District, the side yard on the street side shall not be less than 50 percent of the front yard required on the key lot.

<sup>4</sup> The street side of a corner lot shall be 5 feet except that where a Service Commercial lot abuts a side or rear yard of any R District, the side or rear yard shall be no less than 10 feet. Where a reverse corner lot rears upon a lot in any R District, the side yard on the street shall be no less than 50 percent of the front yard required on the key lot.

<sup>5</sup> The minimum side and rear yard abutting any residential or Professional Office district shall be 10 feet. The street side of a corner lot shall be 5 feet.

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single-room occupancy units, and emergency shelters. **Table 5-5** shows the housing types that will be permitted by Zoning District. To ensure statutory requirements are met, several zoning code amendments are proposed (see Program 15).~~amendments related to manufactured homes and employee housing~~.

**Table 5-5: City of Ridgecrest Housing Types Permitted by Zoning District**

Land Use/Zoning District	A	E-1	E-2	E-3	R-1	R-2	R-3	R-4	MH	CG	CS	M-1	M-2
Adult Day Care Home	P	P	P	P	P	P	P	P	-	-	-	-	-
Caretaker Housing	-	-	-	-	-	-	-	-	-	P	P	P	P
Dwelling, Multi-family	-	P-	P	P	P	P	P	P	-	-	-	-	-
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	-	-	-	-	-
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	-	-	-	-
Dwelling, Two-Family	-	P	P	P	P	P	P	P	-	-	-	-	-
Dwelling, Three- and Four-Family	-	P	P	P	P	P	P	P	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	P	P	-	-	-	-	-
Employee Housing	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Day Care Home, Large	P	P	P	P	P	P	P	P	P	-	-	-	-
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	-	-	-	-
Home Occupations	-	P	P	P	P	P	P	P	P	-	-	-	-
Live-Work Facility	-	-	-	-	-	-	-	-	-	P	P	P	P
Mobile Home/ Manufactured Home	-	-	-	-	C	C	C	C	P	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	P	-	-	-	-
Residential Care Facility/ Group Home	P	P	P	P	P	P	P	P	P	P	P	-	-
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	P	C	C	-	-
Transitional Housing	P	P	P	P	P	P	P	P	P	C	C	-	-

Source: City of Ridgecrest Zoning Ordinance (P- Permitted, C- Conditional)

## **Planning Unit Development (PUD) Overlay**

The current zoning ordinance for the City of Ridgecrest contains a planned unit development (PUD) overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The PUD application enables clustering of units, mixing of uses and building types, and establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Ridgecrest's role as an affordable housing resource, and can be beneficial in meeting the housing needs of special groups (seniors, disabled, etc.). The number of vacant parcels greater than 6000 square feet in the city zoned for residential development is 299.

## **Parking Standards**

The City requires off-street parking for all new housing projects as shown in Table 5-6. These parking regulations do not impact the ability to construct housing. In order to reduce development costs for low-income projects, reductions in parking standards are allowed including tandem parking for residents, and a reduction in parking standards for inclusionary or senior housing is allowed.

**Table 5-6: Residential Parking Standards**

Requirement	
Single-family detached dwellings	Two open or enclosed spaces.
Accessory dwelling units	One parking space per unit.
Multi-family dwelling units:	NOTE: In addition, one guest parking space shall be provided on-site in a convenient and accessible location for each five residential units. Projects on sites with four or fewer units are exempt from this requirement.
One bedroom	One and one-half parking spaces per unit.
Two bedrooms	Two parking spaces per unit.
Three bedrooms or more	Two and one-half parking spaces per unit.
Condominiums or townhouses:	NOTE: In addition, one-third parking space shall be provided for each dwelling unit for guest parking and one space for each five units shall be provided for recreational vehicles.
One bedroom	One and one-half parking spaces/dwelling unit.
Two bedrooms	Two parking spaces/dwelling unit.
Three bedrooms or more	Two and one-half spaces/dwelling unit.
Mobile home park	Two parking spaces/dwelling unit plus one space for each five units for guests.
Housing for elderly (public or federally assisted)	One parking space/dwelling unit plus one parking space for each five units for guests.
Inclusionary housing for elderly	Residential parking requirements for developments providing at least 50% of the units exclusively for elderly persons may be reduced up to 50% upon site plan review and approval by the City.
<u>Emergency shelters</u>	<u>1 space for every ten beds, plus one space per employee on the maximum shift.</u>
<u>Supportive housing, transitional housing, &amp; single room occupancy units</u>	<u>1 parking space per unit, plus one space per employee on the maximum shift</u>

Source: City of Ridgecrest Zoning Ordinance

**Density Bonuses**

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions per state law. Although the City has processed an update to the Density Bonus Ordinance in May 2015 (Ordinance No. 15-03) to comply with updates to state density bonus law since adoption of the previous Housing Element, a new program has been added to prepare a comprehensive zoning and subdivision code amendment to update all housing laws that takes effect in 2023, including an update of the bonus density laws.

**Provisions for a Variety of Housing Types**

*Single-Family Dwellings*

Single-family homes are permitted by right in all residential districts.

*Apartments, Condominiums, and Townhomes*

The R-2, R-3, and R-4 districts allow for the development of all multiple family dwellings by right. None of the other districts allow these as conditional uses.

*Secondary Living Units/Accessory Dwelling Units (ADUs)*

A second unit is considered an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. ~~Secondary living units~~ ADUs are permitted in all residential districts with the exception of Mobile Home Park.

Ridgecrest has several existing residential neighborhoods with potential for infill development. Following the passage of SB 9 and the introduction of Accessory Dwelling Units (ADUs), the city has updated its engineering design standards to support multifamily development within these neighborhoods. The new standards include changes to accommodate extended driveways, allowing property frontages to be used as parking. Additionally, the city has developed standard plans for various sizes of ADUs and duplexes for potential developers to utilize.

### *Mobile Homes with Permanent Foundations*

Mobile homes offer an affordable housing option to many low- and moderate-income households. The City permits mobile homes only in the Mobile Home Park (MH) district.

The City amended its code to allow mobile homes on permanent foundation of 10 years of age or less in all single-family zones.

### *Farm Worker Housing*

Farm worker or employee housing is property used temporarily or seasonally for the residential use of five or more unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code) requires the City to treat employee housing 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 and also 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 (Section 17021.6) in zones where agricultural uses are permitted.

The city complies with these requirements.

### *Residential Care Facility/Group Home*

A residential care facility or group home is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled, or persons with special needs (Kern County Analysis of Impediments to Fair Housing Choice, July 1996).

The City amended the Zoning Ordinance to specify that group homes/residential care facilities are allowed by right in residential zones consistent with state law for small group homes and with a conditional use permit for large facilities.

### *Emergency Shelters*

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City processed a Zoning Ordinance amendment to allow emergency shelters without discretionary review in the R-3 and R-4 zones in May 2015 (Ordinance No. 15-03). There are 74 acres on 134 vacant parcels available in the R-3 zone and 4.76 acres on two vacant parcels in the R-4 zone, sufficient capacity to accommodate an emergency shelter.

## *Transitional and Supportive Housing*

Transitional housing is defined in Section 65582(h) of the Health and Safety Code as 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.

Supportive housing is defined by Section 56682(f) of the Health and Safety Code as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists 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. Target population is defined in Health and Safety Code Section 56682(g) as 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.

Senate Bill 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code.

The City amended the Zoning Ordinance to allow transitional and supportive housing per Senate Bill 2 in all zones that allow residential uses in the same way other residential uses are allowed. A new program has been included to amend the code to allow Low Barrier Navigation facilities.

### *Extremely Low-Income Households*

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farm workers.

To address the needs of extremely low-income households, the City will amend the Zoning Ordinance to permit SROs subject to site plan review and without a conditional use permit in the R-2, R-3 and R-4 zones.

### **Ridgecrest Housing for Persons with Disabilities**

Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Ridgecrest. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.

In response to SB 520 and to ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City has processed an ordinance (Ordinance No. 15-03) to create a reasonable accommodation procedure that was adopted in May 2015. The definition of family in the Zoning Ordinance to remove the limit on number of persons was also adopted.

#### Reasonable Accommodation

Reasonable accommodation procedure is reflective of the County.

- A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a requirement of this chapter or other city requirement, policy, or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or developmental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This article is intended to apply to those persons who are defined as disabled under the Acts.
- A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
- A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the property.

- A reasonable accommodation may be granted in compliance with this chapter without the need for the approval of a variance.
- Requests for reasonable accommodation shall be as ~~described~~-described:
  - Application. Requests for reasonable accommodation shall be submitted in the form of a letter to the director of community development and shall contain the following information:
  - Fee. The fee for a reasonable accommodation request shall be minimal or there shall be no fee.
  - Review with other land use applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (e.g., conditional use permit), then the applicant shall file the application for discretionary approval together with the information required by subsection (a) of this section, for concurrent review.
  - City planner. Requests for reasonable accommodation shall be reviewed by the director of community development, or his designee if no approval is sought other than the request for reasonable accommodation. The written determination to grant, grant with modifications, or deny the request for reasonable accommodation shall be made in accordance with the findings and decision as established below.
  - Other review authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority responsible for reviewing the discretionary land use application. The written determination to grant, grant with modifications, or deny the request for reasonable accommodation shall be made in accordance with the findings and decision as established below:
  - Findings and decision. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:
    - In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required herein. The conditions shall also state whether the accommodation granted shall be rescinded in the event that the person for whom the accommodation was requested no longer resides on the property.

## **Subdivision Ordinance**

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant, and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other cities in Kern County. Fees in lieu of improvements for curb and gutter are often collected in fringe areas within the community until at least 50 percent of the lots develop. The City will then install the improvements.

The Subdivision Ordinance does not create any undue obstacles or constraints in the provision of any housing type.

To ensure adequate improvements are in place, Ridgecrest requires pro-rata payments for off-site extension of water, sewer and storm drain systems, and traffic signals. Requiring developers to make site improvements, pay pro-rata shares toward infrastructure costs, and pay for additional public services will increase the cost of housing and impact the affordability of the homes. While site improvements increase housing costs, they are standard for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by City residents and ensure that public services and facilities are in place at the time of need.

Infill residential projects may be required to install any of the improvements listed as follows, depending on the site-specific circumstances and neighborhood needs.

#### On-Site Improvements

Typical on-site improvements cover street frontage improvements such as curbs, gutters, and sidewalks, sewer/water hookups, on-site drainage, and landscaping. In some cases, where adequate street widths or improvements are not sufficient for fire safety and emergency access, street dedications may be required.

#### Off-Site Improvements

Typical off-site improvements for both single-family and multi-family developments cover the range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments.

### **At-Risk Housing Units**

Section 65583(a) of the Housing Element law requires that there be an analysis of existing or potential "at-risk" assisted housing developments, which are eligible to convert to market-rate housing. The conversion may be due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. "Assisted housing developments" are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65835.10, state and local multi-family revenue bond programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Table 5-7 lists assisted housing projects in the City of Ridgecrest and identifies their current contract expiration dates after which conversion to market rate housing is possible. The Larkspur Village property is owned by private developers and is currently under a Low-Income Housing Tax Credits deed restriction through 2023. Desert Willow is owned by a nonprofit organization and funded through the HUD Section 811 Supportive Housing for Persons with Disabilities program through 2014. According to the management company, they plan to maintain affordability restrictions for Desert Willow indefinitely. According to the CHPC, the Ridge Apartments have tax credit restrictions that make it extremely unlikely that the property could convert to market rate

before 2029. No assisted units are at risk of conversion to market-rate housing. Program commits the City to monitoring at-risk units and taking steps to prevent them from converting to market rate if needed.

**Table 5-7: Inventory of Assisted Units**

<b>Projects</b>	<b>Total Units</b>	<b>Assisted Units</b>	<b>Type</b>	<b>Funding Source</b>	<b>Assistance Expiration Date</b>
Desert Willow	15	14	Disabilities	PRAC/811	10/31/2014*
The Ridge Apartments	80	79	Large Family	Section 8/ Tax credits	2029
Larkspur Village	81	80	Large Family	Tax credits	12/19/2023
Ridgecrest Senior Apartments	32	31	Senior	Tax credits	2066
<b>Totals</b>	<b>254</b>	<b>250</b>			

*Source: California Housing Partnership Corporation (CHPC), June 2014 and Ridgecrest Senior Apartments developer, November 2014.*

*\*According to the management company, they plan to maintain affordability restrictions for Desert Willow indefinitely. Reviewed in 2023 and all units maintain the affordability restriction.*

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

### **Transfer of Ownership**

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multi-family sales listings in Ridgecrest. The average cost to purchase a multi-family development was \$141,883 per unit. There are no units at risk of converting to market rate within the current planning cycle.

### **Rental Assistance**

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Kern County, the 2023 fair market rent is determined to be \$869 for a 1-bedroom

unit, \$1,137 for a two-bedroom unit and \$1,616 for a three-bedroom unit (source: www.huduser.gov).

The feasibility of this alternative is highly dependent upon the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided.

### Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

### Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. The approximate cost of construction of a 780 sq.ft. unit with a \$15,000 included for a vacant lot and construction costs at \$145 a sq.ft is approximately \$141,883.

### Organizations Interested in Preserving Assisted Rental Housing

There are numerous entities with the managerial capacity to own and manage units at risk of conversion. Listed in **Table 5-8** are agencies which have been identified as having specific interest in Kern County.

**Table 5-8: Local Nonprofit Organizations Interested in Preserving At-Risk Housing**

Name	Address	City
Abbey Road Inc.	15305 Rayen Street	North Hills
DML & Associates Foundation	6043 Tampa Ave., Ste. 101A	Tarzana
Golden Empire Affordable Housing, Inc.	601 24 <sup>th</sup> St B	Bakersfield
Housing Authority of the County of Kern	601 24th Street	Bakersfield
Housing Corporation of America	6330 Variel Avenue Suite 201	Woodland Hills
Poker Flats II LLC	25972 Poker Flats Pl	Laguna Beach
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Self-Help Enterprises	8445W Elowin Ct	Visalia
Southern California Housing Development Corp	9692 Haven Avenue., Ste. 100	Rancho Cucamonga
The East Los Angeles Community Union (TELACU)	5400 E Olympic Blvd, Third Floor.	Los Angeles

California Veterans Assistance Foundation Inc	1400 Easton Dr STE 102	Bakersfield
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Source: HCD and Kern County 2023

## **Section 8 Vouchers**

Tenant-based Section 8 assistance (Housing Choice Voucher Program) remains available in the city administered through the Housing Authority of the County of Kern, and provides tenant-based rental assistance. The vouchers act as cash that qualifying persons can use toward any ~~privately owned~~privately-owned residence that accepts vouchers for a portion of rent. Both apartments and single-family homes can be included with residents of Kern County are given preference over applicants from other communities.

Section 8 vouchers opened to new users on 28 January 2022 after a 10-year waiting period when it was last issued during the 2012-2013 fiscal year. It will no longer be issued on a first come first served basis. The choice regarding who gets a voucher is random, but weight may be given to applicants who are military veterans, homeless or persons involuntarily displaced due to natural disaster, governmental action or those who are avoiding reprisals or are victims of hate crimes.

Under the certificate program, combined rent and utilities are guaranteed not to exceed 30 percent of the tenant's monthly income; rent and utilities for the unit must conform to HUD-mandated fair market rent for that particular unit size and geographical area.

Over 11,000 applications were received for about 450 available vouchers. Federal government assistance was also available during the pandemic which was extended to around 8000 families in need.

All identified governmental constraints which act as an impediment to fair housing for persons with disabilities have been addressed by programs proposed in this Housing Element. Existing land use practices have been analyzed and no discriminatory policies have been identified against persons with disabilities. Permit processing times are the same for the disabled, low income, elderly, etc. as they are for non-special needs groups. Building codes were analyzed, and no constraints on housing for the disabled were identified. Incentives are described in Chapter 6 which encourage the provision of additional housing for disabled persons of low and moderate income, and provides additional incentives for this housing type. Information and outreach programs are identified in Chapter 6 which identify available grants and programs available for low- and moderate-income disabled persons. These programs can be used for new housing and redevelopment of existing dwelling units.

### **Building Codes**

Building codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical improvements. The City currently uses and enforces the 2022 California Building, Mechanical, Plumbing and Electric Codes and ADA requirements, as established by state law, and has little control over these standards. There are no local city amendments to the building codes.

The Building Department is responsible for the enforcement of the building codes in the city. The City of Ridgecrest contracts with Kern County to provide plan checks and inspections. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Ridgecrest.

### Site Improvement

Site improvements are regulated by the Subdivision Ordinance and through conditions and standards imposed through the City Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, sewer and water systems, etc. To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare.

### Fees

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

**Tables 5-9 and 5-10** show the City's schedule of fees in 2023 (most recently updated) and an example of the fees for an 1,800-square-foot single-family residence, which is a typical size of a new home in the City of Ridgecrest. An 1,800-square-foot single-family residence would normally have fees totaling approximately \$19,605.

**Table 5-9: City of Ridgecrest Impact Fees, 2023**

Permit Type	Single-Family	Multi-family
Sewer Capacity Connection Fee	\$3,500	\$3,200
Sewer Connection Fee	\$540	\$540
School Facilities Fee	As determined by school district	As determined by school district
Water Connection Fees	As determined by IWV Water District	As determined by IWV Water District
Park Impact Fee	\$1,152	\$1,152
Traffic Impact Fee	\$2,667	\$1,863
Fire Impact Fee	\$564–\$900	\$189
Law Enforcement Impact Fee	\$935–\$1,501	\$312
Drainage Impact Fee	\$6,295–\$14,480	\$25,181
Lighting Maintenance District	Annual assessment	Annual assessment

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*Source: Development Impact Fee Handbook, City of Ridgecrest, 2023*

**Table 5-10: City of Ridgecrest Impact Fees for a Typical Single-Family Dwelling, 2022\***

	Fire	Traffic	Park	Law Enforcement	Storm Drain	Schools	Other Fees <sup>1</sup>	Total
Single-family dwelling	\$845	\$1,082	\$1,409	\$845	\$2,366	\$9,004	\$4,054	\$19,605

Source: Development Impact Fee Handbook, City of Ridgecrest, 2023

\*(1800 sq.ft. is used for the example. Total building permit with impact fees is \$23,431)

Other fees include: Sewer Connection, Sewer Capacity and SIMP fees

**Table 5-11** identifies the development fees on the typical dwelling unit built in the City of Ridgecrest. As shown in **Table 4-5** there is an adequate supply of residentially designated land for both infill (including redevelopment) and contiguous new development. However, it is recognized that it may be desirable for a developer to apply for a general plan amendment, zone change, or variance if none of the available land stock meets the needs of a particular type of development. **Table 5-12** shows the current permit processing fees.

**Table 5-11: Permit Processing Fess**

Permit Type	Cost
General Plan Amendment:	\$1,526
Zone Change:	\$2,066
Site Plan Review:	\$680-Deposit <sup>1</sup>
Accessory Dwelling Unit	\$80
Variance	\$586
Conditional Use Permit	\$1,920
Tentative Tract Map	\$1,924
Tentative Parcel Map	\$1,414
Initial Study & Negative Declaration	Deposit <sup>1</sup>
Mitigated Negative Declaration	Deposit <sup>1</sup>
Environmental Impact Report	Deposit <sup>1</sup>
New Construction Permit <sup>2</sup>	\$1–\$28,000 is variable \$28,001–\$500,000 is 2.2% of valuation \$500,001–\$1,000,000 is \$5,500 for the first \$500,000, plus \$0.80 for each \$100 of valuation or fraction thereof, up to and including \$1,000,000 \$1,000,001 or more is \$9,500 for the first \$1,000,000, plus \$0.50 for each \$100 of valuation or fraction thereof

Source: City of Ridgecrest Planning Department 2009, County of Kern 2008.

Notes:

<sup>1</sup> Deposit based fees are charges from third party consultants that equal actual contract cost plus 25% administrative charges.

<sup>2</sup> Administered by Kern County and includes plan check, building, electrical, mechanical and plumbing fees.

As a means of assessing the cost that fees contribute to development in Ridgecrest, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table 5-12**, development fees for an 1,800-square-foot residential project run approximately \$23,431 per unit, and development fees for a multi-family project are approximately \$10,083 per unit. The fees for a single-family unit make up about 6.9 percent of the total construction costs, while that for a multi-family unit is 7.1 percent. These fees are consistent with other cities in Kern County and do not represent a significant financial constraint to new housing development.

**Table 5-12: Proportion of Fee in Overall Development Cost for a Typical Residential Development**

Development Cost for a Typical Unit	Single-Family <sup>1</sup>	Multi-family <sup>2</sup>
Total estimated fees per unit	\$23,431	\$10,083
Typical estimated cost of development per unit <sup>3</sup>	\$339,000	\$141,883
Estimated proportion of fee cost to overall development cost per unit	6.9%	7.1%

Source: City of Ridgecrest 2023

Notes:

- <sup>1</sup> Cost is for an 1,800-square-foot ~~house~~-single family unit with construction costs at \$180 per ~~sq.ft~~sq. ft
- <sup>2</sup> Cost is for an 780-square-foot unit and assumes a construction cost of \$145 per ~~sq.ft~~sq. ft
- <sup>3</sup> Cost for vacant lot included in these numbers and assumed as \$15,000 based on search of listings on Realtor.com for Ridgecrest in August 2023.

### **Permit Processing**

Efforts have been made to streamline the processing of residential developments. Infill residential locations in the appropriate zoning designation require over-the-counter site plan review and improvement, and building plans are reviewed by Kern County. For Subdivision PUD or discretionary use permit entitlements, the Planning Commission will generally review a project with six weeks of application. The primary delay in processing is the statutory comment period allowed for responsible and trustee agencies of 30 days. No significant delays or constraints in processing have been identified.

The typical application procedure for developing ministerial projects on residential land is described as follows:

- 1) Submittal of application, fee, site drawings.
- 2) Initial study conducted.
- 3) Information sent out for review by interested agencies.

- 4) Staff analysis conducted for in-house site plan and approval given to applicant to submit building permit, or staff report prepared for Planning Commission.
- 5) Planning Commission public hearing notice.
- 6) Planning Commission conducts public hearing and grants approval or denies. Five days after approval, applicant may submit building permits. If application requires City Council action, steps 5 and 6 are performed by City Council.

The applicant may appeal any of the conditions set forth in the director's letter of determination by filing a written request for review with the planning commission within 30 calendar days of the date of the director's letter. Such appeal must be made in writing, shall stipulate the points of disagreement, shall be accompanied by a sufficient number of copies of the plan to facilitate commission review.

Fees, established by resolution of the city council, shall be paid by the applicant at the time of filing or appeal, to defray costs incurred by the city related to the application or appeal.

City procedures are consistent with Government Code section 65913.4

**Table 5-13** show the typical procedures for discretionary housing projects (regardless and inclusive of all zoning designations) include PUD developments, subdivision, and parcel maps.

**Table 5-13: Typical Processing Procedures by Project Type**

	<u>Ministerial Review</u>	Single-Family Unit	Multi-Family Unit	Subdivision
List Typical Approval Requirements	<u>ADUs</u>	Building Permit	Site Plan Review	Tentative Tract Map
			Negative Declaration	Negative Declaration or EIR
			Building Permit	Building Permits
<b>Total Est. Time</b>	<u>1-2 Days</u>	<u>0.5 - 1 month 6-8 Weeks</u>	<u>1 - 2 3-6 months</u>	<u>2-3 5-6 months</u>

*Source: Planning Department, City of Ridgecrest, 2014-2023*

Source: Planning Department, City of Ridgecrest, 2023

### Timeline Between Application Approval and Submittal of Building Permit Application – Example

Tentative Tract Map (TTM) 6908 was submitted in 2006 for the development of 61 single-family residential lots. The map received extensions due to state actions as well as requests from the developer. In 2016, the developer presented an amended map for the development of 46 single-family residential lots. In 2017, the map was sold to a new developer, who requested

amendments to remove a condition of approval related to cutting a median. The City Council approved the removal of that condition. The updated and amended map received an additional extension in 2019, and that same year, the developer began construction. The 46 residential units were completed in 2020.

Tentative Tract Map (TTM) 7188 was submitted in 2008 for the development of 40 single-family residential lots. The map was amended in 2010 to include a phasing plan and received extensions through state actions until 2019. In 2019, the map was sold to a new developer who initiated construction. The city granted an additional extension for the map, and the 40 housing units were completed in 2020.

The above example is the typical timeline from project submittal to issuance of building permit by the city. This example illustrates the activity by the developer (applicant) which is outside of the control of the city in the review and processing of a development application.

The Ridgecrest Municipal Code has been amended to extend the time allowed for tentative tract and parcel maps. Previously, the code allowed for annual extensions of up to 36 months for tentative maps. The amendment increases the active period for these maps and the length of extensions, aiming to reduce developer costs by minimizing the number of applications needed and providing more time to develop a tentative tract or parcel map. The updated code now allows for tentative and parcel maps to be active for up to 6 years, with extensions available in 36-month increments. However, there may be situations where a development permit application, such as a site plan approval, design review, Conditional Use Permit, or as the case may be, might expire before the tentative map/final map approval process is completed. In order to provide seamless implementation of projects without submittal of new applications, the city is proposing Program 15 (11) to increase the initial life of a development project and provide administrative extensions until such time the subdivision map would expire. The proposed amendment would be as follows:

“Amend Zoning Code to permit a two-year initial approval period for all development applications and a two-year extension by the Planning Director. This would remove a significant cost and time barrier that currently exists. Development applications associated with subdivision maps shall run with the life of the subdivision map as is permitted by city and state subdivision map act.”

## **Non-Governmental Constraints**

### **Financing**

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the home buyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner.

Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. **Table 5-14** illustrates interest rates as of August 2023. The table presents both the interest rate and annual

percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table 5-14: Conforming Loan Interest Rates**

Term	Interest	APR
30-year Fixed	7.000%	7.217%
7/6-Month ARM	6.625%	7.469%
30-year Fixed Rate VA	6.625%	6.964%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), August 2023

Notes: Conforming loan is for conventional home mortgages eligible for sale and delivery to either the Federal National Mortgage Association (FNMA) or the Federal Home Loan Mortgage Corporation (FHLMC).

**Price of Land**

Sufficient land is available to accommodate growth within the City of Ridgecrest through December 2031 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Land within the Ridgecrest city limits is currently selling for approximately \$15,000 to \$303,846 per acre ([www.landwatch.com](http://www.landwatch.com) – August 2023). Residential lots are available, with access to improvements, for as little as \$6,000 and up to \$1,495,000 at the time of survey. There was a total of 77 vacant residential properties surveyed with a median listing price of \$281,5000 in July 2023.

**Cost of Construction**

Rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. As costs increase, so does the cost of housing as builders pass those increases along to the home buyer or renter.

According to [Homebuilderdigest.com](http://Homebuilderdigest.com), a housing construction cost resource, home construction costs in Central Valley start at about \$180 to \$200 per square foot. A mid-range home would cost about \$200 to \$400 per square foot. Based on this data, the minimum construction cost for an 1,800-square-foot home with four walls, an attached two-car garage, central heating and air, and average building materials would be \$324,000. The cost of building a multi-family unit is generally lower than a single-family unit. The City estimates that a typical multi-family unit would cost approximately \$141,883 to construct in 2023 and a ~~single family~~single-family home would cost \$339,000.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include reducing processing fees and times, and allowing smaller lots. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in those jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would ensure that housing developed with such concessions would be kept affordable to lower-income households for long periods of time.

**Environmental Constraints**

Environmental constraints can make an entire site unsuitable for residential development. Consideration was given to such constraints during site selection. In some instances, environmental constraints affect sites or only affect a portion of a site. The City has taken this into

consideration in the Municipal Code to minimize and mitigate environmental risks staff included such sites provided the site is readily accessible and otherwise suitable for development. The City also considered other regulations that could limit or preclude residential development, such as the Williamson Act contracts. There are no parcels subject to Williamson Act programs.

County of Kern maintains a GIS database that includes environmental constraint layers. The City of Ridgecrest checks the environmental constraints before planned rezoning or development of a particular parcel of land.

### Flood Hazard

The city of Ridgecrest has a minor risk of flooding. To determine community impact from flooding, the operational risk for today and in 30 years is calculated for all properties in the community based on the property use and flooding depth. This includes special calculations for hospitals, power stations, police stations, fire stations, airports, roads, and other critical infrastructure.

### Seismic Hazard

Earthquake safety is important to all California residents, especially to the residents and workers of Ridgecrest which is in a region of active faults. In 2019, a 7.1 earthquake struck. However, this is mitigated through uniform building codes such as “All single-family dwellings located on a lot permitting conventional single-family dwellings shall have a continuous concrete perimeter foundation or support system sufficient to support all loads of the structure including wind and seismic loads and shall be at least six inches above ground and/or at least 12 inches above median curb height.”

### Hazardous Materials

The California Legislature has passed a law, 65962.5(a) of the Government Code, which requires persons applying for development projects to review listing of all hazardous waste sites. ~~If the site of your proposed development project is included on the list of hazardous waste sites (Kern County Cal/EPA below), then it shall be noted.~~

### Realized Development at Lower Densities

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~~“The Community Plan identifies that while demand for residential land within the City varies through time/ it is estimated that demand will exceed supply by 2025. Beyond 2025, the situation is forecast to continue unless infill opportunities are realized/ development density is increased and new lands are made available. Increased infill and higher density development reduces the residential land demand into the future, supports existing municipal infrastructure and provides opportunities for suitable and affordable housing to be built. Within the developed areas of the City land use patterns are to be based on densities and a mix of uses which efficiently use land and resources. Development is to be appropriate for and efficiently use the infrastructure and public services which are planned and available. The City through the Community Plan policies seeks to~~

~~avoid the need for unjustified or uneconomical expansion of services. Infill and increased density minimize negative impacts to air quality, support climate change mitigation and promote energy efficiency. Lands developed within or adjacent to existing development should seek to benefit from existing parks/ trails/ multi use paths and transit systems in place or planned.”~~

~~Existing on the~~ Land Use Vision Realized Realistic  
Ground Development Development  
Potential

~~1976 Plan~~

~~1994 Plan~~

~~2015 Plan~~

~~XX~~

### **Opportunities for Energy Conservation**

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Ridgecrest, and examples of effective programs used by other jurisdictions are discussed.

#### **Factors Affecting Energy Use**

The factors that affect residential energy use must be understood to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and technological advances decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. The price of energy also has a significant effect; the more expensive it becomes; the more incentive people have to conserve.

The local climate has a large effect on residential energy use. In general, Ridgecrest has a desert climate drier and hotter than most communities. Summers are very hot and winters are moderately cold. Prolonged periods of cold or hot weather cause increased energy use for space and water heating and air conditioning. This situation is particularly true if homes are not well insulated.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

## Existing Conservation Programs

The following energy conservation programs are implemented in Ridgecrest:

- The California State Building Standards Code Title 24, Part 6 – California Energy Code contains energy conservation standards applicable to all residential and non-residential buildings throughout California. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, ~~weatherstripping~~weather stripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. Part 11- California Green Building Standards (CALGreen) are also applicable to residential and non-residential buildings. CALGreen has mandatory provisions for commercial, residential, and public-school buildings for energy efficiency, water efficiency and conservation, material conservation & resource efficiency, environmental quality etc. All new construction in Ridgecrest must comply with Title 24.
- The California Energy Commission (CEC) has developed a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC addresses building efficiency beyond the Title 24 standards. The City of Ridgecrest may wish to include these guidelines in its building code. The CEC also offers a variety of funding opportunities for alternate fuels, energy efficiency, renewable energy and transportation.
- California Climate & Energy Collaborative (CCEC) is supporting California local governments to save energy, reduce greenhouse gas emissions and accelerate climate action. Services include opportunities for local governments to collaborate and learn from each other, best practices case studies, free technical assistance and funding resources webpage.
- The City’s General Plan includes the following energy conservation-related Implementation Measures:
  - The City shall develop a library of solar and energy conservation references for use by local residents.
  - The City shall develop and implement a water conservation program in conjunction with other related agencies.
  - The City shall develop and adopt a landscape ordinance encouraging the use of low-water, native vegetation for landscaping purposes.
  - The City shall adopt regulations to require new development proposals using solar energy to provide solar access plans ensuring the ability of surrounding properties to directly access the sun.
  - The City shall encourage the incorporation of alternative energy features in new public buildings.
  - The City shall adopt a Green Building Ordinance.

- The City shall investigate the development of measures to capture runoff.

### **Examples of Programs from Other Jurisdictions**

Land use planning and zoning practices can conserve energy. For example, if the General Plan and Zoning Ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

One example of a land use planning technique for energy conservation is to encourage infill (development on vacant or underused lots) and compact, contiguous development. As property is annexed to the city to meet the demand for housing, the city boundaries should expand concentrically rather than allowing dispersed development in outlying areas. Mixed-use development should be allowed, particularly in the core areas and along collector roads.

Compact development results in the secondary energy savings of embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, such as sewer pipes, electrical lines, and paving materials. Minimizing the length of necessary water, sewer, and electricity lines consumes less of those products and decreases the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient intracity transit service requires a minimum of 12 housing units per acre (Calthorpe 1990). Ride along program can also be offered to residents and those employed within the City.

### **Efficiency in Individual Homes**

A variety of public and quasi-public programs could be made available in Ridgecrest to assist homeowners and renters in retrofitting to improve energy efficiency. The Self-Generation Incentive Program (SGIP) and Single-Family Affordable Solar Homes (SASH) program are current solar panel incentives in California. The City currently provides the following programs:

- Home Investment Partnership Program, which includes energy and water efficiency upgrades as eligible activities.
- Toilet Retrofit Program Rebates
- Water Efficient Washing Machine Rebate Program

The City should encourage energy efficiency in residential construction by offering incentives and negotiating with developers to emphasize energy-efficient construction practices. Developers and consumers often discard long-term savings potential in favor of immediate cost savings. Some incentives that can be offered include:

- Energy-efficient, new residential construction can cut energy consumption in the home by up to 50 percent. Energy-efficient home construction and retrofits should contain some or all of the following:
  - Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass)
  - Attic insulation greater than R-19 (soft, fiberglass insulation is given an R rating based on its capacity to insulate an area; a higher R value indicates greater insulation capability)
  - Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value)
  - Additional wall insulation (older homes may not have insulated walls)
  - Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy)
  - Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use, while task lighting directs light to necessary areas without wastefully lighting a larger area)
  - Halogen outdoor lighting (halogen, like fluorescent, is more efficient than incandescent light)
  - Lighting motion detectors that turn on lights only when they detect a person in the room or area
  - Drought tolerant shade trees along southern and western exposures, and glazing to reduce the heat from windows on hot summer days
  - Solar screens that reduce the amount of heat from solar radiation coming through windows
  - Microwave oven, which uses less energy than an electric or gas oven
  - Gas (rather than electric or propane) water heater and range/oven
  - Weatherized windows and doors that do not have cracks to cause drafts
  - Pools and/or hot tubs with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors)
  - Energy use automatic timers that provide energy use only when it is necessary

- Drip irrigation system that conserves water and reduces the energy needed for pumping water
- Drought-tolerant landscaping
- Active solar elements and passive solar design
- Energy-efficient appliances (in new construction and replacing older appliances in existing homes)
- Storm windows to cut back on heat loss through windows during the winter
- Reflective film on south-facing windows to minimize heat gain during the summer
- Individual meters for gas, electricity, and water (to encourage conservation) in multi-family units

The City can also employ policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat - the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Conversely, passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use. ~~Program P. is proposed to address energy conservation and efficiency in the city.~~

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## 6. CHAPTER SIX – GOALS, POLICIES, AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Ridgecrest. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. This combination of goals, policies, and programs constitutes the City's local housing strategy.

According to the state of California, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment."

The City of Ridgecrest will implement the following goals in the 2023-2031 Housing Element Cycle:

- Provide new housing: Identify adequate sites, with appropriate zoning and development standards and services to accommodate the City's share of the regional housing needs of extremely low, very low, low, and moderate-income households.
- Remove Governmental Constraints: Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conservation and Preservation: Conserve and preserve existing housing, including at-risk units, and neighborhoods, and promote conservation of energy through sustainable planning and development.
- Promote Fair Housing: Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

**Goals and Policies**

<b>GOAL H-1</b>	Provide new housing: Identify adequate sites, with appropriate zoning and development standards and services to accommodate the City’s share of the regional housing needs of extremely low, very low, low, and moderate-income households.
Policy H-1.1	Annually review the Housing Element, together with other elements of the General Plan, for internal consistency, compliance with legal requirements, and suitability to changing local conditions and submit the required annual report to HCD.
Policy H-1.2	The 2023-2031 RHNA will be met during the planning period utilizing the appropriate programs as identified.
Policy H-1.3	Provide a variety of residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.
Policy H-1.4	Allow for development of second units on single-family lots for seniors in residential zones, subject to availability of adequate infrastructure.
Policy H-1.5	Encourage development of housing for elderly by offering incentives such as density increases and reductions in parking requirements. Coordinate with local lending institutions to ensure availability of financing for senior housing projects and congregate care facilities.
Policy H-1.6	Permit the development of manufactured housing in all single-family residential zones.
Policy H-1.7	Encourage construction of planned residential developments under Planned Unit Development (PUD) guidelines.

Policy H-1.8	Ensure that multi-family development is compatible in design.
Policy H-1.9	Prohibit new residential development from fronting on major arterial highways without adequate setbacks and buffering.
Policy H-1.10	Ensure high quality development standards in new mobile home developments, including compatibility with adjacent neighborhood as is allowed by state law.
Policy H-1.11	Prohibit housing development in areas subject to hazards (fire, noise, flood, etc.).
Policy H-1.12	Accommodate new residential development, which is coordinated with the provision of infrastructure and public services.
Policy H-1.13	Encourage energy conservation devices and passive design concepts, which make use of natural climate to increase energy efficiency and reduce housing costs.
Policy H-1.14	Regularly examine new construction methods and materials, and upgrade the City's residential building standards as appropriate.
Policy H-1.15	Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.
Policy H-1.16	Encourage development of residential units, which are accessible to handicapped/disabled or are adaptable for conversion to residential use by the handicapped/disabled. Require apartment complexes with 20 or more units to provide handicapped/disabled accessible unit, with at least two units per 100 units.
Policy H-1.17	Permit the development of manufactured housing in all single-family residential zones.
<b>Goal H-2</b>	Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
Policy H-2.1	Continue to facilitate timely permit and development plan processing for residential construction.
Policy H-2.2	Ensure that development standards for parking, open space, and other amenities do not add unduly to the cost of housing.
Policy H-2.3	Coordinate efforts of all agencies responsible for the provision of housing and housing programs to acquire efficiency in use of funds and elimination of overlapping programs.

<b>Goal H-3</b>	Conserve and preserve of existing housing, including at-risk units, and neighborhoods.
Policy H-3.1	Preserve or rehabilitate existing mobile homes.
Policy H-3.2	Continue a code enforcement program as the primary tool for bringing substandard units into compliance with city codes, and for improving overall housing conditions in the city.
Policy H-3.3	Encourage enforcement of the City's nuisance ordinances, along with other applicable codes, to promote property maintenance.
Policy H-3.4	Actively market rehabilitation programs as available through the Kern County Housing Rehabilitation Program, which provides financial and technical assistance to lower-income property owners to make housing repairs, which could otherwise not be taken.
Policy H-3.5	Preserve and enhance the quality of residential neighborhoods in Ridgecrest, and ensure that new housing is sensitive to the existing natural and built environment.
<b>Goal H-4</b>	Promote Fair Housing: Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
Policy H-4.1	Strive to distribute housing constructed expressly for lower- and moderate-income households throughout the city and to not be concentrated in any single area in the city.
Policy H-4.2	Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain types of neighborhoods or types of housing.
Policy H-4.3	Provide fair housing information at City Hall, to inform both landlords and tenants of their rights and responsibilities.
Policy H-4.4	Assist in providing affordable large-family units to very low- and low-income families during the 2023-2031 Housing Element.
Policy H-4.5	Locate higher density residential development in close proximity to public transportation, retail, services, and recreation.

**Programs**

Implementation programs for this Housing Element are presented below. The subject of local housing programs is a complicated one. There are many more programs than are feasible to present in this chapter. For more detailed information, contact the primary agencies. Another difficulty in compiling and relating data by agency or programs is that often more than one program may be involved in a project. Additionally, more than one agency may work to administer, finance, and

determine eligibility for a program. The program summary is presented in a manner intended to reduce confusion by simplifying the complex interrelationships between programs.

### 1. Monitor Assisted Units

Monitor federal-, state-, and locally funded units at risk of conversion to market rate. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.

~~1)~~ 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.

~~1)~~

~~2)~~ 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.

~~2)~~

~~3)~~ The City will ensure property owners are aware of federal and state subsidies to ensure the continued affordability of housing units. The City will notify owners within 3 years, 1 year, and 6 months of the affordability expiration.

~~3)~~ 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.

~~4)~~

~~4)~~ 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.

~~5)~~

~~6)~~ 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.

~~5)~~

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** Annually and ongoing.

**Geo-targeting:** City-wide.

## 2. Code Enforcement Program

Code enforcement will continue to monitor all housing for compliance with City Codes and regulations.

The Code Enforcement Officer may make available information to owners and renters of substandard units regarding availability of various programs, loans, and grants. [Seek to inform five property owners with substandard units of these programs, loans, and grants.](#)

Dwelling units that are unsafe and determined to not be habitable by the Chief Building Official may be demolished by the fire department, City of Ridgecrest, or other appropriate agencies or means during the 2023-2031 Housing Element Cycle.

Establish a formal program and procedure for the abatement of structurally unsound buildings.

**Responsible Agency:** Planning Department and Kern County

**Funding:** General Fund

**Time Frame/Metrics:** Establish formal program for abatement by 2016 and ongoing

**Geo-targeting:** [City-wide.](#)

## 3. Community Development Block Grants (CDBG)/HOME

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) and HOME 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. 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 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.

[The City will aim to annually reach out to two \(2\) affordable housing developers to identify development opportunities, including assisting with site identification, funding, incentives, and entitlements.](#)

**Responsible Agency:** Planning Department

**Funding:** CDBG

**Time Frame/Metrics:** Aim to Annually reach out to two (2) affordable housing developers to identify development opportunities, including assisting with site identification, funding, incentives, and entitlements.

**Geo-targeting:** City-wide.

#### **4. Fair Housing Services**

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. The program includes the following services:

##### Fair Housing Services

- Education Activities – Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.
  
- 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.
  
- 
  
- 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.

Information about the County’s Fair Housing Program has been disseminated throughout the community in a variety of ways. 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. The City Clerk can provide referrals to the County program.

~~Annually publish at least one article on the City website, social media account, or within locally printed media that outlines the program generally and any substantial changes to fair housing services.~~

**Responsible Agency:** Planning Department and Kern County

**Funding:** General Fund

**Time Frame/Metrics:** Annually publish at least one article on the City website, social media account, or within locally printed media that outlines the program generally and any substantial changes to fair housing services. ~~Ongoing~~

**Geo-targeting:** City-wide.

## 5. Nonprofit Housing Provider (such as Habitat for Humanity)

Substandard units may be improved and/or new units constructed between 2023-2031 by various nonprofit organizations such as Habitat for Humanity.

**Responsible Agency:** Nonprofit organizations

**Funding:** N/A

**Time Frame/Metrics:** Ongoing

**Geo-targeting:** City-wide.

## 6. Kern County Housing Authority (HACK)

The Kern County Housing Authority (HACK) administers the Housing Choice Voucher (Section 8) and Family Self-Sufficiency programs.

Section 8 is a rent subsidy program, where 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.

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.

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.

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.

**Responsible Agency:** Planning Department and HACK

**Funding:** Various

**Time Frame/Metrics:** Ongoing

**Geo-targeting:** City-wide.

## 7. Mortgage Credit Certificate Program

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 2023-2031. The County continues to operate its MCC program which is available to Ridgecrest residents through the Kern County Planning and Community Development Department.

**Responsible Agency:** Planning Department and Kern County

**Funding:** General Fund

**Time Frame/Metrics:** Evaluate possibility of City participation in an MCC program every two years beginning in December 2026.

**Geo-targeting:** City-wide.

## 8. Outreach Program – Fair Housing

~~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.~~

The City will (1) Provide fair housing meeting information through public access television and newspaper advertisements; (2) Conduct one (1) outreach meetings a year to provide Fair Housing Enforcement and Outreach information; (3) Establish a key contact person at City Hall to distribute fair housing information, identify grant sources, and coordinate efforts between the grantee and

~~the grantor; and Update housing rehabilitation brochure every two (2) years between 2023 and 2031 or as necessary as information changes.~~

~~Develop a brochure on Accessory Dwelling Unit (ADU) development that includes all information currently available on the City website (application, required process and steps, design and construction), etc.~~

~~Brochures and printed information will be delivered for public distribution at City Hall and upon request. Public access television may advertise the availability of such information at City Hall.~~

~~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.~~

~~Update housing rehabilitation brochure every two years between 2023 and 2031 or as necessary as information changes.~~

~~The City shall seek public input on the potential modifications to the ordinance, including targeted outreach to lower income households and stakeholder interviews.~~

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** ~~Update housing rehabilitation brochure every two years and ongoing~~As noted under program.

**Geo-targeting:** City-wide.

## 9. Policy and Community Together (PACT) Program

Continue and fund the Policy and Community Together (PACT) neighborhood watch program between 2023-2031 for increased safety.

**Responsible Agency:** Police Department

**Funding:** General Fund

**Time Frame/Metrics:** Ongoing

**Geo-targeting:** City-wide.

## 10. Parking Reduction Program

Objective: Amend the Zoning Code concerning parking requirements for Multi-family housing, Single Room Occupancies, Studio Apartments, Residential Care Facilities and Group

Homes. Establish definitions, parking requirements etc., to have approval certainty and objectivity for transitional housing and group homes.

1. Continue to reduce parking requirements by 50 percent for developments that provide at least half of the units exclusively for elderly persons.
2. Continue to reduce parking ratio for non-handicap units on-site by 20 percent.
3. Amend Zoning Code Definitions to establish definitions for Residential Care Facilities and Group Homes.
4. Amend Zoning Code to ensure the inclusion of the Residential Care Facilities, including Group Homes (for seven or more persons) in all zones that allow residential use similar to other residential uses of the same type in the same zone.
5. Amend Zoning Code, Automobile Parking Requirements, by reducing existing parking requirements for all uses mentioned in the title of the program, for example require 1 space per multi-family unit, SROs, aAnd Studios.

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** ~~By~~ December 2026

**Geo-targeting:** City-wide.

~~Continue to reduce parking requirements by 50 percent for developments that provide at least half of the units exclusively for elderly persons.~~

~~Continue to reduce parking ratio for non-handicap units on-site by 20 percent.~~

~~**Responsible Agency:** Planning Department~~

~~**Funding:** Staff time~~

~~**Time Frame:** As development applications are received~~

## **11. Reduced or Waived Sewer Capacity Fees**

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:

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.

1)           

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.

2)           

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.

3)           

4) The City of Ridgecrest may reduce or waive the sewer capacity fees for lower-income, large-family units.

**Responsible Agency:** Planning Department

**Funding:** Staff time

**Time Frame/Metrics:** As development applications are received.

**Geo-targeting:** City-wide.

## 12. Rehabilitation Program

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.

Owners of multi-family units that receive a loan or grant through the city's rehabilitation program and require tenants to temporarily or permanently vacate those units as a result of the home improvements, must provide a 30-day notice to tenants and provide temporary relocation assistance as required by state and federal law. Information on the relocation assistance process and tenant rights will be provided by the owner prior to the temporary displacement. The city will arrange for provisions of Spanish translation materials.

**Responsible Agency:** Planning Department and Kern County

**Funding:** General Fund

**Time Frame/Metrics:** Apply for rehabilitation funds every two (2) years or when funding opportunities become available; Update housing rehabilitation brochure every two (2) years between 2023 and 2031 or as necessary as information changes.see Program K. above for rehabilitation brochure updates time frame.

**Geo-targeting:** City-wide.

### 13. Energy Conservation

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.

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** 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, and ongoing.

**Geo-targeting:** City-wide.

### 14. Special Needs Housing

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 2023-2031 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.

Collaborate with Housing Authority of Kern County (HACK) to promote special needs housing (Seniors, Farmworkers, Female Headed Households, Persons with Disability,) programs targeted to areas of the county where such housing is most needed. Provide information on housing opportunities on City websites, and in brochures distributed.

Promote opportunities for people with special needs and their families to obtain safe and affordable housing by collaborating with employers, non-profit organizations, service providers, housing developers and government agencies. Publish the development guide/marketing package on the city's website and mail the marketing package to local and regional for-profit and non-profit housing developers.

**Responsible Agency:** Planning Department

**Funding:** Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups.

**Time Frame/Metrics:** Assist or support applications when feasible – 2023-2031; evaluate whether a Hotel Voucher Program will be pursued by ~~2025~~2026; if pursued implement by 2026.

**Geo-targeting:** City-wide.

## 15. Update Zoning and Subdivision Ordinances

- 1) Amend the Zoning Ordinance to allow all group homes by right in residential zones, no matter the residential size. ~~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) Amended the Zoning Ordinance 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.
- 3) Amend Density Bonus Ordinance to incorporate new laws effective January 1, 2023.
- 4) Amend ADU regulations in compliance with laws effective as of January 1, 2023, such as (1) permitting 2-story ADUS and height allowances, and similar regulations, and prepare an ADU brochure; (2) prioritize approval of applications for affordable ADU ahead of other ADU applications; and (3) Consider additional incentives to all ADUs or ADUs that could be deed restricted for meeting extremely low-income households.
- 5) Amend the Zoning ~~Code~~ and Subdivision Ordinances to comply with SB-9.
- 6) Amend Zoning Ordinance to implement Objective Design Standards for multi-family residential projects in commercial and mixed-use zones and objective design standards for multi-family projects with affordable housing in compliance with SB 167 (Housing Accountability Act), SB 35 (streamlined Affordable Housing) and SB 330 (Housing Crisis Act).
- 7) Amend Zoning Ordinance to permit housing for a Variety of Housing Types such as Low Barrier Navigation Centers.

- 8) Amend Zoning and Subdivision Ordinances codes consistent with state all-housing related laws that are currently effective, and as amended. become effective during 2023, beyond amendments mentioned in items 1 through 8 above, such that the city's amendments are comprehensive.
- 9) Amend the Zoning Ordinance to comply with Health & Safety Code Section 17021.5 which requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to 17021.8, (Employee Housing applications for streamlined ministerial approval, not requiring a conditional use permit) shall be deemed an agricultural use.
- 10) Amend Zoning Ordinance to permit multifamily uses by right of in zones where multifamily and mixed uses are permitted, including nonresidential zones, pursuant to Government Code section 65660, and increase supply of multi-family units with three or more bedrooms.
- 11) Amend Zoning Code to permit a two-year initial approval period for all development applications and a two-year extension by the Planning Director. This would remove a significant cost and time barrier that currently exists. Development applications associated with subdivision maps shall run with the life of the subdivision map as is permitted by city and state subdivision map act.

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** ~~Within one year of Housing Element adoption~~ By 2026.

**Geo-targeting:** City-wide.

## 16. Development of Extremely Low-Income Households

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.

~~Reach out annually to developers and offer specific regulatory incentives throughout the planning period when funding is available. Initiate a cooperative outreach program with the Kern Regional Center.~~

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** –1) Conduct one (1) annual outreach with developers to identify development opportunities; funding avenues; and city incentives including flexibilities in consolidation of small lots, mergers, and subdivision of large lots to promote low-income housing. Initiate a cooperative outreach program with the Kern Regional Center.

2) Support non-profit corporations in their efforts to make housing more affordable to extremely low-, very low-, and low-income households. This effort may include:

a. assistance in filling out complicated grant applications,

b. identifying available sites for housing development; and

c. priority permit and building inspection services for site development/rehabilitation.

Geo-targeting: City-wide.

Assist or support applications when feasible – 2023-2031

**Table 6-1  
Quantified Objectives by Income Group**

<b>Income Group</b>	<b>New Construction<sup>1</sup></b>	<b>Rehabilitation</b>	<b>Conservation<sup>2</sup></b>
<b>Extremely Low Income</b>	189	5	
<b>Very Low Income</b>	190	5	
<b>Low Income</b>	241	5	
<b>Moderate Income</b>	225		
<b>Above Moderate Income</b>	591		
<b>Total</b>	<b>1436</b>	<b>15</b>	<b>0</b>

*Source: Realty Planners Group, Inc. 2023*

*Notes:*

<sup>1</sup>—*Corresponds to RHNA in Chapter 4.*

<sup>2</sup>—*The Ridge Apartments with 79 units was at risk when it recently sold, but the City was able to maintain the affordability restriction.*

**17. Facilitating Large Parcels and Land Consolidation**

To assist with the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres units). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. Additionally, the city will work with non-profit developers and owners of small sites (less than ½ acre) to identify and consolidate parcels to facilitate the development of housing

affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation will include allowing higher densities and larger parcels once consolidated, flexibility in development standards, expedited processing related to consolidation.

The City will offer the following incentives for the development of affordable housing including but not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Develop an incentive program such as deferral or waiver of fees related to the subdivision for projects affordable to lower income households:
- —
- Provide technical assistance to acquire funding, and
- Modification of development requirements, as needed.-

**Responsible Agency:** Planning Department and Grants Manager

**Funding:** General Fund/State Grants

**Time Frame/Metrics:** —1. Develop informational flyers by June 2026;

2. Develop incentive program by December 2026.

3. Investigate the possibility of assisting deed restricted affordable housing projects with fee deferral loans, which could offer a term of up to 55 years accruing at a simple interest rate of 3 percent per year. The loan could be recorded against the property and can be notarized.

4. Provide incentives to two (2) affordable housing developments during the planning cycle.

5. Target the construction of 100 affordable housing units, especially for Low and Very -Low Income households (also see Program 24).

~~Develop incentive program within one year of adoption of the housing element and provide incentives and assistance as developments as submitted to City.~~

## **18. Infrastructure Priority for Affordable Housing**

To ensure water and sewer providers have procedures in place to grant priority service to lower-income housing units, the City shall provide a copy of the adopted Housing Element to water and sewer providers, City of Ridgecrest's Regional Wastewater Treatment Plant and the Indian Wells Valley Water District.

The City shall communicate to both providers the requirements of Government Code Section 65589.7 for water and sewer providers to establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households.

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** ~~—~~ Immediately after Housing Element adoption December 2026.

**Geo-targeting:** City-wide.

### **198. Emergency Shelters**

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness by adopting one of the following:

- ~~1) Revise the zoning code to specify an additional appropriate zone(s) to allow emergency shelters by right and/or with approval of a conditional use permit.~~
- 2)1) Establish an Emergency Shelter (ES) development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this housing program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities, and homelessness services.
- 2) Amend the definition of emergency shelters to be consistent with Gov. Code 65583(a)(4)(C) and ensure appropriate parking requirements limited to employees.
- 3) ~~Amend the zoning code to allow emergency shelters by-right in R-3 and R-4 zones and in zones where mixed uses are permitted.~~

**Responsible Agency:** ~~Planning Department~~ Division

**Funding:** General Fund

**Time Frame/Metrics:** ~~December 2026.~~ Within one year of Housing Element adoption.

**Geo-targeting:** City-wide.

### **2019. Transparency**

The City's website will provide links to a variety of resources as well as links to downloadable versions of Land Use Plans, Regulations, and Studies. The city must also continue to ensure that the on-line version of the City Code is regularly updated and that revisions to review procedures are available on-line as well as in handouts at the Planning counter.

This program commits the City to ensuring these requirements are met and to addressing the recently enacted regulations in Government Code section 65913.3 requiring cities to compile lists specifying information applicants must provide to obtain post-entitlement phase permits. These requirements will be implemented by the end of ~~2025~~2026.

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** ~~Within one year of Housing Element adoption~~December 2026.

**Geo-targeting:** City-wide.

## **210. Previously Identified Sites in Last Cycles**

~~In compliance with Government Code Section 65583.2 c), the City will amend the zoning code to allow by-right-development on any parcel that allows residential development that are listed in the prior two cycles of the Housing Element, for the purpose of meeting the 6th cycle lower-income RHNA obligations, given that the development include 20 percent affordable units for lower-income households. On previously identified sites, the City will allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households. The City shall permit appropriate densities of at least 20 units per acre on such parcels. This shall be achieved through either code or map amendments and will occur within three years of Housing Element Adoption. This program may occur in batches, individually, or as seen fit by the City.~~

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** This program shall take effect upon adoption of the housing element and will be supplemented by administrative procedures by December 2025.~~Within one year of Housing Element adoption.~~

**Geo-targeting:** City-wide.

## **22. 21. Compliance with Permit Streamlining Act**

~~The City will ensure that the amendments to the Permit Streamlining Act shall be adhered to. Agency will post a list of zoning ordinances and development standards that apply to each parcel and items needed to deem application complete. It is important to note that the Act is not to be construed as limiting the ability to request and obtain information which may be required to comply with the provisions of CEQA. The Permit Streamlining Act does not apply to legislative land use decisions or to ministerial permits.~~

~~Clear development requirements and timelines will reduce risk for developers.~~

~~GC §65940.1(a)(1)~~

- ~~— Within 30 days of filing a development project application, if agency determines an item(s) is missing from the list it must provide an exhaustive written list why the application is incomplete. Can't require submittal of materials not on application checklist. Otherwise, it is automatically deemed complete. GC §65943(a)~~

- 1) Applicant may submit requested material to agency; no timeline to respond.
- 2) Agency has 30 days to respond to submitted materials from applicant. GC §65943(b). Can not request new information that was not identified in initial list of items that were not complete. GC §65943(b)
- 3) If agency determines application and submitted materials are not complete, agency must provide appeal process; final written determination on appeal must be made within 60 days after agency received the appeal. GC §65943(c)
- 4) These timelines can be extended if both agency and applicant agree. GC §65943(d). If agency fails to respond after one of its 30-day review periods, or fails to timely provide appeal determination, the application is “deemed” complete. GC §65943(a), (b) and (c)

**Responsible Agency:** Planning Department

**Funding:** General Fund

**Time Frame/Metrics:** By existing law. ~~XX~~ [AP2]

**Geo-targeting:** City-wide.

### **23. Place-Based Neighborhood Revitalization.**

**Objective:** The City will carry out a variety of neighborhood improvement efforts to revitalize the community and promote fair housing and access to resources and opportunities in all parts of the city. The City will improve neighborhoods and places that are most in need of place-based planning and improvement strategies, as well as places with the greatest capacity for accommodating housing for lower income households. Efforts will include, but are not limited to, the following:

**Planning.** The City will identify local streets in need of improvement using the Pavement Management Plan, and identify resources such as SB 1 funds and other additional resources to repair local streets, giving priority to targeted areas with higher levels of poverty.

**Implementation.** The City will continue to prioritize the Capital Improvement Plan (CIP), annually, and seek additional funding and other resources toward community revitalization in targeted areas. Additionally, the City will continue to pursue concurrent efforts to improve infrastructure capacity in opportunity areas and in areas in need of capital improvements.

**Partnerships.** As part of ongoing and regular coordination with regional housing advocates, the City will seek new partnerships with agencies and grant funding opportunities to implement neighborhood improvements as part of new housing projects.

**Agency:** City Administration/City Manager or designee

**Funding:** Departmental budget, grant funding (as available)

**Timeframe/Metrics:** Identify programs for implementation by 2026, prioritize CIP funding annually.

**Geo-targeting:** City-wide.

## **24. Reasonable Accommodation**

**Objective:** Facilitate the development, maintenance and improvement of housing for people with disabilities; expedite processing time for reasonable accommodation requests within 30 days of an application.

The city will adopt a comprehensive written, reasonable-accommodation ordinance to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, and will be subject to approval by the City Manager or designee applying following decision-making criteria:

1. The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

Community Development staff will provide information about reasonable accommodation at on the City's website to increase awareness. The city will provide information to the public on the Reasonable Accommodation Ordinance in both English and Spanish on the City's website.

**Agency:** City Administration/City Manager or designee

**Funding:** General Fund

**Timeframe/Metrics:** Adopt zoning ordinance amendments by December 2026.

**Geo-targeting:** City-wide.

## **25. Promote Variety of Housing**

The city shall maintain an ongoing conversation with the community and with for-profit and non-profit housing developers on the need for affordable housing, and provide a development guide/marketing package that includes the city's development and approval process, relevant ordinances, development fees, incentives, and an inventory of available land for a variety of housing types. This information will be available to housing developers via the City website. To be proactive, the city will also mail the development guide/marketing material to local and regional housing developers on an annual basis. Furthermore, the marketing package will include an opportunity for developers to provide feedback on how the city could better facilitate housing development in the city.

**Objectives:** Collaborate with Housing Authority of Kern County (HACK) to promote special needs housing (Seniors, Farmworkers, Female Headed Households, Persons with Disability, Youth) programs targeted to areas of the county where such housing is most

needed by December 2026. Provide information on housing opportunities on City websites, and in brochures distributed.

Promote opportunities for people with special needs and their families to obtain safe and affordable housing by collaborating with employers, non-profit organizations, service providers, housing developers and government agencies. Publish the development guide/marketing package on the city's website and mail the marketing package to local and regional for-profit and non- profit housing developers.

**Agency:** City Manager and CDD), HACK.

**Financing:** Community Development Block Grant, and/or other grant funding as available.

**Time Frame/Metrics:** December 2026.

**Geo-targeting:** City-wide.

## **26. Equal Housing Opportunity**

The will examine the possibility to refer cases to Greater Bakersfield Legal Assistance (GBLA) in helping the general public relating to housing discrimination. GBLA is a non-profit organization that contracts with cities to provide fair housing services. All fair housing complaints received by the city will be referred to GBLA. GBLA will document the incidences of housing discrimination and the provide a variety of services to help resolve landlord-tenant disputes. Other services provided by GBLS include legal counsel, mediation, educational workshops, case management, and referrals for housing and community resources. In addition, the city and GBLA will identify consultation strategies with fair housing and counseling organizations in the city.

The city will support the recommendations of the 2014 San Joaquin Valley Fair Housing and Equity Assessment (FHEA) that was prepared by the California Coalition for Rural Housing. The FHEA analyzes patterns in racial and economic segregation, discusses how segregation impacts individuals' and families' ability to access housing opportunity, and proposes strategies and recommendations to create more equitable and integrated communities. Some of the recommendations include:

1. Use the data and findings in the FHEA document to guide local Consolidated Planning Processes, ongoing CDBG and HOME funding allocations, Housing Elements Processes, and other city planning documents.
2. Actively seek funding for marginalized or distressed communities, such as Transit Oriented Development Funds, Strategic Growth Council grants, HCD's Housing-Related Parks Program, Safe Routes to School, and Brownfield funding.
3. Develop and implement a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.
4. Consider new technologies and/or products such as modular housing construction

to reduce costs and increase access to housing.

5. Prioritize basic infrastructure improvements like water, sewer, and street lights.

6. Support acquisition and rehabilitation programs to combat vacant or blighted properties.

7. Use the FHEA data and the opportunity indices to help guide site selection of affordable housing developments.

8. Use design tools to seamlessly integrate affordable housing development into larger mixed-income developments.

9. Develop a program to educate and encourage landlords to accept Housing Choice Vouchers.

The city will also provide information on fair housing services through printed material to be available at City Hall and on the city's website. The City will arrange for provisions of Spanish translation materials and provide interpreters at community workshops.

**Objectives:** 1) Examine the possibility to refer fair housing inquires to GBLA and provide fair housing information at City Hall, on the city's website, and at other public buildings.

(2) Support and implement the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment.

**Agency:** City Manager and CDD and GBLA

**Financing:** General Fund (if available)

**Time Frame/Metrics:** By December 2026.

**Geo-targeting:** City-wide.

## **27. Level of Service**

Evaluate and address the potential impact on residential development of the Level of Service goals stated in the General Plan.

**Objective:** Ensure that the City's Level of Service standards do not unnecessarily reduce or increase the cost of residential development, particularly on the sites identified in Appendix B Vacant Residential Opportunity Parcels Over 6,000 SF.

**Agency:** Planning Division and Engineering Division

**Financing:** General Fund and Grant Funds

**Timeframe/Metrics:** Annual monitoring. By the completion of the next comprehensive General Plan update, expected by 2028.

**Geo-targeting:** City-wide.

## 28. Farmworker Housing

Provide housing opportunities to meet the special housing needs of farm workers, the City will:

1. Make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:

- o Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
  - o Coordinating and participating with regional organizations, including non-profit, academic and employers, to raise awareness, share and employ strategies, and identify or target new resources.
  - o Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.
  - o Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
2. Seek state and federal monies, as funding becomes available for housing construction and rehabilitation targeted for farm workers. Give the highest priority to seeking funding that serves farm workers, the largest special needs group in the region.
3. Coordinate annually with organizations that serve farm workers (Kern County and non-profits, such as Cesar Chavez Foundation, Self-Help Enterprises, Farm workers Institute of Education and Leadership, and the Housing Assistance Council).

The city will also encourage the development of housing for farmworkers by assisting developers with site identification and providing technical assistance on funding applications. The city will also promote dialogue with farmers and farming advocates to encourage more private development of farmworker housing.

**Objective:** Develop information packages on developing farmworker housing and procedures to prioritize processing farmworker housing projects. Maximize opportunities to address the housing needs of special needs groups within the city.

**Agency:** Planning Division, Building Division, and Grants Division

**Financing:** General Fund, Departmental Budgets and State (CDBG or other funds)

**Time Frame/Metrics:**        Within 1 year of adoption of this housing element.

1. Conduct at least one (1) outreach meeting in a year.

2. Contact 5 farm housing developers or non-profits in a year.

3. Publish information on incentives available on the city's website.

4. Apply for grant funds every 5 years, or earlier if an opportunity exists.

5. Construct and rehabilitate a total of 80 farm worker housing units during the 6th Cycle planning period.

**Geo-targeting:** City-wide.

## **29. Outreach for Persons with Disabilities**

The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To accommodate residents with developmental disabilities the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. The city will also provide regulatory incentives, such as efficient permit processing and fee deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, the city will coordinate with the County of Kern and reach out to organizations serving special needs groups and developers of housing for special needs groups as funding becomes available (i.e., Kern Regional Center, Self-Help Enterprises, Housing Assistance Council, etc.).

**Objective:**    Apply for funding when appropriate during the planning period to encourage development of units specifically for persons with disabilities.

**Agency:**        Planning Division, Grants Manager, City Manager

**Financing:**    CDBG and General Fund

**Time Frame/Metrics:**        Reach out annually to developers and offer specific regulatory incentives throughout the planning period, when funding is available. Initiate a cooperative outreach program with the Kern Regional Center by 2026.

Prepare an incentives package by December 2026 for 10 applicants in a year.

Geo-targeting: City-wide.

### **30. Large Sites > 10 Acres**

To assist with the development of housing affordable to lower income households on large sites >10 acres, the City will:

- i. Facilitate land divisions, lot line adjustments, voluntary mergers resulting in parcel sizes that facilitate multi-family developments affordable to lower income households in light of state, federal, and local financing programs (i.e., 2–10-acre sites).
- ii. Work with property owners, investors, and non-profit developers to target and market the availability of sites with the best potential for development.
- iii. Offer incentives for the development of affordable housing, including but not limited to:
  - Streamlining and expediting the approval process for land division for projects that include affordable housing.
  - Ministerial review of voluntary mergers and lot line adjustments.
  - Develop an incentive program such as deferral or waiver of fees related to the subdivision for projects affordable to lower income households:
    - Providing technical assistance to acquire funding, and
    - Modification of development requirements, as needed.

**Objective:** Ensure that large sites (>10 acres) are made suitable for development of affordable housing through subdivision or other means.

**Agency:** Planning Division and Engineering Division

**Financing:** CDBG Grants and General Fund

**Time Frame/Metrics:** 1. Develop informational flyers by June 2026;

2. Develop incentive program by December 2026.

3. Investigate the possibility of assisting deed restricted affordable housing projects with fee deferral loans, which could offer a term of up to 55 years accruing at a simple interest rate of 3 percent per year. The loan could be recorded against the property and can be notarized.

4. Provide incentives to two (2) affordable housing developments during the planning cycle.

5. Target the construction of 100 affordable housing units, especially for Low and Very -Low Income households.

Geo-targeting: City-wide.

### **31. State Legislation to Permit Cities and Counties to Collect Tax Increment Financing to Promote Affordable Housing and Administration.**

The cancellation of Redevelopment Agencies and its powers to collect tax increment financing has dried up, in part, funds available to cities and counties to advance housing development. The lack of funds for housing, in light of the enormity of the housing demand in the state, and ever increasing RHNA and concomitant demands on local governments need enormous funds to administer a successful housing program. Tax increment financing should be limited to the administration of housing, production of affordable housing, and to provide financial incentives to applicants.

**Objective:** Tax increment funding of Affordable housing administration and proving incentives housing production.

**Agency:** City Council/City Manager/League of Cities and Counties.

**Funding:** General Fund

**Timeframe/Metrics:** Annual effort to canvass for legislation.

**Geo-targeting:** City-wide.

### **32. Affordable Housing Program Inventory, Allocation of Resources, and Grant Applications.**

Objective: Maximize the City's and public ability to access governmental and private housing programs and thereby facilitate achievement of other Housing Program objectives, prioritizing resources in areas of High Segregation and Poverty.

- Annually explore public and private financial funding sources available to:
  - o Purchase affordability covenants on at-risk projects,
  - o Transfer ownership of at-risk projects to public or non-profit agencies,
  - o Purchase existing buildings to replace at-risk units,
  - o Construct replacement units, or
  - o Construct new units.

- Apply for the following grants for potential financial assistance:
  - o Project to assist in the provision of housing accessible for disabled residents (either new housing or retrofit of existing low-income housing),
  - o Grants to assist in the provision of housing for farm workers,
  - o Grants to assist the rehabilitation of existing low-income housing,
  - o Grants to assist the rehabilitation of housing within TCAC Areas of High Segregation & Poverty and other priority areas in Census Tracts with high poverty
  - o Grants to assist the provision of housing for large families and reduce overcrowding.
  - o Note: Not including the housing units assisted by rehabilitation grants targeting TCAC Areas of High Segregation & Poverty mentioned above, and target grants to the “Highest Resource Areas” as identified in the Resource Opportunity Map.
- If funding assistance is available for a specific project, the City will assist in the preparation of an application to the applicable program.
- All available federal, state, local, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to, the following:
  - o Federal Deposit Insurance Corporation (FDIC) Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower income households);
  - o Home Investment Partnerships Program (HOME) (for rehabilitation of lower income and senior housing);
  - o HUD Single-Family Property Disposition Program (for rehabilitation of owner occupied housing);
  - o Low-Income Housing Tax Credit Program (for development of rental housing and preservation of existing affordable housing for large family units);
  - o Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households);
  - o Multi-family Housing Program (MHP) (for new construction, rehabilitation, and

preservation of lower income housing through deferred loan payments);

o Neighborhood Housing Services (for rehabilitation of housing for lower income households);

o Proposition 84 (for development or conversion and rehabilitation of existing facilities for migrant farm worker housing);

o Rural Community Assistance Corporation (for new rental housing or rehabilitation of apartments for farm workers and lower-income households);

o Section 8 Housing Assistance (rent subsidies for very low-income households);

o Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing);

o Section 241(a) Rehabilitation Loans for Multi-Family Projects (for energy conservation and rehabilitation of apartments); and

o World/BRIDGE Initiative (lower interest construction financing for lower income and farm worker housing).

**Agency:** City Manager or designee; Grants Manager

**Funding:** General Fund

**Timeframe/Metrics:** 1. Inventory: Ongoing—at least annually.

2. Grant applications: Ongoing, starting by 2026 and at least every other year thereafter.

**Geo-targeting:** City-wide.

### **33. Infrastructure and Incentives.**

Use CDBG funds and available federal, state, and local housing development programs for infrastructure improvements and other incentives to support the development of housing for lower- and moderate-income households and special needs populations, such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness. The City will:

- Utilize its PLHA funds for construction of ADU's and infrastructure in support of affordable housing.
- Promote ADU development in a disadvantaged area of the community funded by PLHA.
- Continue to pursue wastewater infrastructure funding at least annually on an ongoing basis and until the City's infrastructure issues related to wastewater capacity are resolved in order to provide for future development of housing for low- and moderate-income households and special needs populations.

- Continue its program of improving ADA ramp infrastructure in all neighborhoods.
- Make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:  
Implement strategies as provided state density bonus law to encourage housing for farmworkers, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.
- Continue its program in the pursuit of road improvements throughout the community. Geographically, we will target infrastructure improvements and incentives to achieve new affordable housing units.

**Agency:** City Manager, Community Development

**Funding:** PLHA Funds

**Timeframe/Metrics:** At least annually and ongoing; apply to use PLHA funds and at least every other year and ongoing.

**Geo-targeting:** City-wide.

#### **34. Housing Element Implementation**

- The city will apply for grants to hire a consultant for Housing Element Program Implementation, to prepare code amendments, stakeholder meetings, preparation of program brochures, for posting on city websites, etc.
- The City shall seek public input on the potential modifications to the ordinance, including targeted outreach to lower-income households and stakeholder interviews.

**Agency:** City Manager, Community Development

**Funding:** Grant Funds

**Timeframe/Metrics:** December 2026 and thereafter.

**Geo-targeting:** City-wide.

#### **35. Adequate Sites Monitoring**

- Annually monitor the progress of pending projects, ADU projections, and development on candidate housing sites through the APR.
- If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period.

**Agency:** City Manager, Community Development

**Funding:** General Fund, Grant Funds

**Timeframe/Metrics:** Annually along with the preparation of Annual Progress Reports.  
**Geo-targeting:** City-wide.

### **36. Inclusionary Housing**

The City will establish an Inclusionary Housing Program to create housing affordable to low, moderate, and or middle-income households in new buildings as follows:

1. Projects with 5 to 9 units:
  - a) 15% of the units (rental or ownership) shall be designated as affordable units. Alternatively, applicants may request to pay an inclusionary housing in-lieu fee instead of providing onsite units.
2. Projects with 10 or more units:
  - a) Rental: 20% of the total number of units shall be designated as affordable units. Alternatively, applicants may request to pay an inclusionary housing in-lieu fee instead of providing onsite units.
  - b) Ownership: 15% of the total number of units shall be designated as affordable units. Alternatively, applicants may request to pay an inclusionary housing in-lieu fee instead of providing onsite units.

**Agency:** City Manager, Community Development

**Funding:** General Fund

**Timeframe/Metrics:** By December 2026.

**Geo-targeting:** City-wide.

### **37. Prioritize Resources to Areas of High Segregation & Poverty**

Objective: Assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop and preserve affordable housing.

The City will prioritize resources to address housing needs in Census Tracts 53, with the highest poverty rate of 26.2%, non-whites consisting of 46.9% of the population, and a tract with low resources, hereinafter called “priority neighborhood.” The City will:

- Facilitate the rehabilitation or replacement of housing units in need of rehabilitation or replacement in the priority neighborhoods, such as through building/code enforcement. City staff will help connect property owners to resources to address habitability issues (e.g., water, power, mold, weatherization).
- Apply for grants targeting housing needs in these priority neighborhoods, such as rehabilitation.

- Target rehabilitation funding to these priority neighborhoods, to assist at least 15 units rehabilitated.
- Target at least 10% of funding from sources identified in Program 30 to these priority neighborhoods to facilitate housing for lower-income households.
- Do a targeted distribution of fair housing information to housing units in these priority neighborhoods at least once every 2 years.
- The City will first make improvements and repairs to parks and public space (recreation, streets, sidewalks, drainage, and other infrastructure) in the prioritized neighborhoods. The current and future improvements and repairs to parks and public spaces that have already been prioritized and are currently being planned and/or built in the prioritized neighborhoods.
- During development of the next comprehensive General Plan update, develop a bicycle and pedestrian plan for the entire City limits that includes the priority neighborhoods and that emphasizes safe routes to schools.

**Agency:** Planning Department, Public Works Department

**Funding Source:** General Fund and other sources if available.

**Timeframe/Metrics:** Ongoing; provide annual report; apply for grants starting by 2026.

**Geo-targeting:** City-wide.

**QUANTIFIED OBJECTIVES**

**Table 6-1**  
**Quantified Objectives by Income Group**

<b><u>Income Group</u></b>	<b><u>New Construction<sup>1</sup></u></b>	<b><u>Rehabilitation</u></b>	<b><u>Conservation<sup>2</sup></u></b>	<b><u>Total</u></b>
<b><u>Extremely Low Income</u></b>	<b><u>189</u></b>	<b><u>5</u></b>	<b><u>5</u></b>	<b><u>199</u></b>
<b><u>Very Low Income</u></b>	<b><u>190</u></b>	<b><u>5</u></b>	<b><u>5</u></b>	<b><u>200</u></b>
<b><u>Low Income</u></b>	<b><u>241</u></b>	<b><u>5</u></b>	<b><u>5</u></b>	<b><u>251</u></b>
<b><u>Moderate Income</u></b>	<b><u>225</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>225</u></b>
<b><u>Above Moderate Income</u></b>	<b><u>591</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>591</u></b>
<b><u>Total</u></b>	<b><u>1436</u></b>	<b><u>15</u></b>	<b><u>15</u></b>	<b><u>1466</u></b>

*Source: Realty Planners Group, Inc. 2023*

*Notes:*

*<sup>1.</sup> Corresponds to RHNA in Chapter 4.*

*<sup>2.</sup> The Ridge Apartments with 79 units was at risk when it recently sold, but the City was able to maintain the affordability restriction.*

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## CHAPTER SEVEN – PUBLIC PARTICIPATION

The 2023–2031 Ridgecrest Housing Element update began in spring 2023. The following is a summary of the process the City went through in delivering the draft Housing Element update to the Department of Housing and Community Development:

**Table 7-1: 2023–2031 Ridgecrest Housing Element Schedule**

Task	Date
Scoping Meeting	February 28, 2023
First Housing Survey	February 22, 2023 – June 27, 2023
Second Housing Survey	May 9, 2023 – June 27, 2023
Special Planning Commission Workshop	May 8, 2023
Draft Housing Element to City	August 2023
Planning Commission Hearing to Review Draft	September 2023
Public Review Draft Housing Element & Council Review	September 2023
HCD 60-day review of draft Housing Element	September 2023
Conditional Certification Received from HCD	----
Planning Commission Review of final draft Housing Element	----
City Council review of final draft Housing Element for adoption	----

### ***Housing Need and Priorities Survey***

The City has hosted two online Housing Element survey. The first survey focused primarily on housing policies and goals. This survey opened on February 22, 2023. The second survey focused primarily on housing needs and barriers. The second survey was circulated in English and Spanish. This survey opened on May 9, 2023. Both surveys closed on June 27, 2023. A total of 121 individuals responded to the survey in English, while no response in Spanish was received. The city used both digital and paper platforms for this survey. The digital platform was promoted extensively through City communication channels including email communications, the Housing Element Update webpage, and social media. The survey was shared via multiple Community-Based Organizations (CBOs) and publicized online. City staff also conducted the survey directly with residents during the Salvation Army food bank drive through distribution. The City received the following feedback:

When asked to identify their top three **housing priorities** (out of seven choices):

- 56% identified "increase the amount of housing that is for affordable to moderate, low, and very low-income residents"
- 53% of respondents selected “create programs to help existing homeowners stay in their homes”
- 52% of respondents selected “make it easier to build in Ridgecrest”
- 46% of respondents selected “improve substandard housing conditions”
- An additional 43% identified “increase homeownership opportunities for moderate, low- and very-low-income residents”

- 27% selected “target efforts to address inequities in the housing market, including discrimination in renting”
- And the remaining 20% selected “other” with a fill in choice

When asked to identify the top barrier to **affordable housing** (out of five choices):

- 46% of respondents choose “limited availability of affordable units”
- An additional 14% of respondents choose "lack of resources to help find affordable housing" and "quality of affordable housing does not meet my standards".

When asked to select the communities **insufficient of housing** (out of seven choices):

- 38% of respondents selected “Single individuals”
- 35% of respondents selected “Families with Children”
- 35% of respondents selected “Low-income households”
- 32% of respondents selected “Older adults (Seniors, Elderly)”

### ***Stakeholder Input and Participation***

The City invited representatives from community stakeholders to provide input on housing-related issues in Ridgecrest. The Community-Based Organizations (CBOs) who supported the outreach efforts included:

- Ridgecrest Chamber of Commerce
- IWV Collaborative
- Salvation Army
- Ridgecrest Area Association of Realtors
- Ridgecrest Vineyard Church & The Refuge

### **Scoping Meeting – February 28, 2023**

A scoping meeting took place on February 18, 2023. In such meeting, the staff and Consultant presented a staff report and plans for the 6th Cycle Housing Element Update. The meeting was opened to the public for comments with regards to the type of Public Outreach desired in connection with the proposed Housing Element Update. The primary purpose of the Scoping

session was to determine the type of public outreach that is appropriate to receive the maximum public participation from citizens and stakeholders in the preparation of the housing element.

A member of the public supported the plan to conduct the public workshop at a Planning Commission meeting. No other comments were received.

**Special Public Planning Commission Workshop – May 8, 2023**

On May 8 2023, a public workshop was held with the Planning Commission to provide an overview of the Housing Element Update, invite input on housing-related needs and priorities, and to give the community an opportunity to identify housing-related concerns.

A member of the public inquired whether the City has an ADU ordinance to which staff responded in the affirmative.

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