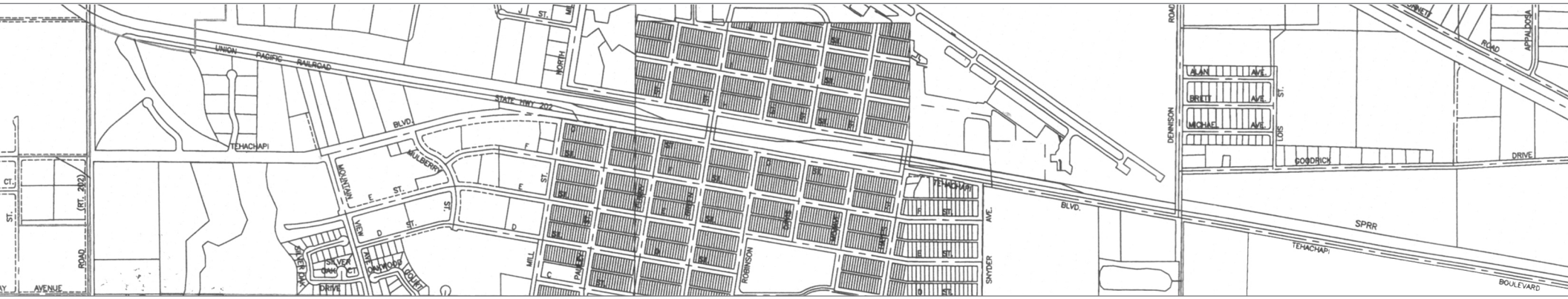

City of Tehachapi

Housing Element

January 2006 - June 2013

City of Tehachapi
115 South Robinson Street
Tehachapi, CA, 93561

City of Tehachapi

Housing Element

January 2006 - June 2013

CITY OF TEHACHAPI
115 SOUTH ROBINSON STREET
TEHACHAPI, CA 93561

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CHAPTER 1: INTRODUCTION

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the General Plan. Housing element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code § 65580(a)). California law recognizes the vital role local governments play in the supply and affordability of housing. The housing element must establish goals, policies and programs to facilitate and encourage the provision of safe, adequate housing for its current and future residents of all income levels.

The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code § 65580(a)).

The housing element differs from the other General Plan elements. The State requires that it include specific information and analyze population and housing trends. Also, unlike the other elements, the housing element must be submitted to the California State Department of Housing and Community Development (HCD) for review and certification.

As mandated by State law, the current planning period for the Tehachapi Housing Element extends from January 1, 2006, to June 30, 2013. This Element identifies strategies and programs that focus on: 1) conserving and improving the existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; 5) promoting equal housing opportunities; and 6) encouraging efficient use of land and energy resources in relationship to residential development.

The Housing Element consists of the following major components, as required by State law:

Review the Previous Housing Element: This Section reviews the results of the goals, policies, and programs adopted in the previous Housing Element and analyzes the differences between what was projected and what was achieved.

Housing Needs Assessment: This Section includes a community profile of population characteristics, household information, housing stock, tenure, and housing affordability. This Section also considers special housing needs of the community, such as, seniors, farmworkers, homeless, large households, and female-headed households.

Projected Housing Needs: California law requires the Department of Housing and Community Development to project statewide housing needs and allocate the need to each region in the State. After consulting with the Kern Council of Governments (Kern COG), HCD provided the regional need to the Kern COG. It is Kern COG's responsibility to allocate the projected needs to the unincorporated County of Kern and to each of the 11 incorporated cities within the Kern COG region. This section documents the Regional Housing Needs Allocation (RHNA).

Land Inventory: This Section compiles relevant information on the zoning, acreage, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development.

Governmental and Nongovernmental Constraints: This Section identifies and analyzes impediments to the development of housing for all income levels.

Program of Actions: This Section outlines housing programs that meet local housing goals, quantify objectives, and fulfill HCD requirements. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the RHNA.

Public Participation

Opportunities for residents to provide input on housing issues and objectives are critical to the development of appropriate and effective housing programs. A workshop was held on April 14, 2008, to discuss the housing element process, address changes to State housing element law, and create an opportunity for community dialogue. A three day General Plan update charrette, consisting of the consulting team and City staff provided critical information on where future residential development could occur. Another public workshop was held on July 10, 2008, to discuss existing Housing Element programs and potential new programs and funding sources.

A comprehensive update of the General Plan was adopted by the City Council on April 16, 2012. In conjunction with the General Plan update numerous workshops and Community Outreach opportunities occurred as enumerated below.

1. 2007 Charrette Workshops
February 13 – 17, 2007
May 11, 2007
June 11, 2007

2. 2008 General Plan Workshops
February 28, 2008
March 13, 2008
April 14, 2008
July 9 – 10, 2008

3. 2009 General Plan Workshops
February 23, 2009
May 11, 2009
June 29, 2009
August 10, 2009
September 14, 2009
September 29, 2009
October 12, 2009
November 9, 2009
December 14, 2009

4. 2010 General Plan Workshops
January 11, 2010
February 8, 2010
March 8, 2010

It is worth noting that Housing Element updates rarely occur coterminous with the update of the other mandatory elements. As such the Community Outreach relative to a Housing Element update is typically presented as a single topic. However, as indicated the Housing Element update was part of a more comprehensive General Plan update in contrast to a standalone update. As such the aforementioned workshops included the Housing Element along with other mandatory elements. As the comprehensive General Plan update adoption was coming to a conclusion the 2010 census data was also emerging and City staff and consultants felt it prudent to hold the Housing Element in abeyance until the 2010 census data become fully available. It was only timing of the census data that caused the Housing Element to be severed from the other mandatory elements otherwise the Housing Element would have been adopted on April 16, 2012 in conjunction with the other elements.

General Plan Consistency

The Housing Element is one of seven mandatory elements of the General Plan, which was updated by the City of Tehachapi in 2012. For the General Plan to provide effective guidance on land use issues, the goals, policies and programs of each element must be internally consistent. This Housing Element builds upon the existing General Plan and is consistent with its policies. Consistency between the Housing Element and the updated General Plan will continue to be evaluated as the update process unfolds. Whenever an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to ensure consistency is maintained.

CHAPTER 2: REVIEW OF EXISTING HOUSING ELEMENT

Implementation of the 2003 Housing Element was very successful. The City constructed or approved 656 units, which greatly exceeded the 225 unit housing allocation. Moreover, the City approved 76 units of very-low income housing (See Table 2-1). Table 2-2 lists programs from the existing Housing Element and provides the results and analysis of each program.

During the review of the 2003 Housing Element, it was identified that programs need to be designed with a greater sensitivity to the City's resources in terms of budget and staffing parameters. Programs also need to be designed in such a way that the Planning Department can implement, track, and evaluate them on a one to five year basis (depending on type of program). The City proposes to establish a monitoring system that can be supported by existing departmental operations and meets HCD requirements for the annual review of the Housing Element (See Program 5.6).

The intent of the Housing Element update is to follow through on existing program commitments and to propose new programs within the means of the City and the timeframe of the plan to address the current Regional Housing Needs Allocation.

TABLE 2-1: UNACCOMMODATED HOUSING NEED (2006 HOUSING ELEMENT)

	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
RHNA (2000 to 2007)	52	38	135		225
Units Constructed/Approved	76	0	580		656
Second Units	0	0	1	0	1
Remaining Housing Need	0	38	0	0	38

Source: City of Tehachapi

TABLE 2-2: REVIEW OF EXISTING HOUSING ELEMENT

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
1.1.1. Residential Infrastructure	The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements with redevelopment housing set-aside and awarded grant funds for housing construction, rehabilitation, and preservation. Monitoring: Every 2-3 years in conjunction with the Redevelopment 5-Year Implementation Plan review process. Objective: 35 units assisted per year	City Manager, Planning Redevelopment	Ongoing	The City completed the following CDBG projects: -Northside Park ('03-'05) -North Curry Street, J St drainage ('05-'06) -Tehachapi Blvd Phase II improvements. ('06-'07) CDBG funds were not used towards residential units. Pull forward; however, modify language to be more feasible for/applicable to City.
1.1.2. Data Updates	City Planning will assemble 2000 Census data and update annually to 2004 when all data is to be available. Information will be used to update projections, compare with activity monitoring, and justify identified program adjustments. Building permit reports will be monitored to identify trends. Monitoring: Annual General Plan Status Report	City Planning	2004	Census data updated with this Housing Element. Pull Forward
1.1.3. User Fee Review	Public Works and Planning shall review public services User Fees to ensure charges remain consistent with costs of improvements and maintenance. Monitoring: Public Participation Process	City Public Works and Planning	Every 2-3 years	Connection fees have been revised for water, sewer, traffic and mitigation, and park fees. At current rate, fees are a constraint to development. Consider grant/funding program that will subsidize connection/development fees for lower income housing.
1.1.4. City Permit Processing	Planning shall review feasibility of the City issuance of permits currently processed through the County of Kern. Monitoring: Report to City Manager/City Council.	City Planning	2003	Accomplished. City no longer relies on County for permit issuance, only fire review. Delete program

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
2.1.1. Housing Rehabilitation	City Planning will determine applicably of various funding sources and pursue obtaining same to further the City's goals for improvements. Monitoring: Report to City Manager/City Council Objective: 13 units per year	City Planning	Annual	Most funding is handled through Kern County, Community and Economic Development through their HOME grants Program. One rental housing project was approved for a HOME grant, The Villages at Tehachapi (Tehachapi Village Apartments Project). According to the developer this project was submitted for tax credits in July 2008. $600,000 of County HOME funds have been committed to the project if it moves forward. HOME grants have also been given to various homeowner rehabilitation projects and in-home handicapped access improvements. (Source: County of Kern, 2008)
2.1.2. Nonprofit Rehabilitation and Replacement Assistance	The City will recruit licensed, non-profit sector organizational involvement in home rehabilitation and replacement efforts wherein City and/or Redevelopment Agency may financially participate in implementation. City will continue to support community group activity of home repair assistance. Monitoring: Report to City Manager/City Council Objective: Successful projects will be tracked with annual updates denoting specific programs and number of households assisted. The goal is to assist rehabilitation of ten units and replacement of ten units annually. Five units rehabilitated per year and one unit replaced.	City Planning	Ongoing	As described above, the County's HOME grant program has been applied to home rehabilitation efforts. NOTE: It is especially difficult to monitor those units which are funded by County operated programs. Consider a program that doesn't rely so heavily on data from County projects.

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
2.2.1. Downtown Master Plan	City Planning will continue current efforts to complete a Downtown Master Plan that will include architectural standards and address issues of compatibility. Monitoring: Continue communication with contracted consultant; public participation process. Objective: Adopted Downtown Master Plan	City Planning	2002	Downtown Master Plan Adopted April 2003. In implementation phase. Delete program
2.3.1. Clean Up Programs	City Planning will coordinate with community groups and organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs: -Yard waste pickup -Paint-Your-House program -Neighbor-Helping-Neighbor event(s) Monitoring: Report to City Manager/City Council Objective: Report of successful projects. 30 units per year.	City Planning/ Community Group	Ongoing	City has successful Downtown and Citywide cleanups. However, the Paint Up, Spruce Up Grant program will take the place of these proposed programs. Pull forward (modify)
3.1.1. Residential Land Inventory	Prepared land inventory of available, vacant residential zoned property and make available to owners, builders, and developers. Monitoring: Five-Year Updates coordinated with Housing Element revisions. Objective: Completed available lands map	City Planning	2002	Pull forward

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
3.1.3. Residential Redevelopment	Utilize redevelopment efforts and funds to redevelop blighted residential areas for new housing sites. One site will be redeveloped each year.	Tehachapi Redevelopment Agency	Annual	Program will not be pulled forward. The Redevelopment Agency no longer exists due to dissolution of redevelopment at the State level.
3.1.4. Home Occupancy Constraint Review	Initiate mixed residential and commercial use zoning in the Village Area; review whether conditions placed on home-occupancy based businesses are constraints to mixed use zoning during Master Plan development currently in progress.	City Planning	2003	Adoption of Downtown Tehachapi Master Plan achieved mixed use in the Village Area. Citywide Zoning Update currently underway. Home occupancy ordinance places no constraints. Delete program
3.2.1. Housing GIS Database/ Code Enforcement	Conduct 100 percent housing condition survey and map utilizing geographic information system database. Prioritize Code Enforcement activity based on results; follow up on at lest ten substandard units per year. Schedule to be updated annually based on permit/code enforcement activity. Monitoring: Five-Year Housing Element Update. Objective: GIS database completion code enforcement and financial assistance on ten substandard units.	City Planning and Code Enforcement	2002 - 2003	City still has this as a department goal, but they have not had the funding to accomplish. Pull forward. The City has stepped up their code enforcement by hiring a part-time employee, Michael Gruett. Taking a very aggressive approach to addressing substandard units.
3.2.2. Information Outreach	With County Community Development input, design and produce information brochure of available assistance to be distributed to households where code compliance issues have been raised. Monitoring: Report to City Manager/City Council. Objective: Brochure development	City Code Enforcement	December 2002	City obtains theses brochures from County. Pull forward to ensure that this program continues. Revise time line to “ongoing”.

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
3.2.3. Housing Constraints for Disable Persons	The City will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities based on guidelines prepared by the California Department of Housing and community Development (SB 520 [2001] Analysis Tool). The analysis will address the City's permit process, zoning and other regulatory standards, code enforcement, access to public participatory processes, and other relevant topics relating to access for person with disabilities. Should any constraints be identified, the City will adopt appropriate programs that will mitigate the impediments to housing for person with disabilities. Monitoring: Report to Planning Commission and City Council. Objective: Report and follow up programs if necessary.	Planning Department, Planning Commission, City Council	2004	In the analysis of impediments to Fair Housing Choice of May 2004" (completed by Kern County), it was noted that the City of Tehachapi has not revised its zoning codes to permit group homes of up to six persons by right in all residential areas. Code amendment was introduced at the City Council on April 1, 2013.
3.3.1. Redevelopment Housing Plan Implementation	City will utilize Redevelopment Agency Housing Set-aside to assist and leverage the development of additional affordable housing units for large families and seniors by implanting housing programs established in its Redevelopment Plan. Monitoring: Annual Objective: Develop of 82 units in planning period; reporting specific projects completed and/or assisted and number of units involved	City Planning/ Redevelopment Agency	Ongoing	Delete program. (Redevelopment Agency no longer in existence.)

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
3.3.2. Special Needs Rehabilitation	Utilize Redevelopment Agency Set-aside for expanding rehabilitation assistance to address needs identified in sample survey for 4 units occupied by low-medium income and special needs households annually. Monitoring: Annual Objective: Assist rehabilitation of 20 units over planning period	Redevelopment Agency	Ongoing	Program will not be pulled forward. The Redevelopment Agency no longer exists due to dissolution of redevelopment at the State level.
4.1.1. Energy Conservation	Include utility company(s) energy saving program information in brochure described in Program 3.3.2 to be distributed by City. Monitoring: Included in 3.2.2	Code Enforcement/ Planning	Ongoing	City provides these brochures and maybe increase. Pull forward
4.1.2. Weatherization	Initiate program to provide weather stripping, outlet covers, and hot water heater insulating blankets purchased by the Redevelopment Agency to be made available to low/moderate income families. Arrange needed installation assistance for seniors and/or disabled through local community group or service organization(s). Monitoring: Annual Objective: Provide materials for 100 low/moderate income families	City Planning	Ongoing	City has not done this. Would like to consider the program as a separate grant program similar to the “Paint Up, Spruce Up” grant program or include it within.
5.1. Bicycle Master Plan	In cooperation with the Tehachapi Vision Foundation, complete and implement the Bicycle Route Master Plan, including open space and multi-purpose trails connecting all areas of the community. Monitoring: Public Participation Process Objective: Plan design implementation	City Planning	Ongoing	Bicycle Master Plan adopted by City Council on June 18, 2012, per Resolution No. 23-1. Plan is Bicycle Transportation Act compliant.

CHAPTER 3: EXISTING HOUSING NEEDS

Population, Employment, and Housing Conditions

Known for its rural atmosphere, the City of Tehachapi is located at the southern terminus of the Sierra Nevada mountain range in the Tehachapi Range, west of the Mojave Desert and east of the Central Valley. The City is in close proximity to Bakersfield, the Palmdale/Lancaster area, and in commuting distance to Los Angeles (100 miles).

Tehachapi has a continental climate. Unlike coastal southern California, the Tehachapi area exhibits a noticeable change in seasonal conditions due to its location within the Tehachapi Range. Average annual rainfall is ten inches, with the highest rainfall between November and April.

Tehachapi grew with the rail line owned by the Western Development Company, a subsidiary of the Southern Pacific Railway (currently Union Pacific). Incorporated in 1909, the community expanded through the subdivision of surrounding ranches. The City's population grew to about 11,000 by the end of the century, then population increased by approximately 31 percent between 2000 and 2010. Population figures from the United States Census state that Tehachapi had a population of 14,414 in 2010. It should be noted that this figure includes both City population and Prison/inmate population. Currently the City resident's is 8,906 individuals excluding CCI. The largest communities surrounding Tehachapi are Bear Valley Springs, Stallion Springs, and Golden Hills.

Greater Tehachapi

The greater Tehachapi area is comprised of many unincorporated communities, the majority of which are located to the west of the City and depend on it for goods and services. The communities of Bear Valley Springs, Stallion Springs, and Golden Hills, account for the greatest number of residents. The total population of these three areas is 16,316 residents as of the 2010 Census.

Bear Valley Springs

Population in 2010:
5,172

Housing Units in 2010:
2,729

Distance from Tehachapi:
14 miles

Stallion Springs

Population in 2010:
2,488

Housing Units in 2010:
1,204

Distance from Tehachapi:
13 miles

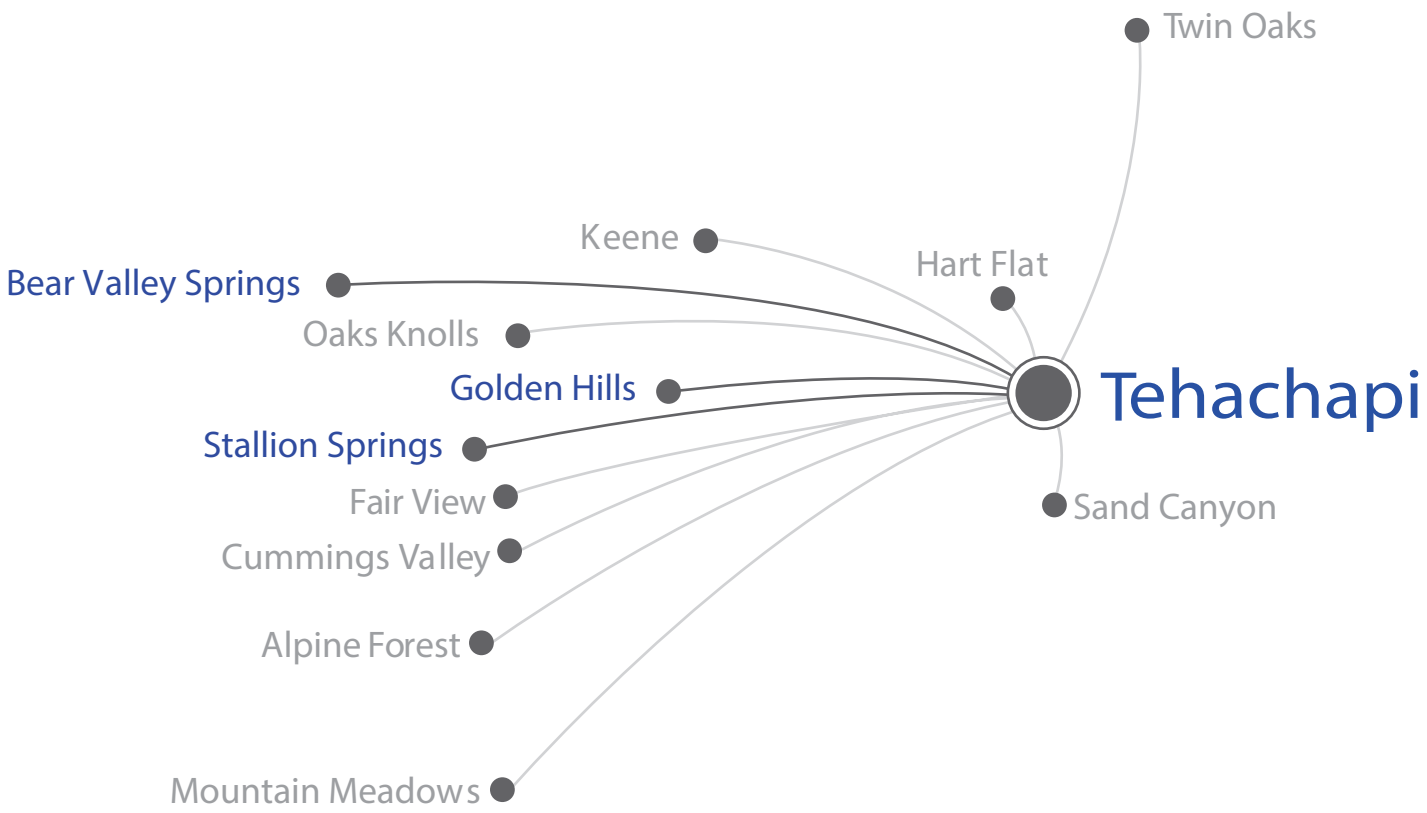
Golden Hills

Population in 2010:
8,656

Housing Units in 2010:
3,522

Distance from Tehachapi:
3.4 miles

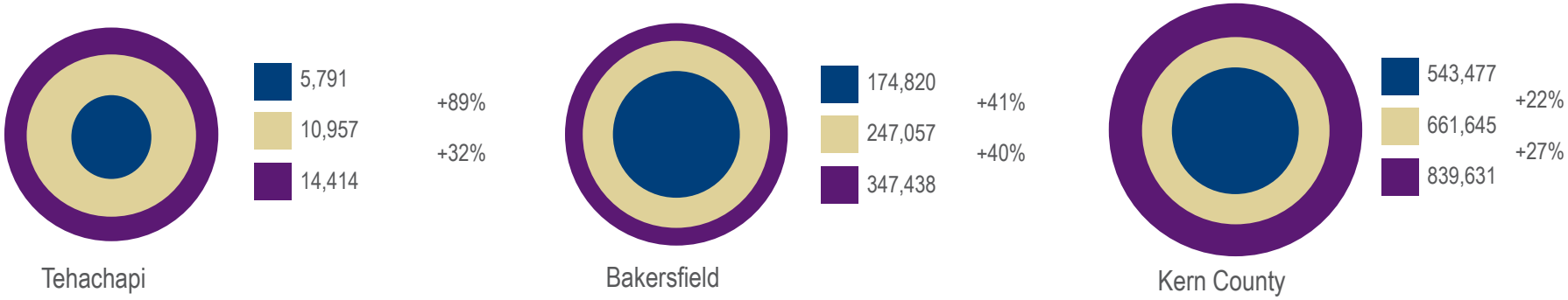
Source: 2010 Census, Table DP-1


Twin Oaks
Keene
Hart Flat
Bear Valley Springs
Oaks Knolls
Golden Hills
Tehachapi
Stallion Springs
Fair View
Sand Canyon
Cummings Valley
Alpine Forest
Mountain Meadows

Population Growth

The figures below depict the increase in population from 1990 to 2010 in Tehachapi, Bakersfield, and Kern County. Kern County's population increased 21.7 percent (2.2 percent average annual growth) between 1990 and 2000 and 26.9 percent (2.7 percent average annual growth) between 2000 and 2010. The City of Bakersfield has experienced greater average annual growth, averaging 4.1 percent between 1990 and 2010. The City of Tehachapi experienced the greatest population growth between 1990 and 2000, increasing by 89.2 percent. Population growth slowed and increased at a rate more consistent with the County and Bakersfield trends, between 2000 and 2010 with an average annual growth rate of about 3.2 percent (31.6 percent total increase).

FIGURE 3-1: POPULATION GROWTH, TEHACHAPI



Population Growth Trends

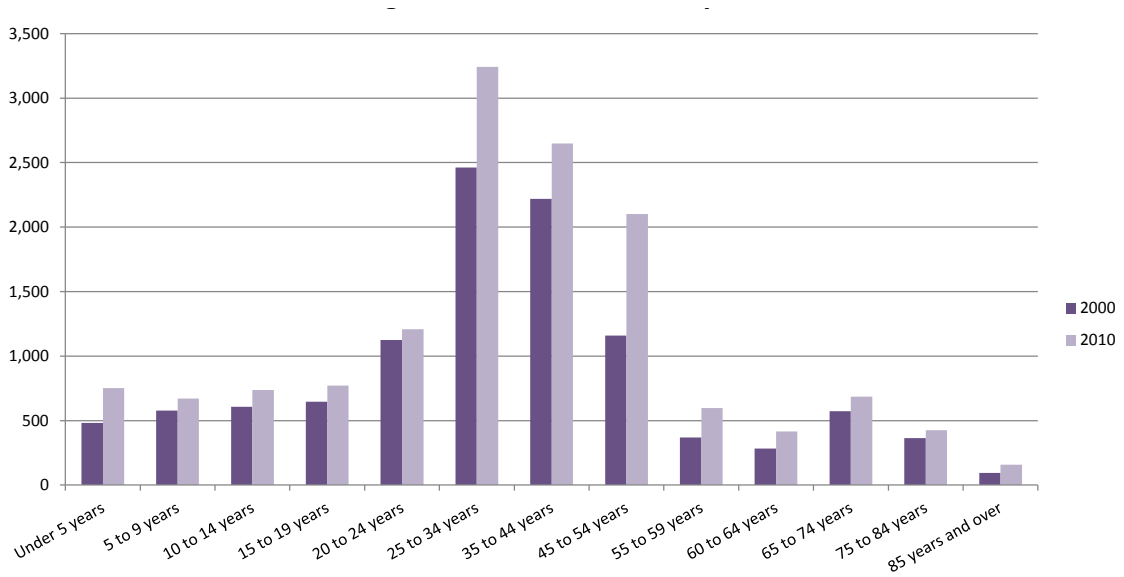
1990 Census
2000 Census
2010 Census

Source: US Census Bureau Table DP-1

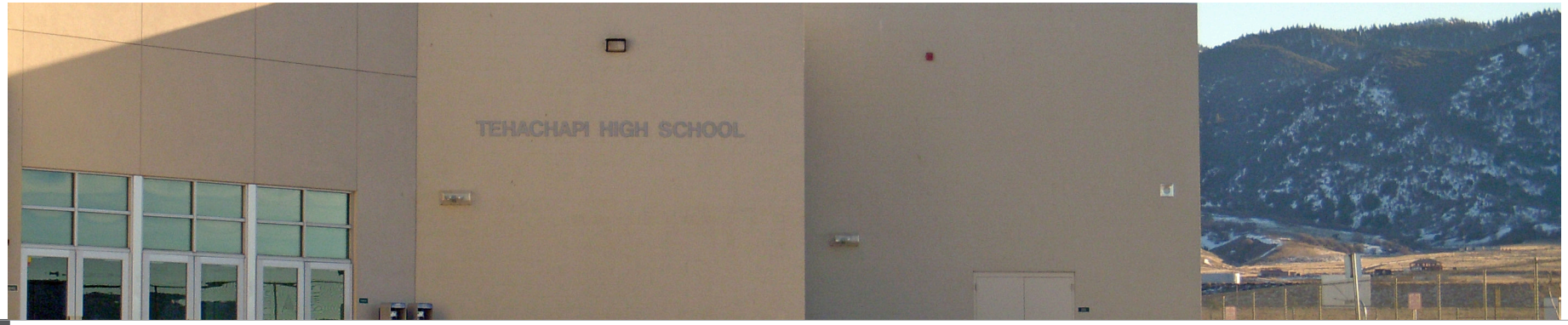
Age Distribution

The chart to the right identifies the change in age distribution taking place in Tehachapi between 2000 and 2010. Overall, the largest growth took place between the age categories of 45 to 54, with a 81.5 percent increase. Other age groups which showed a considerable percent increase were the 55 to 59 and 60 to 54 age groups, with 61.6 and 47.2 percent increases, respectively.

FIGURE 3-2: AGE DISTRIBUTION, TEHACHAPI



Source: US Census Bureau Table DP-1



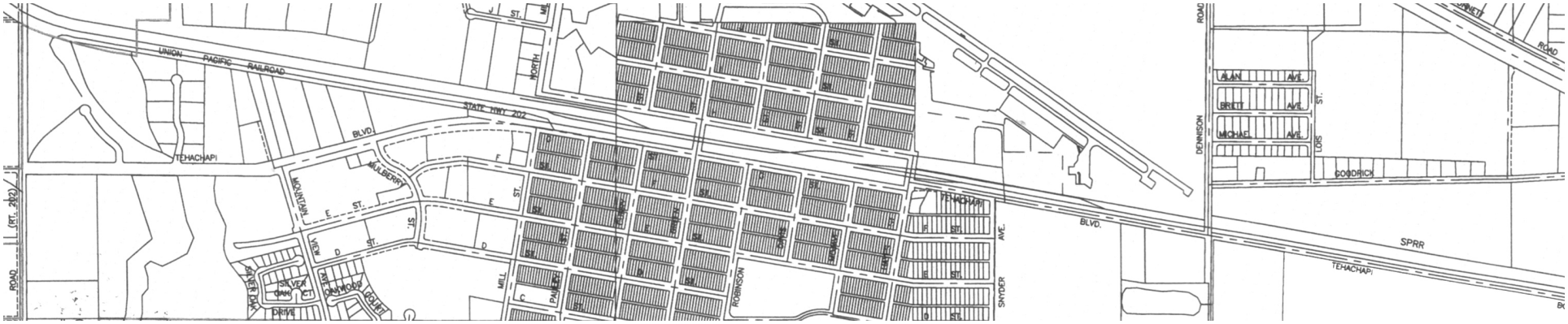
Race/Ethnicity

Tehachapi is predominately white with Caucasians making up 65.4 percent of the total population in 2010, which is higher than the County average of 59.5 percent. About 18.9 percent of the population identifies themselves as “Some Other Race”. The large representation in “other” is due in part to a more recent Census category that allows respondents to identify themselves by ethnicity separately from race. As of the 2010 Census, 5,466 people in Tehachapi (37.9 percent) identified their ethnicity as Hispanic or Latino (of any race). This is lower than the County population in 2010, with nearly half of the population identified as Hispanic or Latino by ethnicity.

TABLE 3-1: RACE/ETHNICITY: TEHACHAPI: 2010

RACE/ETHNICITY	TEHACHAPI		KERN COUNTY
	Total	Percent	Percent
White	9,426	65.4	59.5
Black	1,297	9	5.8
American Indian	206	1.4	1.5
Asian	238	1.7	4.2
Native Hawaiian and Pacific Islander	21	0.1	0.1
Other	2,725	18.9	24.3
Two or More Races	501	3.5	4.5
Hispanic or Latino	5,466	37.9	49.2

Source: 2010 Census, Table DP-1



Employment by Industry

As of the 2010 Census, Tehachapi had 3,602 persons employed, with the largest industries being public administration, arts/entertainment/accommodation, and education. According to the 2010 Census, 94 percent of residents in Tehachapi that qualify for the Labor Force are employed, while 88 percent of Kern County's Labor Force is employed.

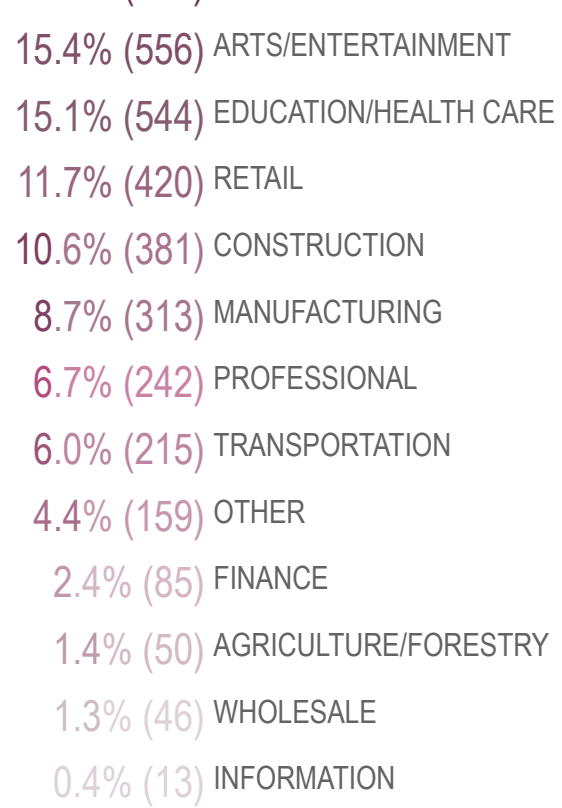
One of the largest employers in Tehachapi is the California Correctional Institution, a California State prison and a high security prison for males. California prison guards are represented by a union and can earn more then $100,000 a year in salary and overtime.

TABLE 3-2: LABOR FORCE

	IN LABOR FORCE	EMPLOYED	PERCENT OF LABOR FORCE	UNEMPLOYEMENT RATE
Kern County	355,225	310,995	88%	6.7%
Bakersfield	155,764	139,722	90%	6.7%
Tehachapi	3,824	3,602	94%	1.8%

Source: 2010 Census Table DP-03

FIGURE 3-3: EMPLOYMENT BY INDUSTRY, TEHACHAPI

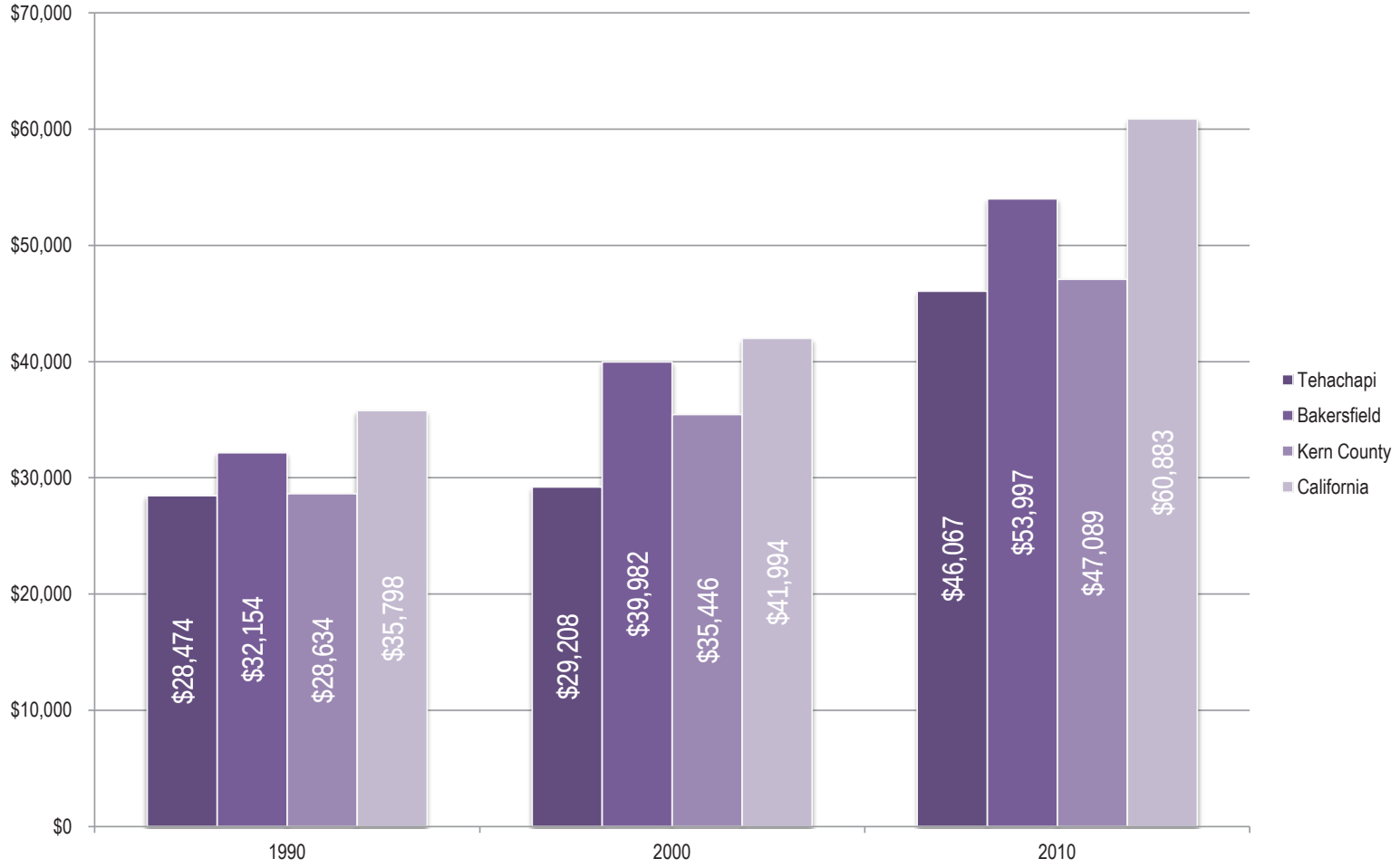


Source: 2010 Census, Table DP-03

Median Household Income

According to the 2010 Census, the median household income in Tehachapi ($46,067) is significantly lower than that of the State of California ($60,883) and Bakersfield ($53,997). Tehachapi's median household income is also roughly 3 percent lower than that of Kern County overall, which has a median household income of $47,089 per year.

FIGURE 3-4: MEDIAN HOUSEHOLD INCOME, TEHACHAPI



Source: 2010 Census, Table DP-03

Households by Income

Household income is an important indicator of the ability to afford housing. Table 3-3 below depicts the distribution of incomes for Tehachapi, Bakersfield, and Kern County. As of 2010, the largest percentage of households in Tehachapi earned between $50,000 and $99,999 per year, 32 percent of total households. The percentage in this category is similar to Bakersfield and the County. However, 32 percent of households in Tehachapi earn less than $25,000 per year, which is higher than both Kern County and Bakersfield.

TABLE 3-3: HOUSEHOLDS BY INCOME: 2010

	KERN COUNTY		BAKERSFIELD		TEHACHAPI	
	Number	Percent	Number	Percent	Number	Percent
Total Households	248,057	100%	105,648	100%	2,898	100%
Less than $10,000	16,661	7%	6,009	6%	187	7%
$10,000 to $24,999	48,447	20%	16,870	16%	734	25%
$25,000 to$49,999	65,424	26%	26,084	25%	612	21%
$50,000 to $99,999	73,150	30%	34,304	33%	914	32%
Greater than $100,000	44,375	18%	22,381	21%	451	16%

Source: 2010 Census, Table DP-03

Household Growth Trends, 2000 - 2010

Tehachapi growth trends indicate that there has been steady 2 percent growth in the number of households within the City. Between 2000 and 2010, there was a 23 percent increase in number of households, growing from 2,533 to 3,121 at the end of the decade. The growth in households was met with a 21 percent increase in the number of housing units during the same period.

TABLE 3-4: HOUSEHOLD GROWTH TRENDS (2000-2010)

	2000	2010	PERCENT CHANGE	TOTAL CHANGE
Households	2,533	3,121	23.2%	588
Housing Units	2,914	3,539	21.4%	625

Source: US Census Bureau, Table DP-1

Households by Tenure

Housing tenure refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder) as well as the cost of housing. Table 3-5 shows that the ratio of owner to renter households by tenure remained nearly constant between 1990 and 2000 with a recent increase in the number of owner-occupied housing units to 59 percent as of 2010.

TABLE 3-5: HOUSEHOLDS BY TENURE (1990-2010)

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	2,193	100%	2,539	100%	3,121	100%
Owner Occupied	1,188	54%	1,406	55%	1,841	59%
Renter Occupied	1,005	46%	1,133	45%	1,280	41%

Source: US Census Bureau, Table DP-1

Tenure by Age of Householder

According to the 2010 Census, 36 percent of the total households in Tehachapi are occupied by householders ages 45 to 64. Owner- occupied households have a larger percent of householders ages 64 and over, about 34 percent. Out of the 1,280 renter-occupied households, 29 percent of householders are under the age of 34, and 52 percent are under the age of 44.

TABLE 3-6: TENURE BY AGE OF HOUSEHOLDER, TEHACHAPI: 2010

	TENURE				TOTAL	
Age of Householder	Owner Occupied	Percent	Renter Occupied	Percent	Stock	Percent
15 to 24 years	19	1.0%	90	7.0%	109	3.5%
25 to 34 years	222	12.1%	280	21.9%	502	16.1%
35 to 44 years	270	14.7%	284	22.2%	554	17.8%
45 to 54 years	374	20.3%	253	19.8%	627	20.1%
55 to 64 years	336	18.3%	167	13.0%	503	16.1%
65 to 74 years	316	17.2%	98	7.7%	414	13.3%
75 to 84 years	227	12.3%	78	6.1%	305	9.8%
85 years and over	77	4.2%	30	2.3%	107	3.4%
TOTAL	1,841	100%	1,280	100%	3,121	100%

Source: 2010 Census, Table QT-H2

Tenure by Bedrooms, Tehachapi

Of the 1,782 owner-occupied units in Tehachapi, the majority (75 percent) contain 3 bedrooms. The majority of the renter- occupied units, 50 percent, are two bedrooms. There are no owner-occupied units with only one bedroom. Very few renter- occupied units in Tehachapi have four or more bedrooms.

Overcrowding

The U.S. Census defines overcrowding as 1.01 or more persons per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered extremely overcrowded. In 2010, a much greater portion of rental households in Tehachapi are overcrowded as compared to those occupied by homeowners. Only 1.7 percent of homeowner households had an average of 1.01 to 1.50 persons per room, compared with 4.1 percent for rental households. Approximately 2.7 percent of renter households were extremely overcrowded while there were no extremely over crowded owner-occupied households. Overall, Tehachapi has less overcrowded or extremely overcrowded units than Bakersfield or Kern County. Renter occupied households in Bakersfield and Kern County are considerably more overcrowded than in Tehachapi, with 7.5 and 10.4 percent overcrowded and 3.4 and 3.6 percent extremely overcrowded, respectively.

TABLE 3-7: TENURE BY BEDROOMS, TEHACHAPI: 2010

	NUMBER	PERCENT
Owner occupied:	1,782	100%
No bedroom	0	-
1 bedroom	0	-
2 bedrooms	186	10%
3 bedrooms	1,332	75%
4 bedrooms	264	15%
5 or more bedrooms	0	-
Renter occupied:	1,116	100%
No bedroom	30	3%
1 bedroom	133	12%
2 bedrooms	584	52%
3 bedrooms	344	31%
4 bedrooms	12	1%
5 or more bedrooms	13	1%
Total Housing Units	**2,898**	

Source: 2010 Census, Table QT-H2

TABLE 3-8: OVERCROWDED HOUSEHOLDS, TEHACHAPI: 2010

	TEHACHAPI				BAKERSFIELD				KERN COUNTY			
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied	
Total Housing Units	1,782	100%	1,116	100%	63,815		41,883		152,284		95,773	
Persons Per Room	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1.0 or Less	1,752	98.3%	1040	93.2%	61,298	96.1%	37,250	88.9%	144,159	94.7%	82,362	86.0%
1.00 to 1.50	30	1.7%	46	4.1%	2,228	3.5%	3,162	7.5%	6,701	4.4%	9,945	10.4%
1.51 or More	0	0.0%	30	2.7%	289	0.5%	1,421	3.4%	1,424	0.9%	3,466	3.6%

Source: 2010 Census , Table B25014

Occupancy Status

The table below depicts the amount of units identified as occupied and vacant by the Census Bureau. As of 2010, over 88 percent (3,121 units) of total units in Tehachapi were identified as occupied, while 11.8 percent (418 units) were vacant. In comparison to both the City of Bakersfield and Kern County, the vacancy level is higher in the City than in these other jurisdictions.

TABLE 3-9: OCCUPANCY STATUS

	KERN COUNTY		BAKERSFIELD		TEHACHAPI	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	284,367	-	120,725	-	3,539	-
Occupied	254,610	89.50%	111,132	92.10%	3,121	88.20%
Vacant	29,757	10.50%	9,593	7.90%	418	11.80%

Source: 2010 Census, Table DP-1

Vacancy Status

Table 3-10 depicts the status of vacant units for the City, Bakersfield, and the County. According to the figures, in Tehachapi, the majority of vacant units are those identified as being "for rent", 43 percent of all vacancies (418 units). The second highest percentage falls into the category of homes vacant for "other" reasons, at approximately 24 percent (101 units). As of the 2010 Census, there are 50 vacant units for potential migrant farmworkers. Kern County, in comparison, has a higher percentage of units classified for "seasonal, recreational, or occasional use".

TABLE 3-10: VACANCY STATUS: 2010

	KERN COUNTY		BAKERSFIELD		TEHACHAPI	
	Number	Percent	Number	Percent	Number	Percent
Total Vacant Units	**29,757**	**100%**	**9,593**	**100%**	**418**	**100%**
For rent	9,743	32.7%	4,428	46.2%	180	43.1%
Rented, not occupied	505	1.7%	164	1.7%	18	4.3%
For sale only	5,072	17.0%	2,187	22.8%	61	14.6%
Sold, not occupied	971	3.3%	387	4.0%	8	1.9%
For seasonal, recreational, or occasional use	5,981	20.1%	427	4.5%	50	12.0%
All other vacant	7,485	25.2%	2,000	20.8%	101	24.2%

Source: 2010 Census, Table DP-1

Housing Problems and Extremely Low Income Households

Extremely low income households earn 30 percent or less of the County median family income (MFI) of about $47,000. Of the City's 3,121 households, 130 renters and 95 owners (about 7 percent of all households) have household incomes of less than 30 percent of median income. As Table 3-11 illustrates, these households have a high percentage of housing problems and a greater percent of extremely low income households are extremely cost burdened, 44 percent. Approximately 75 percent of extremely low income renters are extremely cost burdened, more so than any other income group, or owner-occupied units within the same income category. Very Low income families, earning less than 50 percent MFI also have a higher frequency of housing problems and cost burden. Housing problems include cost burden, overcrowding, lack of kitchen facilities, and lack of plumbing facilities.

Based on State law methodology, the City estimates that 50 percent of its very low income housing allocation are extremely low income households. As a result, from the very-low income need of 110 units (see Table 4-2), the City has a projected need of 55 units for extremely low income households. Most extremely low income households receive public assistance, such as social security or disability insurance.

TABLE 3-11: HOUSING PROBLEMS FOR HOUSEHOLDS 40 TO 80 PERCENT MFI, TEHACHAPI: 2010

	RENTER		OWNER		TOTAL	
Household Income Group	Number	Percent	Number	Percent	Number	Percent
Less than or equal to 30% MFI	**130**		**95**		**225**	
1 or more housing problems	80	61.5%	75	78.9%	155	68.9%
Cost burdened [1]	10	12.5%	7	9.3%	17	7.5%
Extreme Cost burden [2]	60	75.0%	40	53.3%	100	44.4%
Greater than 30% and less than or equal to 50% MFI	**165**		**195**		**360**	
1 or more housing problems	155	93.3%	100	51.3%	255	70.8%
Cost burdened [1]	80	51.6%	40	20.5%	120	33.3%
Extreme Cost burden [2]	65	41.9%	60	30.8%	125	24.7%
Greater than 50% and less than or equal to 80% MFI	**135**		**200**		**335**	
1 or more housing problems	110	81.5%	115	77.5%	225	67.2%
Cost burdened [1]	55	40.7%	30	15.0%	85	25.4%
Extreme Cost burden [2]	55	40.7%	40	20.0%	95	28.3%

[1]Cost burdened refers to households who spend more than 30% of the household income on housing costs.

[2] Extreme cost burdened refers to households who spend more than 50% of the household income on housing costs.

Source: CHAS Data Book, 2005-2009 , Table 8

Median Gross Rent

Table 3-12 identifies the median owner-value and median gross rent (not adjusted for inflation) for Tehachapi, Bakerfield, and Kern County. Median owner value is the amount property owners' estimated their property would sell for at the time of the census. While the numbers have fluctuated, rents in the City tend to be lower than the County and Bakersfield. As of 2010, median owner values in the City are considerably lower than the County or Bakersfield, with owner values $29,000 less than the County and $57,000 less than Bakersfield.

TABLE 3-12: MEDIAN OWNER-VALUE/GROSS RENT (1990 - 2010)

	1990		2000		2010	
	Median Rent	Owner Value	Median Rent	Owner Value	Median Rent	Owner Value
Kern County	$440	$82,400	$518	$93,000	$810	$217,100
Bakersfield	$468	$90,900	$564	$106,500	$906	$245,100
Tehachapi	$440	$89,700	$477	$90,000	$776	$188,300

Source: US Census Bureau Table B25077 and B25064

Overpayment

Overpayment is defined as paying more than 30 percent of household income on housing costs, including utilities. The impacts of high housing costs fall disproportionately on lower income households, especially renters. In Tehachapi, 566 renter households (50 percent of all renter-occupied households) and 686 owner-occupied households (38.4 percent of owner occupied households) are paying more than 30 percent of household income on housing costs. Results show that lower income renter households are the most impacted.

The 2010 median household income for Kern County was $47,089. Families most impacted by cost burdens generally include single mothers, large families, and seniors. Affordable housing options are commonly limited for these residents and there are few programs to assist with providing financial assistance. Potential resources and programs to assist in providing housing options can be found in Chapter 7, (See Programs 4.2, 4.6, and 4.7).

TABLE 3-13: OVERPAYMENT: RENTER AND OWNER-OCCUPIED UNITS, BY INCOME TEHACHAPI: 2010

	TOTAL HOUSEHOLDS	0-20% HH INCOME	20-29% HH INCOME	30% OR MORE HH INCOME
Owner Occupied Household Income				
Less than $20,000	291	29	47	215
$20,000 to $34,000	286	93	46	147
$35,000 to $49,999	133	55	27	51
More than $50,000	1,072	572	227	273
Total				**686**
Renter Occupied Household Income				
Less than $20,000	331	0	29	302
$20,000 to $34,000	293	14	103	176
$35,000 to $49,999	159	66	28	65
More than $50,000	267	193	51	23
Total				**566**

Source: 2010 Census, Table B25106

Housing Conditions

A housing conditions survey was conducted in June 2008 to determine the number of units considered to be substandard in quality or in need of repair or replacement. The survey was conducted through a windshield study that rates the physical condition of a unit.

Although most of the units were found to be in sound condition, Figure 3-5 depicts the locations of housing units found to need minor, moderate, or substantial repair. According to the survey results, the majority of substandard units are located within the City's former Redevelopment Areas. Most units considered to need "substantial" repair are clustered around J Street. The remaining units considered to be in need of "substantial" repair are the High Mountain Apartments. No units were found to be dilapidated.

Survey results indicate that only 24 units were in need of repair: 5 units were found to need "substantial" repair, 4 units were found to need "moderate" repair, and 15 units were found to need "minor" repair. As of April 2013, here have been no substantial changes to housing conditions observed since 2008.

The majority of the housing stock falls within the former redevelopment project area. Units within the former Redevelopment project area have improved in overall quality. The City has taken a proactive approach towards housing conditions through the establishment of home improvement grant programs and will continue to implement these through the 2006-2013 planning period.

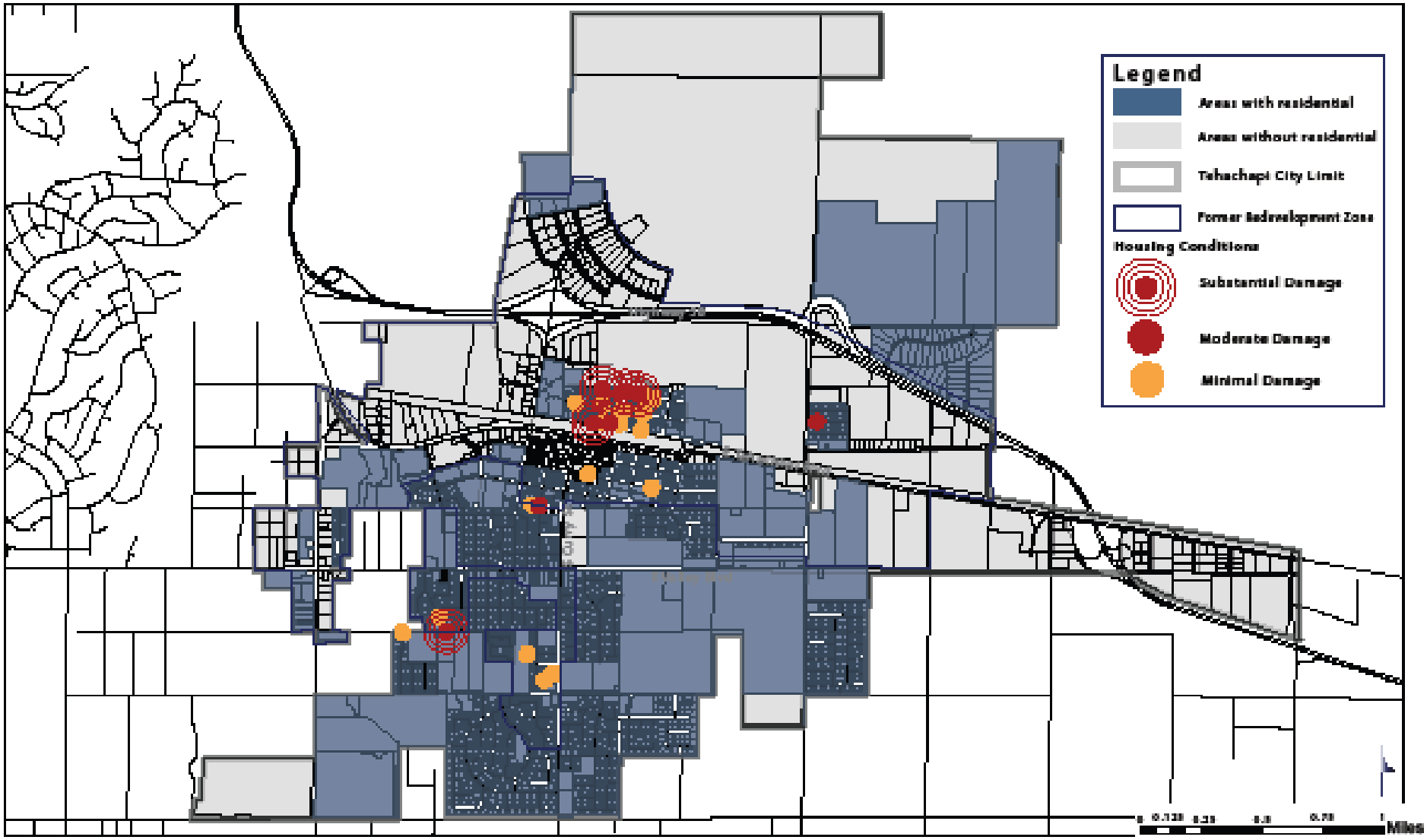
A large number of units were vacant, with some identified as being "foreclosed". Recent trends in the housing market suggest that many residents were unable to keep up with payments on their mortgages.

TABLE 3-14: HOUSING CONDITIONS SURVEY RESULTS: 2008

HOUSING UNIT TYPE	HOUSING CONDITION				
	Minor Repair	Moderate Repair	Substantial Repair	Dilapidated	Totals
Single	12	4	3	0	19
Mobile	0	0	0	0	0
Duplex	2	0	1	0	3
Multifamily	1	0	1	0	2
Total	**15**	**4**	**5**	**0**	**24**

Source: Lisa Wise Consulting, Inc. 2008

FIGURE 3-5: HOUSING CONDITIONS SURVEY RESULTS: 2008



Source: Lisa Wise Consulting, 2008

Housing Inventory by Unit Type

According to the 2000 and 2010 Census, the number of single-family units increased roughly 14 percent, while the number of multi-family units decreased by 17.2 percent. Overall the number of total units increased by approximately 10 percent from 2,927 units in 2000 to 3,218 units in 2010.

TABLE 3-15: HOUSING INVENTORY BY UNIT TYPE, TEHACHAPI (2000 & 2010)

	2000	2010	Percent Change
Single Family Unit	1,987	2,258	13.6%
Multiple Family Unit	669	554	-17.2%
Mobile Home or Other	271	406	49.8%
Total Units	**2,927**	**3,218**	**9.9%**

Source: 2000 Census Table H030, 2010 Census Table B25024

Age of Housing Stock

The majority of Tehachapi housing (52 percent) was built between 1960 and 1990. About 15 percent of the housing stock has been built in the last ten years. Approximately 40 percent of the housing stock is more than 40 years old, and therefore requires a more substantial amount of maintenance and upkeep than newer housing units.

TABLE 3-16: AGE OF HOUSING STOCK, TEHACHAPI: 2010

STRUCTURE		NUMBER	
Year Built	Age	Quantity	Percent of Housing Stock
2005 or later	Less than 5 years	293	9.1%
2000 to 2004	5 to 10 years	206	6.4%
1990 to 1999	11 to 20 years	345	10.7%
1980 to 1989	21 to 30 years	633	19.7%
1970 to 1979	31 to 40 years	347	10.8%
1960 to 1969	41 to 50 years	701	21.8%
1950 to 1959	51 to 60 years	347	10.8%
1940 or earlier	More than 60 years	346	10.8%
Total Structures		3,218	100%

Source: 2010 Census, Table B25034

Special Housing Needs

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. Appropriate housing for some persons with special needs is limited in the City of Tehachapi. For example, the majority of renter occupied housing average is two bedroom units and may be unsuitable for families. However, opportunities are available to elderly, disabled, and female-headed households (especially those that fall below the poverty level) through a variety of programs offered by the City of Tehachapi and the County of Kern. This section summarizes households with special housing needs.

Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges, need for accessible, affordable, and appropriate housing, as well as higher health care costs associated with their disability. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The 2000 Census defines five non-work disabilities: sensory, physical, mental, self-care, and go-outside home. Census data from 2010 is not available.

Table 3-17 shows the number and percentage of persons with disabilities in the City in 2000. As the table shows, 1,922 (59 percent) of the 3,261 residents with disabilities are between the ages of 16 and 63. The greatest disability category identified was an Employment Disability, which made up over 20 percent of the total disabled population. Of the total 3,261 persons with disabilities, 302 of them are 65 years of age or older and 452 of those between the ages of 16 and 64 are employed.

TABLE 3-17: DISABILITIES, TEHACHAPI: 2000

AGE GROUP	NUMBER	PERCENT
Total Disabilities Ages 5-15	90	2.7%
Sensory	9	
Physical	15	
Mental	54	
Self-Care	12	
Total Disabilities Ages 16-63	1,922	59%
Sensory	175	
Physical	360	
Mental	217	
Self-Care	80	
Go-Outside-Home	437	
Employment	653	
Total Disabilities Ages 65+	1,249	38%
Sensory	250	
Physical	425	
Mental	204	
Self-Care	99	
Go-Outside-Home	271	
Total	**3,261**	**100%**

Source: 2000 Census, 2010 Census data not available

Developmentally Disabled Persons

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" is defined as 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 and includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature. The U.S. Census does not collect data on developmentally disabled persons.

Many developmentally disabled persons can live and work independently within a conventional housing environment; however, more severely disabled individuals require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

The State Department of Developmental Services (DDS) currently provides services and support to approximately 216,000 California children and adults and 29,000 infants at risk for developmental delay or disability. Service is provided through a system of State operated development centers and community facilities as well as private contracts with over 21 non-profit regional centers throughout the State. Kern Regional Center (KRC) is the Kern County development services center, serving 6,300 people in Kern, Inyo, and Mono Counties. KRC identifies 166 persons served by the center who live in the City.

There are a number of housing types 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. SB 962 homes, Adult Residential Facilities for Persons with Special Health Care Needs, are licensed and regulated by DDS and the Department of Social Services (DSS) and can accommodate four to five individuals with significant developmental disabilities in a community setting. 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 this need group. Incorporating 'barrier-free' design in all new multifamily housing (as required by State 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.

In order to address the housing needs for persons with Developmental Disabilities, the City will monitor availability of land for residential use including special needs housing, analyze governmental constraints to the provision of affordable housing for disabled and developmentally disabled residents, assist in the funding of special needs housing rehabilitation, and work to mitigate any constraints on the adequate supply of housing for developmentally disabled residents.

Homeless

The Kern County Homeless Collaborative (KCHC) collects information on homelessness in Kern County each year. In 2011, 1,237 households and 1,439 individuals in the County were considered homeless. Of those homeless households, approximately 60 percent were unsheltered, and 17 unsheltered households had at least one child present. Table 3-18 lists other homeless subpopulations in need of housing assistance and emergency shelter. KCHC provides data on a Countywide basis. The Homeless Census does not provide data specific to homeless individuals or families in the City of Tehachapi. The Tehachapi Salvation Army maintains information on the number of homeless individuals in the City. According to the Salvation Army, there are approximately 24-30 homeless individuals in the City of Tehachapi during the winter. This number nearly doubles in the summertime, to 50-60 individuals.

Farmworkers

The number of employed farmworkers varies depending on seasonal conditions. However the Employment Development Department, Labor Market Information Divsion, identifies that farm employment averages 40,800 persons countywide. Most of this population is located to the west of Tehachapi in the San Joaquin Valley. Kern COG provides a list of programs that assist in providing housing for farmworkers and migrant laborers.

TABLE 3-18: HOMELESS POPULATION, KERN COUNTY 2011

	SHELTERED			UNSHELTERED	TOTAL
	Emergency	Transitional	Safe Haven		
Total Households	**292**	**121**	**0**	**738**	**1,237**
Family with Children	40	16	0	17	69
Total Persons	368	151	0	833	1,439
Chronically Homeless					
Individuals	47	0			47
Families	5				5
Other Subpopulations					
Veterans			78		78
Severely Mentally Ill			84		84
Chronic Substance Abuse			236		236
Persons with HIV/ AIDS			5		5
Victims of Domestic Violence			45		45
Unaccompanied Child (Under 18)			0		0

Source: Kern County Homeless Collaborative, 2012 Point in Time Homeless Census Survey

Elderly Persons Below The Poverty Level

The City of Tehachapi's elderly population below the poverty level is twice that of the County average according to the 2010 Census. According to U.S. Census Bureau, 2007-2011 ACS, there are approximately 578 elderly homeowners within the City limits and 140 elderly renters. Approximately 22 percent of the total population in Tehachapi is made up of elderly residents below the poverty level. In comparison, the City of Bakersfield has only 9.4 percent of their total population made up of elderly below poverty level. It should be noted that the ACS data includes institutionalized populations living below the poverty level.

TABLE 3-19: ELDERLY BELOW POVERTY LEVEL: 2010

	Kern County	Bakersfield	Tehachapi
65 years and over below poverty level	10.1%	9.4%	21.8%
Total Population	839,631	347,483	14,414

Source: 2006-2010 ACS, Table DP03

The following local services and programs are offered for senior citizens:

Existing senior housing complexes

Tehachapi Senior Manor at 54 West East Street, Tehachapi.
Sierra Vista Resort at 22980 San Juan Drive, Tehachapi

Kern County Senior Nutrition Program

Tehachapi Senior Center, 500 East F Street, Tehachapi. Provides noontime meals, social activities, and congregate care for senior citizens aged 60 and over.

Residential care facilities and licensed assisted living facilities

Mountain Vista Senior Care at 20001 Piedra Drive, Tehachapi
Country Assisted Living at 22371 Banducci Road, Tehachapi
Mulberry Assited Living at 809 Mulberry Street, Tehachapi
Tehachapi Manior at 20400 Oak Knoll, Tehachapi
White Oak Home Care at 87 White Oak Drive, Tehachapi

Skilled nursing facilities

Tehachapi Hosipital at 115 West East Street, Tehachapi.

Large Families

A household with more than five persons is considered large. Large families have special housing needs due to the need to find suitable housing for the household to avoid overcrowding. Large families may also face housing cost burdens due to the number of people in the household. Of the 1,841 total owner-occupied housing units in Tehachapi, 14 percent (257 units) are identified as having five or more persons, with 43 having more than seven persons in a household. Approximately 18 percent (235 units) of the 1,280 total renter-occupied units are identified as having five or more persons.

TABLE 3-20: HOUSEHOLD SIZE BY TENURE, TEHACHAPI: 2010

	1-4 Person	5-6 Person	7+ Persons	Total	Percent Large Households
Owner-Occupied	1,584	214	43	1,841	14.0%
Renter-Occupied	1,045	194	41	1,280	18.4%

Source: 2010 Census, Table QT-H2

Female-Headed Households

Female-headed households, make up roughly 29.5 percent, or 921 of the 3,121 total households in Tehachapi. Within that, 418 are family households with no husband present and 503 are female headed non-family households. Approximately 64 percent of female-headed families have children under the age of 18. Of the 399 total number of households identified as being below the poverty level, 181 (45 percent) are female-headed households.

TABLE 3-21: FEMALE-HEADED HOUSEHOLDS, TEHACHAPI: 2010

	NUMBER	PERCENT
Total Households	**3,121**	**100%**
Female Headed Households	921	100%
Female-Headed Family Households, no husband present	418	45.4%
With Own Children Under 18	269	64.4%
Without Children Under 18	149	35.6%
Female-Headed Non Family Household	503	54.6%
Households Below Poverty Level	399	100%
Female Headed Household	181	45.4%

Source: 2010 Census Table DP-1 and 2006-2010 ACS Table B17017

Opportunities for Energy Conservation

This Section describes opportunities for conserving energy in existing homes, as well as in new residential construction. It discusses the factors affecting energy use, conservation programs available in Tehachapi, and examples of effective programs available in the region.

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features, can contribute to reduced housing costs for homeowners and renters. Energy efficient design produces more resilient communities and reduces dependence on automobiles. Additionally, maximizing energy efficiency renders a reduction in greenhouse gas emissions contributing to global climate change. In response to recent legislation on global climate change, local governments are now required to implement measures that cut greenhouse gas emissions attributable to land use decisions (see discussion on Global Climate Change below). The Housing Element programs can support energy efficiency that benefits both the market and the changing climate by:

• Establishing a more compact urban core, bringing residents close to work and services, therefore reducing automobile trip numbers and trip lengths and reducing emissions that add to global climate change.

• Encouraging passive solar construction techniques that require solar orientation, thermal massing, and other energy efficient design techniques.

• Encouraging the use of solar water and space heating.

Executive Order S-E-05 set into action the first steps in establishing greenhouse gas emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32), which required the California Air Resource Board (CARB) to establish reduction measures. Implementation of the global warming legislation became part of the responsibilities of individual jurisdictions with the San Bernardino County Settlement Agreement, which effects discretionary land use decisions and government operations. The City supports energy conservation in new and existing housing through several policies, programs, and standards. The City applies State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code). The City also encourages land use policies and development standards that reduce energy consumption, such as promoting more compact, walkable neighborhoods, with housing close to transit, jobs, community facilities and shopping; infill development; planning and zoning for multi-use and higher density development; mixed use; cluster development; and promoting passive and active solar design elements and systems in new and rehabilitated housing. Several energy conservation programs are listed below.

Southern California Edison (SCE) provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include:

California Alternate Rates for Energy (CARE) Program

This program provides a monthly discount of 20 percent or more on electric bills to income-qualified households and certain non-profit group living facilities; including group living facilities, homeless shelters, hospices, and women's shelters.

Family Electric Rate Assistance (FERA) Program

For families of three or more who do not meet the income requirements for the CARE Program, SCE offers discounted rates on electricity bills for qualified families who exceed baseline electricity usage by more than 30 percent. The income requirements for the FERA Program are less strict than CARE.

Energy Assistance Fund (EAF)

EAF helps customers who meet income guidelines, many of whom are seniors, disabled, or are facing financial hardships. The fund is an important part of our customer outreach efforts — especially in today's challenging economic environment — providing critical support to our customers who are having difficulty paying their electric bills. A maximum of $100 is available to qualified customers once in a 12-month period.

Solar Rooftop Program

SCE pays for the installation, maintenance and removal costs of the Photovoltaic power generation modules while leasing the rooftop space from the building owner. This model frees the building owner from the initial investment burden of solar power generation, provides an additional revenue stream for commercial property owners and improves SCE's power generation capabilities.

The Multifamily Affordable Solar Housing (MASH)

MASH is part of the California Solar Initiative (CSI). It offers incentives for installing eligible photovoltaic (PV) systems for qualifying multifamily affordable housing. It is designed to subsidize PV systems in multifamily housing which will offset electricity loads and provide economic benefits for housing property owners and managers as well as building tenants

Energy Savings Assistance Program

This program helps income-qualified households conserve energy and reduce their electricity costs. SCE pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers

Energy Upgrade California

Through Energy Upgrade California, incentives of up to $4,500 based on percent energy consumption reduction are available to SCE and SoCalGas residential customers with detached single-family homes (including all-electric) who complete qualifying energy-saving home upgrade projects. The program provides free consultation for interested homeowners.

Multifamily Energy Efficiency Rebate Program

This program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.

Comprehensive Manufactured Home Program

This Program provides free evaluation, materials, and installation of energy saving home improvements to manufactured (mobile) home owners and manufactured home communities.

Energy Consumption

Residential water heating and space heating/cooling are major sources of energy consumption. With the application of energy efficient design and the use of solar power systems, these sources can be operated on a much more efficient and sustainable level.

By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction the City can play a major role in energy conservation. The best method to encourage use of these 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 passive solar access.

Residential water heating can be made more energy efficient through the application of solar water heating technologies. Solar water heating uses the sun to heat water, which is then stored for later use, connecting the water heater to gas or electricity is needed only as a back up. By cutting the amount of energy needed to heat water by 50-75 percent per building, solar water heating systems can lower energy bills and reduce global warming pollution. The City has the opportunity to implement solar technologies with the help of State legislation. The Solar Water Heating and Efficiency Act of 2007 (AB 1470) creates a $250 million ten-year program to provide consumer rebates for solar water heating systems.

Global Climate Change

The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature and is known as the "greenhouse effect". Without these natural gases, the Earth's surface would be approximately 60 degrees Fahrenheit cooler. Emissions from human activities such as electricity production and automobiles have elevated the concentration of these gases in the atmosphere. This is referred to global warming or global climate change. Examples of greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. The increased consumption of fossil fuels (wood, coal, gasoline, etc.) has substantially increased atmospheric levels of greenhouse gases. New housing development may contribute to greenhouse gas emissions, but careful site planning and design, and the selection of environmentally friendly building materials and equipment can significantly reduce these emission levels.

There are significant areas where the City can do more to encourage energy conservation in new and existing residential development to reduce the demand on energy production. A variety of energy efficiency and greenhouse gas emission reduction strategies are available that can be integrated into land use decisions. Table 3-22 lists strategies developed by the California Environmental Protection Agency's Climate Action Team to address energy conservation and global climate change.

Through these and other conservation measures the City can help minimize the percentage of household income that must be dedicated to energy costs as well as minimize the production of greenhouse gases that contribute to global climate change. Several programs have been included to incorporate newly adopted state energy efficiency standards and to encourage alternative energy efficient technologies.

TABLE 3-22: STRATEGIES TO ADDRESS ENERGY CONSERVATION AND GLOBAL CLIMATE CHANGE

CLIMATE ACTION TEAM STRATEGY	PROJECT DESIGN/MITIGATION TO COMPLY WITH STRATEGY	HOUSING ELEMENT STRATEGY
Building Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the California Energy Council (CEC) to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings)	Residential Development projects have the potential to achieve a greater reduction in combined space heating, cooling and water heating energy compared to the current Title 24 Standards.	The City should ensure all new development is in compliance with CEC energy efficiency requirements as they are updated in 2008.
Smart Land Use: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors.	Specific strategies include: promoting jobs/housing proximity and transit oriented development; encouraging high density residential/commercial development along transit/rail corridors.	The City should encourage compact residential development, jobs/housing balance, and transit-oriented development.
Green Buildings Initiative: Green Executive Order, S-20-04 (CA 2004) sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.	Residential Development projects could increase energy efficiency percentage beyond Title 24 requirements. In addition, a project could implement other green building design (i.e., natural daylighting and on-site renewable, electricity generation).	The City should adopt standards that require specific LEED standards for green building.
California Solar Initiative: Installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses; increased use of solar thermal systems to offset the increasing demand for natural gas; use of advanced metering in solar applications; and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	If feasible, the project could install photovoltaic cells or other solar options.	The City should access the incentives that will be made available and provide information to developers to encourage the installation of solar roofs on new residential development.

Source: State of California, Environmental Protection Agency, Climate Action Team, 2006

CHAPTER 4: PROJECTED HOUSING NEEDS

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). The Kern Council of Governments (Kern COG), the COG for the Tehachapi area, adopted the RHND for this planning period in September 2006. Kern COG took into account several factors in preparing the RHND, including projected households, job growth, and regional income distribution. In turn, each city and county must address their local share of regional housing needs in their housing elements.

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (Section 50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Kern County's 2012 income limits are shown in Table 4-1.

TABLE 4-1: KERN COUNTY 2012 INCOME LIMITS

INCOME CATEGORIES	INCOME BASED ON PERSONS PER HOUSEHOLD				
	1	2	3	4	5
Extremely Low-Income	$12,150	$13,900	$15,450	$17,350	$18,750
Very Low-Income	$20,300	$23,200	$26,100	$28,950	$31,300
Low-Income	$32,450	$37,050	$41,700	$46,300	$50,050
Median Income	$40,550	$46,300	$52,100	$57,900	$62,550
Moderate-income	$48,650	$55,600	$62,550	$69,500	$75,050

Source: HCD, 2012

The Regional Housing Needs Allocation for Tehachapi is shown in Table 4-2 The City has a total allocation of 454 units for the January 1, 2006, to June 30, 2013, planning period. This number can be reduced by planning permits pulled since January 2006. Taking these permits into account, Tehachapi has 185 of the allocated units remaining - most of which are in the very-low income category.

TABLE 4-2: ALLOCATION OF NEW HOUSING UNITS NEEDED (JANUARY 1, 2006 - JUNE 30, 2013)

HCD INCOME CATEGORIES	HOUSING NEED	HOUSING STARTS 1/1/06-4/23/13	REMAINING HOUSING NEED
Very Low	110	80	105
Low	75		
Moderate	83	224	-
Above Moderate	186	106	80
Total	454	410	185

Source: Kern COG

Tehachapi is not responsible for the actual construction of these units. Tehachapi is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

The 81-unit apartment complex was a family tax credit project granted to Global Premier Development. The affordability of the 81 housing starts was determined using the following information provided by the apartment manager. Using the income limits, as shown in Table 4-4, the follow 80 units are affordable for low and very-low income residents, with 1 unit for the manager.

TABLE 4-3: AFFORDABILITY OF NEW HOUSING UNITS

2 BEDROOM 2 BATH UNITS			3 BEDROOM 2 BATH UNITS		
Percent MFI	Monthly Rent	Number	Percent MFI	Monthly Rent	Number
30%	$350	4 Units	30%	$404	4 Units
40%	$481	4 Units	40%	$555	4 Units
50%	$611	20 Units	50%	$706	20 Units
60%	$742	12 Units	59%	$841	12 Units
Subtotal	**40**		**Subtotal**	**40**	
Total	**80**				

Source: City of Tehachapi, 2013

To provide a perspective on housing affordability for each of the income groups, Table 4-4 shows the estimated affordable home price for households with 1, 2, 3 or 4 individuals per household in either the very low, low, and moderate-income categories.

TABLE 4-4: INCOME LIMITS AND HOUSING AFFORDABILITY

	HCD INCOME LIMITS		MONTHLY HOUSING COSTS		MAXIMUM AFFORDABLE PRICE	
Income Group	Max Annual Income	Affordable Total Payment [1]	Utilities [2]	Taxes & Ins. (for ownership) [3, 4, 5]	Total Mortgage [6]	Monthly Rental
Very Low						
One Person	$20,300	$508	$75	$137	$49,370	$433
Two Person	$23,200	$580	$100	$152	$54,688	$480
Three Person	$26,100	$653	$125	$168	$60,011	$528
Four Person	$28,950	$724	$150	$183	$65,126	$574
Low						
One Person	$32,450	$811	$75	$231	$84,318	$736
Two Person	$37,050	$926	$100	$260	$94,470	$826
Three Person	$41,700	$1,043	$125	$289	$104,830	$918
Four Person	$46,300	$1,158	$150	$318	$115,038	$1,008
Moderate						
One Person	$48,650	$1,216	$75	$356	$131,017	$1,141
Two Person	$55,600	$1,390	$100	$403	$147,973	$1,290
Three Person	$62,550	$1,564	$125	$450	$164,985	$1,439
Four Person	$69,500	$1,738	$150	$497	$181,941	$1,588

Source: Lisa Wise Consulting, Inc., 2012; HCD Income Limits 2012

Notes:

1. Based on households allocating 30% of their monthly earnings toward housing costs.
2. Utility costs assumed at $75 per month for one person households and an additional $25 for each additional person.
3. Property taxes at 1.3%.
4. Personal mortgage insurance is estimated at about 0.45% of the home price.
5. Homeowner's insurance at about 0.02% of the home price.
6. Based on a conventional 30-year loan with 6% interest using the affordable monthly mortgage payment

CHAPTER 5: SITES INVENTORY AND ANALYSIS

Vacant Land Inventory

State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element ". . . identify adequate sites . . . to facilitate and encourage the development of a variety of types of housing for all income levels . . ." (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough vacant land must be zoned to allow for the construction of a variety of housing at densities that will satisfy the objectives of the Housing Element. The land must also have access to appropriate public services, such as water, sewage treatment, storm drainage, and roads.

As Table 5-1 indicates, there are 472 vacant parcels zoned for residential development that have the capacity to accommodate a realistic development level of 2,603 units if built at 70 percent of allowable densities. The anticipated 70 percent buildout is based on historical trends and the assumption that a certain portion of the land is not be suitable or desirable for development. There may be political barriers to full development, as well. The development potential far exceeds the units required to meet the regional housing need of 185 remaining housing allocation for the current planning period (see Table 4-2). The City of Tehachapi accommodated all of the regional housing needs allocation identified in the 2003 Housing Element, therefore there is no unaccommodated need from the prior period to be carried over.

In order to assess the land available for very low, low, and moderate-income housing, parcels greater than one acre in the medium and high density residential zones were separately analyzed. Sites greater than one acre are presumed to be more likely to accommodate very low and low income housing development. Table 5-2 shows the realistic capacity of these parcels. These sites can reasonably accommodate the development of 546 units total at 12 to 16 dwelling units per acre. The R-3 zone alone can accommodate the remaining 105 very low and low income housing units, with a realistic capacity of 107 units. Additionally, the R-2 zone can realistically accommodate 439 units. This number greatly surpasses the 105 remaining very low and low-income housing units required by the current State housing allocation as listed in Table 4-2.

TABLE 5-1: VACANT LAND INVENTORY TOTALS

ZONE	NUMBER OF PARCELS	ALLOWABLE DENSITY (UNITS/ACRE)	GP DESIGNATION	ACRES	MAX CAPACITY (UNITS)	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
R-2	70	12	Medium Density	61.68	740	518	Vacant	Sewer Service will need to be extended	none
R-3	2	16	High Density	9.6	153	107	Vacant	Water Available Sewer Service will need to be extended	none
Subtotal High Density	72			71.28	893	625			
R-1	400	5.45	Low Density	518.80	2,827	1,978	Vacant	Unknown	none
Subtotal Low Density	400			518.80	2,827	1,978			
Totals	**472**			**590.08**	**3,720**	**2,603**			

Source: City of Tehachapi, 2013

The City recognizes that the State requires land zoned at a minimum of 20 units per acre to meet the very low and low income housing allocation. However, the City has adequate vacant land and housing opportunities within the R-3 District, which has a maximum allowable density of 16 units per acre, to accommodate the remaining 105 units in these categories. As shown in Table 5-1 and Table 5-2, a realistic capacity for R-3 zone is 107 units assuming the parcels are only built to 70 percent capacity. Table 5-2 shows the residential capacity of sites with a minimum lot size of one acre. This indicates that while there are 70 parcels zoned R-2, there are 8 parcels which can realistically accommodate future growth for a total of 439 units. Furthermore, the City is currently updating the Zoning Ordinance to be consistent with the recently updated General Plan 2035. The update includes a form-based code, and will address density and residential zones. With the Zoning Ordnance update, sites located within transect zones will allow densities of 20 units per acre or moe. For more information see Chapter 6, Constraints.

In addition, the Tehachapi Zoning Ordinance allows second units on parcels greater than 7,500 square feet with a conditional use permit in the R-1 zoning districts. There are a total 400 vacant parcels in the R-1 zoning district that meet the minimum lot requirement and would be able to accommodate second units. However, only one application has been filed and approved since 2003. In the City of Tehachapi the development of second units may not have a significant contribution to the housing stock, Program 5-2 has been included to allow ministerial approval of second units in compliance with State law.

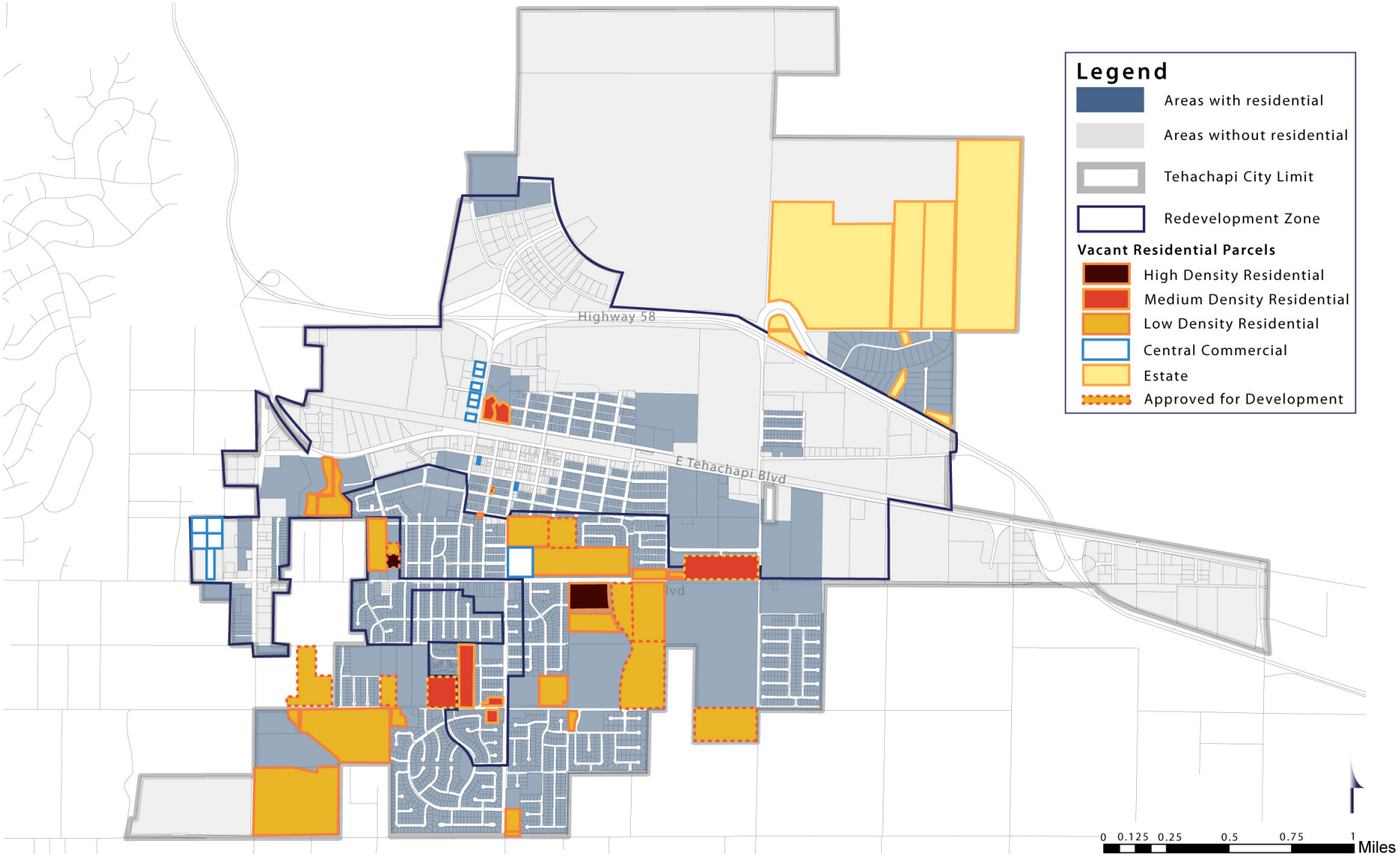
TABLE 5-2: POTENTIAL MEDIUM AND HIGH DENSITY DEVELOPMENT SITES, MINIMUM 1 ACRE LOT SIZE

APN	ACREAGE	ALLOWABLE DENSITY (UNITS/ACRE)	MAX CAPACITY (UNITS)	REALISTIC CAPACITY (UNITS)	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
R-2 Zoning District						
223-040-12	5.5	12	66	46	Water needs to be extended No sewer	
223-560-20	8.2	12	98	68	Water/Sewer available	
416-120-20	1.51	12	18	12	Water/Sewer available	
416-120-01[1]	5.36	12	64	45	Water/Sewer available	
416-120-05[1]	9.87	12	118	82	Water/Sewer available	
416-500-01[1]	10.23	12	122	85	Water/Sewer available	
417-012-01[1]	10.5	12	126	88	Water Available Sewer to be extended	
417-011-23	1.66	12	19	13	Water/Sewer available	
R-2 Total	**57.67**		**631**	**439**		
R-3 Zoning District						
416-020-04[1]	1	16	16	11	Water/Sewer available	
417-012-01[1]	8.6	16	137	96	Water Available Sewer to be extended	
R-3 Total	**9.6**		**153**	**107**		

1. This parcel will be rezoned as a transect zone in the new Zoning Code. Transet zones allow densities of 20 du/ac or more by right.

Source: City of Tehachapi

FIGURE 5-1: VACANT LAND INVENTORY



Source: City of Tehachapi

Infrastructure Capacity

The City of Tehachapi Public Works Deparment provides potable water and waste water treatment and collection services for residential, commercial, and industrial customers. The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land for development. This section evaluates the water and sewer capacity available to accommodate the housing needs during the planning period.

On April 16, 2012 the City Council of the City of Tehachapi approved a comprehensive update of the General Plan (Tehachapi General Plan Update 2035). In conjunction with the General Plan update adoption, the City Council also certified a programmatic Environmental Impact Report (EIR). The EIR evaluated a wide range of issues associated with the build out of the General Plan including water and sewer capacity.

Water

With respect to water capacity and availability, the City of Tehachapi (City) draws its water from the underlying Tehachapi basin which was adjudicated in 1970 and the adjudicated in 1973 establishing a physical solution to address the over drafting of the basin. In conjunction with the adjudication process the safe yield of the basin was determined to be 5,500 acre feet per year. The Tehachapi Cummings County Water District (TCCWD) was established as the Water Master over the adjudicated basin. In addition to ground water pumped from City wells within the City's pumping allocation, the City can also purchase water from TCCWD to supplement the City's domestic water demand. The TCCWD water is non potable State Water Project (SWP) water. As such, the water purchased from TCCWD is not placed directly into the City's water distribution system. Rather the water purchased from TCCWD is recharged into the Tehachapi Basin and the City is in turn permitted to pump additional water from the basin in an amount commensurate with the amount of SWP water recharged into the basin by TCCWD. The year 2035 supply/demand comparison (acre feet) prepared in conjunction with the General Plan Update EIR concluded that there would be a total supply potential of 4,032 acre feet per year in comparison to the 2035 demand of 2,567 acre feet per year. Based upon the General Plan 2035 build out analysis, there is adequate water supply to support the anticipated growth in the City.

Sewer Capacity

The General Plan EIR incorporated a 2035 General Plan buildout analysis which concluded that the at build out the associated effluent would be 2.5 million of gallons per day (MGD). Currently the sewer treatment plan is operating at 60 percent capacity with a total capacity of 1.25 mgd and a potential capacity of 2.5 mgd. Therefore there should be adequate capacity to accommodate the anticipated growth within the Housing Element Planning period. Long term the sewer treatment plant was designed to double its capacity and the connection/mitigation fee protocol associated with the development process will provide a revenue source to enable the sewer treatment plant capacity to keep pace with growth they anticipated.

CHAPTER 6: CONSTRAINTS

This chapter covers local governmental, non-governmental, and environmental constraints.

Local Governmental Constraints

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this Section.

Land Use Controls

The City's land use controls generally do not constrain the development of multi-family rental housing, manufactured housing, mobile homes, housing for agricultural employees, supportive housing, single-family units or emergency shelters.

However, notably, the City proposes Program 5-4 to comply with SB 2 for emergency shelters and transitional housing. This legislation requires jurisdictions to permit emergency shelters in at least one zone or on a specific site or sites without a conditional use permit (CUP) or other discretionary permits. In addition, transitional housing and supportive housing must be considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone. The following sections provide information on local land use regulations.

General Plan

The City of Tehachapi recently updated the City's General Plan. The new General Plan was adopted in April 2012 and designates land for residential use in 9 of the 10 transect zones designated for growth. The T-1 transect zone does not allow for any development, including residential. Table 6-1 shows the transect zones and allowable building form types and corresponding maximum number of stories. Table 6-2 shows the range of possible residential densities for each building form. As illustrated, the potential densities of multi-family development range from fourteen to fifty units per acre. The form-based code (FBC) will implement the building type and achieve the resulting density by articulating lot size ranges for each corresponding building type.

The City is currently in the process of updating the City's Zoning Ordinance to be consistent with the General Plan. A portion of the City will be covered by a form-based code.

Zoning Ordinance

The existing Zoning Ordinance was adopted in 1990 and is not consistent with the updated Tehachapi General Plan adopted in April 2012. A comprehensive update of the City's Zoning Ordinance is currently underway. A primary objective of the Zoning Ordinance Update is to replace the restrictive land use based and auto-oriented development standards currently in the Zoning Ordinance with those that promote and facilitate flexible mixed-uses, various densities, and multiple mobility options including bicycling and walking. The City anticipates completing the update by 2015. As part of the update, the City is currently developing a form-based code (FBC). With less focus on land use as opposed to building form and impact on community space, the FBC will enable expedited review for projects meeting code requirements.

TABLE 6-1: TRANSECT ZONES AND ALLOWED BUILDING FORM TYPES, BY NUMBER OF STORIES IN EACH ZONE

BUILDING FORM TYPE	TRANSECT ZONE									
	T-1	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-1	SD-2	SD-3
Estate	-	2	2	2	2	-	-	-	-	-
House	-	-	-	2	2	2	2.5	-	-	-
Duplex to Quadplex	-	-	-	2	2	2.5	-	-	-	-
Side Yard Housing	-	-	-	2	2	2	-	-	-	-
Villa/Mansion Apartment	-	-	-	-	2	2.5	2.5	-	-	-
Bungalow Court	-	-	-	2	2	2.5	2.5	-	-	-
Rowhouse	-	-	-	-	2	2	2.5	-	-	-
Courtyard Housing	-	-	-	2	2	2.5	3	-	-	-
Lined Flex Building	-	-	-	-	-	-	2	2	2	2
Flex Building	-	2	2	-	-	2.5	2	2	2	2

Source: City of Tehachapi General Plan, 2012

TABLE 6-2: ADOPTED GENERAL PLAN 2035 DENSITY RANGES

BUILDING FORM TYPE	MAX DU/ACRE	DESCRIPTION
Estate	3	single-unit bldg
House	8	single-unit bldg
Duplex to Quadplex	14	2-4 unit bldg
Side Yard Housing	18	2-6 unit bldg
Villa/Mansion Apartment	18	5-10 unit bldg
Bungalow Court	18	3-7 single unit
Rowhouse	25	single unit attached
Courtyard Housing	35	multi-unit bldg
Lined Flex Building	50	multi unit bldg
Flex Building	50	multi unit bldg

Source: City of Tehachapi General Plan, 2012

The existing Zoning Ordinance standards and residential districts will be used to meet the RHNA allocations for the 2006-2013 planning period and are evaluated in this section. It is anticipated that the consistency Zoning Ordinance update will meet or exceed these densities. However, as the update proceeds, the City will ensure that it can continue to meet its housing allocation in compliance with AB 2348.

Zoning Districts

The current Zoning Ordinance includes one agricultural zoning district, six residential zoning districts, three commercial districts, and 2 commercial overlays that allow residential development. The maximum residential density allowed is 16 units per acre in the R-3 zone. Table 6-3 shows the level of review for each of the districts which allow residential development. The districts are described below. (See Table 5-2 for the vacant land inventory.)

(A) AGRICULTURAL DISTRICT:
The A district is applied to areas appropriate for agricultural uses such as the growing and harvesting of crops (berry crops, Christmas trees, field crops, flowers, greenhouses, etc.); breeding and raising animals; communication facilities; resource extraction and energy development; agriculture related commercial activity (i.e. fruit stands); and low density residential uses. The maximum allowable density is 0.1 units per acre (10 acres per dwelling unit).

(E) ESTATE DISTRICT:
The E District is applied to areas appropriate for large single-family residential lot development, together with agricultural uses such as breeding and raising small animals and the growing of agricultural crops for domestic use of the resident/occupant. Second units are permitted subject to a conditional use permit on lots greater than or equal to 7,500 square feet in this district. The maximum allowable density is 0.5 units per acre (or 2 acres per dwelling unit).

(R-1) LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT:
The R-1 District is applied to areas appropriate for large-lot single-family residential development. These areas can include agricultural uses such as greenhouses and flower and vegetable gardens for personal use only. Single family day care homes and residential care facilities for the elderly are also permitted. Second units are permitted subject to a conditional use permit on lots greater than or equal to 7,500 square feet in this district. The maximum allowable density is 5.45 units per acre in an R-1-8 zone allowing maximum one unit per lot with a minimum lot size of 8,000 square feet.

(R-2) MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT:
The R-2 District is applied to areas appropriate for the development of low-density, multiple-family structures where such

buildings are reasonably spaced to provide for light, privacy and safety on lots not less than 7,500 square feet. Condominiums and townhouses are permitted subject to a conditional use permit. The maximum allowable density is 12 units per acre.

(R-3) HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT:
The R-3 District is applied to areas appropriate for the development of high density multiple-family residential structures where such buildings are reasonably spaced to provide for light, privacy and safety. Various types of multi-family housing are permitted in this district, including apartments and rooming and boarding houses. The maximum allowable density is 16 units per acre.

(M-S) MOBILEHOME PARK (M-P) DISTRICT AND MOBILEHOME SUBDIVISION DISTRICT:
The M-P and M-S districts are applied to areas appropriate for mobile homes and mobile home subdivisions. Both these districts are designed to provide affordable housing in the community. The average density shall not exceed 8 mobile home sites per gross acre.

(R-P) RESIDENTIAL AND PROFESSIONAL DISTRICT:
The R-P District is applied to areas appropriate for the development of professional offices and the establishment of single-family residential when such residential dwellings are deemed to be appropriate and compatible with the existing and future development within the district. The maximum allowable density is 5.8 acres per dwelling unit. The Downtown Tehachapi Master Plan notes that the R-P district should allow slightly higher residential densities - stand-alone plan or mixed use.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT:
The C-1 District is applied to areas appropriate for limited commercial use, designated to accommodate the needs of surrounding residential subdivisions. In addition to commercial uses, manager/caretaker quarters, offices, and a variety of recreational, entertainment, and low impact services are permitted in the C-1 district.

(C-2) CENTRAL COMMERCIAL DISTRICT:
The C-2 District is applied to areas appropriate for various types of commercial activities oriented toward providing a variety of retail and service establishments for the entire community. In addition to commercial uses; retirement or rest homes, offices, and a variety of recreational, entertainment, and tourist facilities are permitted in the C-2 district.

(C-3) GENERAL COMMERCIAL DISTRICT:
The C-3 District is applied to areas appropriate for retail commercial activities. Rooming and boarding houses, residential hotels, residential accessory structures, and community care facilities are allowed with a conditional use permit.

TABLE 6-3: ZONING DISTRICTS PERMITTING RESIDENTIAL USES

RESIDENTIAL USES	ZONING DISTRICT												
	A	E	R-1	R-2	R-3	M-P/M-S	R-P	C-1	C-2	C-2-v	C-3	C-3-v	C-4
Single-Family	P	P	P	—	P	—	P	—	—	—	—	—	—
Apartment/Multi-family	—	—	—	P	P	—	—	—	—	P[1]	—	P[1]	—
Condominiums	—	—	—	CUP	CUP	—	—	—	—	—	—	—	—
Townhouses	—	—	—	CUP	CUP	—	—	—	—	—	—	—	—
Second Unit	—	CUP	CUP	—	—	—	—	—	—	—	—	—	—
Mixed Use[2]	—	—	—	—	—	—	P	—	—	P	—	P	—
Mobile Home Park	—	—	—	—	—	P	—	—	—	—	—	—	—
Mobile Homes	P	CUP	CUP	—	—	P	—	—	—	—	—	—	—
Residential Care Facility for Elderly ≤6 Persons	—	—	P	—	P	—	—	—	—	—	—	—	—
Retirement or Rest Homes	—	CUP	CUP	CUP	CUP	—	—	—	P	—	—	—	—
Farm Labor Housing	P [3]	—	—	—	—	—	—	—	—	—	—	—	—
Rooming or Boarding House	—	—	—	—	P	—	—	—	CUP	—	CUP	—	—
Manager, Caretaker, or Proprietor Quarters	—	—	—	—	—	P	—	P	P	P	—	—	P
Residential Hotel	—	—	—	—	—	—	—	—	CUP	—	CUP	—	—
Community Care Facility	—	CUP	—	—	—	—	—	—	CUP	—	CUP	—	—
Single Room Occupancy [3]	—	—	—	MUP	MUP	—	—	—	MUP	—	MUP	—	—

Notes:
P: Permitted
CUP: Conditional Use Permitted
MUP: Minor Use Permitted, established in new Zoning Ordinance, update in progress
—: Use not allowed
1. Residential allowed on second floor only
2. Established by Downtown Tehachapi Master Plan
3. As allowed under new zoning ordinance, update currently in progress.
Source: City of Tehachapi Zoning Ordinance (1990) and Downtown Tehachapi Master Plan (2003)

Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone. Table 6-4 provides development standards for the residential districts. The current development standards do not impede the City's ability to achieve maximum allowable densities.

Landscaping Standards

To ensure all new or redeveloped properties are aesthetically pleasing and compatible with surrounding development, all projects must adhere to the landscaping standards outlined in Section 18.86 (Landscaping). The following landscaping requirements apply to multi-family housing development:

A) Ten percent of the developed lot or all open space area, whichever is greater shall be landscaped.

B) Front-yard and street-side side-yard setback areas, excluding approved driveway entrances, maneuvering areas, and public sidewalks, shall be landscaped. Within this area, trees shall be planted no farther than fifty feet apart and no closer than five feet from the back of the sidewalks.

C) All interior open space areas shall be landscaped with live landscaping.

D) Additional planters and landscaped areas shall be provided in off-street parking areas in accordance with the requirements of subsection (A) of Section 18.86.090

E) Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained.

F) Required planter or landscaped areas may be combined with pedestrian walks and similar hard surface areas, provided that such hard surface areas do not cover more than ten percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas, artificial turf, or other areas covered with other artificial materials shall be considered hard surface areas for the purposes of this provision.

TABLE 6-4: RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

STANDARDS	ZONING DISTRICT			
	Estate District	R-1-8	R-2	R-3
Maximum Density	2 units/ acre	5.45 units/ acre	12 units/ acre	16 units/ acre
Minimum Lot Size	21,780 sq.ft.	8,000 sq.ft.	7,500 sq.ft.	7,500 sq.ft.
Height Restriction	35 ft.	35 ft.	35 ft.	35 ft.
Landscaping				
Setbacks				
Front (min)	55 ft.	25 ft.	20 ft.	20 ft.
Side (min)	10 ft.	8 ft.	5 ft.	5 ft.
Rear (min)	25 ft.	25 ft.	20 ft.	20 ft.
Parking Required (spaces per unit)	2	2	2	2
Design Restrictions	None	None	None	None
Permitted Uses	Single-Family	Single-Family	Multi-Family	Multi-Family

Source: City of Tehachapi Zoning Ordinance, 1990

Notes:

1. The R-1 district is divided into R-1-8, R-1-10, R-1-12, R-1-15, R-1-20 based on lot size. R-1-8 is listed here to represent minimum lot size allowed in the R-1 zoning district and therefore maximum allowable density.

G) Landscaping materials and trees installed in planters or landscaped areas shall be selected from a list of approved plants established by the planning commission and maintained by the city planner.

Multi-Family Development Standards

New or remodeled multi-family projects (50 percent or more of building area remodeled) shall comply with the standards of Section 18.80.020 (Development Standards -- Multifamily residential) of the Zoning Ordinance described below. However, these regulations will be revised or eliminated in the Zoning Ordinance update so as not to unduly constrain multi-family development.

A) STREET AND ROAD DEDICATIONS:
The required road dedication for a multi-family project shall be 30 feet from centerline of local streets, 40 feet from centerline of secondary streets, 55 feet from centerline of major streets.

B) UTILITIES:
On-site utility services for multi-family projects shall be placed underground.

C) BUFFER:
Multi-family projects that are adjacent to property zoned for single-family residential purposes shall construct a six-foot high solid masonry wall between the proposed development and the adjacent property. The wall height shall be reduced to four feet within the required front-yard setback area.

D) WINDOWS:
Multi-family projects in excess of one story, adjacent to property zoned for single-family residential use, shall contain glass that is opaque or translucent on all windows above the first story and adjacent to the property zoned for single-family residential use.

E) LIGHTING:
Exterior lighting of multi-family projects shall be directed away from adjacent properties.

F) TRASH:
Trash receptacles for multi-family projects shall be screened so that they are not visually obtrusive from any off-site location.

G) ARCHITECTURAL DESIGN:
Architectural design of all proposed buildings in a multi-family project shall be compatible with the surrounding neighborhood.

H) OPEN SPACE:
For a multi-family project with ten or more dwelling units, a minimum of five percent of the net lot area shall be designated and developed as common usable open space; provided, however, no less than 400 square feet of common usable open space shall be provided.

1. Configuration of open space: The required common usable open space area may be divided into more than one location, provided that no single location shall contain less than 400 square feet.

2. Structures in open space: No buildings or structures shall occupy areas designated for common usable open space except buildings or structures designed exclusively for recreational purposes. Parking and maneuvering areas shall not be utilized for the required common usable open space.

Second Unit Development

Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

According to the Zoning Ordinance, a second unit is a detached or attached dwelling unit that provides complete independent living facilities for one or more persons. Section 18.90.040 of the Zoning Ordinance allows a second unit with a conditional use permit on existing lots in the R-1 and E districts that already contain a legally established principal dwelling unit.

Table 6-5 sets out the standards for second units in the City of Tehachapi. Program 5.2 has been proposed to allow second units in residential zones with ministerial approval.

TABLE 6-5: SECOND UNIT STANDARDS

STANDARD	SECOND UNIT
Permit	Secondary Residential Unit Permit
Minimum site area	7,500 sf
Height	Same as primary unit
Rental of unit	May be rented, although not required
Floor area	900 sf or 50% of total floor area of principal dwelling, whichever is greater
Setbacks	Same as primary unit

Source: City of Tehachapi Zoning Ordinance, 1990

Mobile and Manufactured Homes

State law requires that mobile and manufactured homes be allowed in residential zones. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, the architectural design of manufactured or mobile homes can be regulated by the City.

Under the City's zoning regulations mobile home developments are permitted by right in the mobile home districts (M-P/M-S). Individual mobile home dwellings are permitted by right in the mobile home (M-P/M-S), Agriculture, and residential districts. Manufactured homes are permitted by right in residential zones. A Conditional Use Permit is required if manufactured homes and mobile homes do not meet all the installation and architectural requirements specified in Section 18.18.060 of the Zoning Ordinance.
The City is in compliance with State law and no constraints to the development of mobile homes and manufactured housing have been identified.

Emergency Shelters and Transitional Housing

In compliance with Chapter 633 of Statutes 2007 (SB 2), jurisdictions are required to consider and treat transitional and supportive housing as residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. SB 2 also requires every locality to identify a zone, zones, or a specific site or sites where emergency shelters are allowed as a permitted use by right without a conditional use permit or other discretionary review. Currently, the City does not specifically zone for emergency shelters, transitional housing, or supportive housing. Program 5-4 has been proposed to introduce and define 'emergency shelter' and ensure compliance with the SB 2.

Density Bonus Program

To achieve density increases the City implements the State's density bonus program (Government Code 65915) through Zoning Ordinance Chapter 18.92, updated in 1990. The requirements of Chapter 18.92 allow for a density increase of up to 25 percent over the maximum allowable residential density under the Zoning Code and General Plan.

Two recent legislative actions, SB 1818 and AB 2280 amended the State density bonus program. SB 1818 became effective in January 2005. Under SB 1818, applicants are eligible for a range of density bonuses up to 35 percent, based on the percentage of affordable units in a development. Applicants are also eligible for an innovative new land donation density bonus, which allows for land donations within ¼ mile of a project if the applicant demonstrates to the City that building the requisite number of affordable units on-site is infeasible and there is an identified source of funding for the very low income units. Jurisdictions are required to offer at least one to three incentives (reductions in parking, for example), based on the percentage of affordable units in a development. SB 1818 also limits parking requirements that may be imposed by the Zoning Code's parking standards.

AB 2280 became effective in September 2008. The bill instituted various changes to the density bonus law, most notably amending the timing for density bonus requests, clarifying density bonus requirements for senior housing, and instituting a 10 percent across the board increase in the percentage of affordable units that must be included in a project to qualify for incentives.

The City's zoning requirements have not been updated to be consistent with SB 1818 and AB 2280. Therefore, Program 5.3 proposes to bring the City into compliance with current State density bonus law.

Development Permit Processing, Procedures, and Fees

Government policies and ordinances regulating development affect the availability and cost of new housing. Although land use controls have the greatest direct impact, development approval procedures and fees can affect housing costs as well.

Permit processing requirements have increased at all levels of government in recent years. The City of Tehachapi has a number of procedures developers are required to follow. Although the permit approval process must conform to the Permit Streamlining Act (Government Code § 65920 et. Seq.), housing proposed in Tehachapi is subject to one or more of the following discretionary review processes: environmental review, zoning, precise development plan review, subdivision review, architectural design review, and building permit approval.

As required by the California Environmental Quality Act (CEQA), the City's permit processing procedures include an assessment of the potential environmental impacts of proposed projects. If a project requires an environmental impact report, additional processing and time is required. Many of the environmental regulations have protected the public from significant environmental degradation and the location of certain developments on inappropriate sites and have given the public an opportunity to comment on project impacts. This process does, however, increases the time and cost of project approval and may decrease the buildout of a parcel.

Planning Permit Procedures

Procedures for processing permits vary based on the permits involved. Generally, the following procedures are common to the permitting process:

a) Pre-application meeting with staff
b) Filing of application and fees
c) Initial application review – completeness check
d) Land Development Committee Meeting
e) Environmental review
f) Staff report and recommendation
g) Permit approval or disapproval

Table 6-6 shows the estimated proportion of total fees to the development cost per unit.

TABLE 6-6: PROPORTION OF TOTAL FEES TO DEVELOPMENT COST

DEVELOPMENT COST FOR A TYPICAL UNIT		
	Single Family	Multi Family
Total estimated fees per unit	$23,100	$12,536
Typical estimated cost of development per unit	$300,000	$95,126
Estimated proportion of fee cost to overall development cost per unit	7.7%	13.2%

Permit and Development Fees

The City collects fees to help cover the costs of permit processing, inspections, and environmental review. Fees charged for building permits are based on the construction values prescribed by the California Building Code. The City also collects development impact fees in accordance with California Government Code § 66000-66025 for the provision of services such as water, sewer, roads, signals, and storm drains. These fees are generally assessed on the number of units in a residential development, and collected at the conclusion of the building permit process. Fees collected by the City do not exceed the City's costs for providing these services.

Table 6-7 shows several examples of current planning and building permit fees for residential development. Tehachapi has no control over school and fire fees. These services are managed by separate districts.

TABLE 6-7: PLANNING AND DEVELOPMENT FEES

FEE CATEGORY	FEE AMOUNT
Planning Fees	
Annexation Processing	$5,975.001 recovery fee to be used toward staff time and materials and any State or LAFCO fees
Appeal of Decision	$1,561.00
Architectural Design Review	
Change in use	$2,478.00[1]
Remodel	$1,765.00[1]
Multi-Family Residential	$2,378.00[1]
Commercial	$2,378.00[1]
Industrial	$2,378.00[1]
Categorical Exemption	$211.00
Condition Use Permit	$1,765.00
General Plan Amendment	$1,629.00[1]
Grading Permit	$313.00[1]
Home Occupation	$95.00
Landscape Plan Review	$713.00
Over the Counter Review Fee	$61.00
Reduced Rear Yard Setback	$1,094.00
Rezoning	$1,629.00[1]
Sign Permit	$469.00
Sign Permit (Sign Criteria)	$10.00 plus a building permit
Special Use Permit	$353.00
Specific Plan	$6,584.00[1]
Specific Plan Amendment	$3,326.00[1]
Variance	$1,629.00[1]
Environmental	
Environmental Impact Report/ Negative Declaration	$3,190.00 to be used toward staff time and materials
Fish and Game Fee	Neg Dec $2,156.00 EIR $2,995.25

TABLE 6-7: PLANNING AND DEVELOPMENT FEES (CONTINUED)

FEE CATEGORY	FEE AMOUNT	
Subdivision		
Final Map Checking	$3,090.00[1]	
Lot Line Adjustment/Parcel Map Waiver	$390.00[1]	
Tentative Parcel Map	$2,954.00[1]	
Tentative Subdivision	$3,360.00[1]	
Tentative Tract Map	$3,720.00[1]	
Vesting Tract Map	$4,955.00[1]	
Impact		
	Single Family	Multi-Family
Water	$6,780.00 per unit	$3,457.00 per unit
Sewer	$7,259.00 per unit	$4,205.58 per unit
Water Right Mitigation Fee	½ acre foot for 20 years purchased from TCCWD[2]	--
Meter Installation Charges		
Single Family 1" electronic meter includes residential check valve	$365.00	--
(Meter Box $40.23)	--	
1½" electronic meter	$405.00	
(Meter Box $40.23)		
2" electronic meter	$485.00	
(Meter Box $104.90)		
Trunkline Fee		
Downtown	$927.00/EDU[3]	
Tucker Road	$600.00/EDU[3]	
Dennison Road	$300.00/EDU[3]	
Traffic Impact Fee		
In core area	$2,952.00/unit	$2,073.00/unit
Out of core area	$4,772.00/unit	$3,351.00/unit
Parks and Recreation Fee	$2,137.00/unit	$1,276.00/unit
Public Safety Fee	$2,056.00/unit	$1,354.00/unit

Notes:

1. Plus Engineering Dept. Fees

2. TCCWD represents Tehachapi-Cummings County Water District

3. Equivalent Dwelling Unit

Source: City of Tehachapi

Timeline

Table 6-8 displays the typical timelines for types of approvals and permits. Based on the requirements of other jurisdictions, the City's timeframes are reasonable and do not pose a constraint on multi-family housing. However, the FBC, when adopted, is anticipated to streamline the process.

TABLE 6-8: TIMELINES FOR PERMIT PROCEDURES

TYPE OF PROJECT	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	TOTAL TIME
	Land Development Committee	CEQA Compliance Neg Dec	Draft Conditions and Staff Report	Schedule before Planning Commission	Schedule before City Council	
Tentative Tract (residential)[1]	3 Weeks	1-3 Months including agency circulation [2]	4 Months	6 Months	7 Months	7 Months
Architectural Design & Site Plan Review (Apartment Complex) [3]	3 Weeks	1-3 Months including agency circulation	4 Months	6 Months	N/A	6 Months
Planned Residential Development (PRD)	3 Weeks	1-3 Months including agency circulation	4 Months	6 Months	7 Months	7 Months
Second Unit Permit	3 Weeks	N/A	5 Weeks	2 Months	N/A	2 Months

Notes

1. A residential project of any type that includes a zone change and/or general plan amendment may take an additional month to process due to the added complexity. However, the subdivision zone change and general plan amendment would be processed concurrently and as such the processing time frame is not significantly greater than a stand alone proposal needing no zone change and/or general plan amendment. The majority of residential type projects such as subdivisions, PRD's apartment complexes, etc., that comply with the general plan will only require a Negative Declaration not an EIR.

2. A typical Negative Declaration takes 1 to 3 months to process including agency circulation. However, depending upon the need for additional or special studies such as an archeological survey, traffic study soil analysis, etc., the process could take an additional month in order for the applicant to produce the study.

3. Architectural Design and Site Plan Review could go to the City Council upon project appeal. With regard to Tentative Tract's, unless a Tract is a PUD the applicants are not obliged to provide floor plans and elevations at the application stage. Floor plans and elevations are required at the building permit stage.

On and Off-Site Improvement Requirements

Tehachapi requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements are regulated by the Subdivision Ordinance and through conditions and standards established during the Site Plan Review Process. On-site improvements typically include required off-street parking, curbs, and utilities, as well as amenities such as landscaping, fencing, streetlights, and park facilities. Off-site improvements typically include the following (some of which are regulated by other agencies):

A) STREET IMPROVEMENTS:
Including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.

B) DRAINAGE IMPROVEMENTS:
Including improvement to sections of channel, culverts, swales, and pond areas.

C) WASTEWATER COLLECTION AND TREATMENT

D) WATER SYSTEM IMPROVEMENTS:
Including lines, storage tanks, and treatment plants

E) PUBLIC FACILITIES FOR FIRE (KERN COUNTY FIRE DEPARTMENT), SCHOOL (TEHACHAPI UNIFIED SCHOOL DISTRICT), AND RECREATION (TEHACHAPI VALLEY RECREATION AND PARKS DISTRICT).

Generally, the developer passes on-site and off-site improvement costs to the homebuyer as part of the final cost of the home. To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare.

Parking

Table 6-9 lists applicable parking space requirements for residential developments. Unless otherwise stated, guest parking is not required.

Parking requirements may be reduced under the City's joint use option. If more than one use occupies the same building, the Planning Commission can reduce the number of spaces required by up to 20 percent if it can be determined that the combination of uses will not necessitate the number of parking spaces that would be required if the uses were developed independently. Parking requirements are being evaluated as part of the Zoning Ordinance update.

TABLE 6-9: PARKING REQUIREMENTS BY LAND USE

LAND USE TYPE: RESIDENTIAL USES	VEHICLE SPACES REQUIRED
Single-family, duplex, triplex, quadruplex, multi-family, condominium	2 spaces for each unit
Individual mobile home	2 spaces for each unit.
Mobile home park, Mobilehome Park Subdivision	2 spaces per mobilehome located on the mobilehome space plus 1 guest space per four mobile homes spaces in the park
Rooming and boarding houses	1 per bedroom
Second Units	2 spaces for each unit
Retirement or Rest Home	1 per 4 residential beds

Source: City of Tehachapi Zoning Ordinance, 1990

Building and Housing Codes

Some building and housing regulations are mandated by State law to protect the health, safety, and welfare of the community or to protect existing residents from financial or environmental impacts. Tehachapi enforces the Uniform Building Code, as established by State law, which sets standards for residential and other structures. No local amendments have been made to the codes that would significantly increase housing costs. Building code violations are enforced on a per complaint basis.

Governmental Constraints on Housing Production for Persons with Disabilities

As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. Table 6-10 reviews not only the Zoning Ordinance, but also land use policies, permitting practices, and building codes to ensure compliance with State and federal fair housing laws. Where necessary, the City proposes new policies or programs to remove constraints.

TABLE 6-10: CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

OVERARCHING AND GENERAL	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	Program 4.4 addresses reasonable accommodation. Tehachapi will incorporate reasonable accommodation standards for persons with disabilities in the updated Zoning Code.
Has the City made efforts to remove constraints on housing for persons with disabilities?	Program 4.4 addresses reasonable accommodation. Tehachapi will incorporate reasonable accommodation standards for persons with disabilities in the updated Zoning Code.
Does the City assist in meeting identified needs?	Yes, on a case-by-case basis the City assists in meeting identified needs. However, Tehachapi will incorporate reasonable accommodation standards for persons with disabilities in the updated Zoning Code.
ZONING AND LAND USE	
Has the City reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City has reviewed the land use regulations and practices to ensure compliance with fair housing laws. On April 1, 2013, the City introduced an ordinance to allow group homes of 6 or fewer individuals as a residential use subject to the same permitting requirements of other residential uses. In addition, Program 4.4 addresses reasonable accommodation and Program 5.4 addresses SB2, and Program 4.6 revises the definition of a family. The City is also currently updating the Zoning Ordinance and will ensure that it is in compliance with fair housing law.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 18.82.050 of the City Zoning Ordinance (Handicapped Parking) mandates the provision of disabled parking spaces in accordance with Chapter 2-71 of Title 24 of the California Administrative Code. Parking requirements can be reduced by the Planning Commission if a project demonstrates a reduced parking need.

Does the locality restrict the siting of group homes?	There is no specific mention of "group homes" in the City's Zoning Ordinance. On April 1, 2013, the City introduced an ordinance to allow group homes of 6 or fewer individuals as a residential use subject to the same permitting requirements of other residential uses. The City anticipates adoption by April 15, 2013.
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Although there is no mention specifically of "Group Homes," the Zoning Ordinance does permit "residential care facility for the elderly with six or less individuals" in the R-1 district; "rest homes" in R-1 and R-3 districts with a CUP; and "community care facility" with a CUP in E, C-2, and C-3 districts. On April 1, 2013, the City introduced an ordinance to allow group homes of 6 or fewer individuals as a residential use subject to the same permitting requirements of other residential uses.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No. Program 4.6 is proposed to revise the definition of family to include unrelated persons as per fair housing law.
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two or more special needs housing.
PERMITS AND PROCESSING	
How does the City process a request to retrofit homes for accessibility?	The City is developing standards for reasonable accommodation for housing designed for persons with disabilities in the Zoning Code Update currently underway. (See Program 4.4) The County of Kern has applied HOME grants to in-home handicapped access improvements.
Does the City allow groups homes with six or fewer persons by right in single-family zones?	Yes. In April 2013, the City adopted an ordinance to allow group homes of 6 or fewer individuals as a residential use subject to the same permitting requirements of other residential uses.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	No. The City does not have particular set of regulations.
How does the City address community input for the approval of group homes compared to other types of residential development?	No. On April 1, 2013, the City introduced an ordinance to allow group homes of 6 or fewer individuals as a residential use subject to the same permitting requirements of other residential uses.

BUILDING CODE	
Does the City have particular conditions for group homes that will be providing services on site?	No.
Has the locality adopted the Uniform Building Code?	Yes – 2007 . No amendments have been made that affect the ability to accommodate persons with disabilities. [1]
Has the City adopted any universal design element into the code?	No. Program 4.7 has been proposed to include universal design in the Zoning Code.
REASONABLE ACCOMMODATION PROCEDURE	
Has the City established a reasonable accommodation procedure?	The City has no specific process to accommodate requests for accommodation, however no process or permitting procedures restrict ability to provide reasonable assistance when requested. (See Program 4.4)
How does the City provide reasonable accommodation for persons with disabilities?	The City will adopt an ordinance for reasonable accommodation for persons with disabilities. (See Program 4.4)
PROGRAM REVIEW	
Does the City have adequate programs to address the needs of disabled persons and possible housing constraints on persons with disabilities?	The City is updating the Zoning Code to ensure all state and federal standards for housing persons with disabilities are met; including eliminating housing constraints and providing reasonable accommodation. (See Program 4.4)
Is information available on requesting reasonable accommodation and City efforts to help meet local needs for housing persons with disabilities	Program 4.5 is proposed to address provision of information on the City's reasonable accommodation procedures.

1. A amendments to the Kern County's building code is automatically incorporated into Tehachapi's codes without further action of the City Council, Kern's last update was 2007.

Non governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints. This assessment can serve as the basis for actions to offset the effects of such constraints. The primary non-governmental constraints to the development of new housing in Tehachapi are land costs, construction costs, and environmental constraints.

Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. These costs can account for over half of the final sales prices of new homes in very small developments and in areas where land is scarce. Among the variables affecting the cost of land are its location, amenities, the availability and proximity of public services, and financing arrangements. According to information provided by the City, in 2010 an acre of vacant, unimproved land suitable for single-family development in Tehachapi cost approximately $7,500. This estimate depends on a variety of factors including lot size and location. In 2007, individual lots for custom home development were sold at approximately $35,000/lot with varying acreages. However, there are very few vacant lots available for sale within the City limits. The majority of lots available are in the unincorporated areas of the County near Tehachapi. The limited supply of developable land near the City's center is likely to increase the cost of land, which is then passed on to the homebuyer.

Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. According to Greenberg Construction, in 2008 the cost of an average 2,000 sf single family home is estimated at $242,340, or less than $170/sf. The City provides similar estimates, roughly $127 to $140/sf for a $300,000 single family home. This estimate does not include land costs, financing, permits/fees, developer profit or marketing costs, and assumes typical lot arrangement with few site limitations such as steep slopes. Multi-family housing construction costs can widely vary depending on the density and intensity of the development, arrangement of the housing units on the property and the size of the units. Larger, multiple story town-home may have greater costs than smaller units in a multiple story high rise apartment complex.

Environmental Constraints

The following potential physical and environmental constraints may affect development regulated by the City of Tehachapi by limiting the development potential and/or adding mitigation costs to a project:

Environmental Constraints [1]

A) Two sensitive plant communities are known to occur in Tehachapi: Valley Oak Woodland and Riparian and Stream habitat. In addition, activities such as oak tree removal are regulated by the City and could add additional barriers to development.

B) Special status species with the potential to occur based on habitat and behavioral patterns are the Swainson's hawk, black-shouldered kite, ring-tailed cat, golden eagle, southern rubber boa, southern spotted owl, Tehachapi pocket mouse, Tehachapi slender salamander, badger, California black legless lizard, Cooper's hawk and six other bird species. Barriers to wildlife movement and migration and the removal of raptor nesting sites are to be avoided in future development. The occurrence of any of these species on a site could pose constraints to a housing project.

Physical Constraints

A) Parcels with steep slopes may have constraints associated with landslide hazards and some sites may have soil types with high erosion potential.

B) Sites in Tehachapi are subject to impacts from uncontrolled runoff from seasonal storms that result in erosion, sedimentation and water damage.

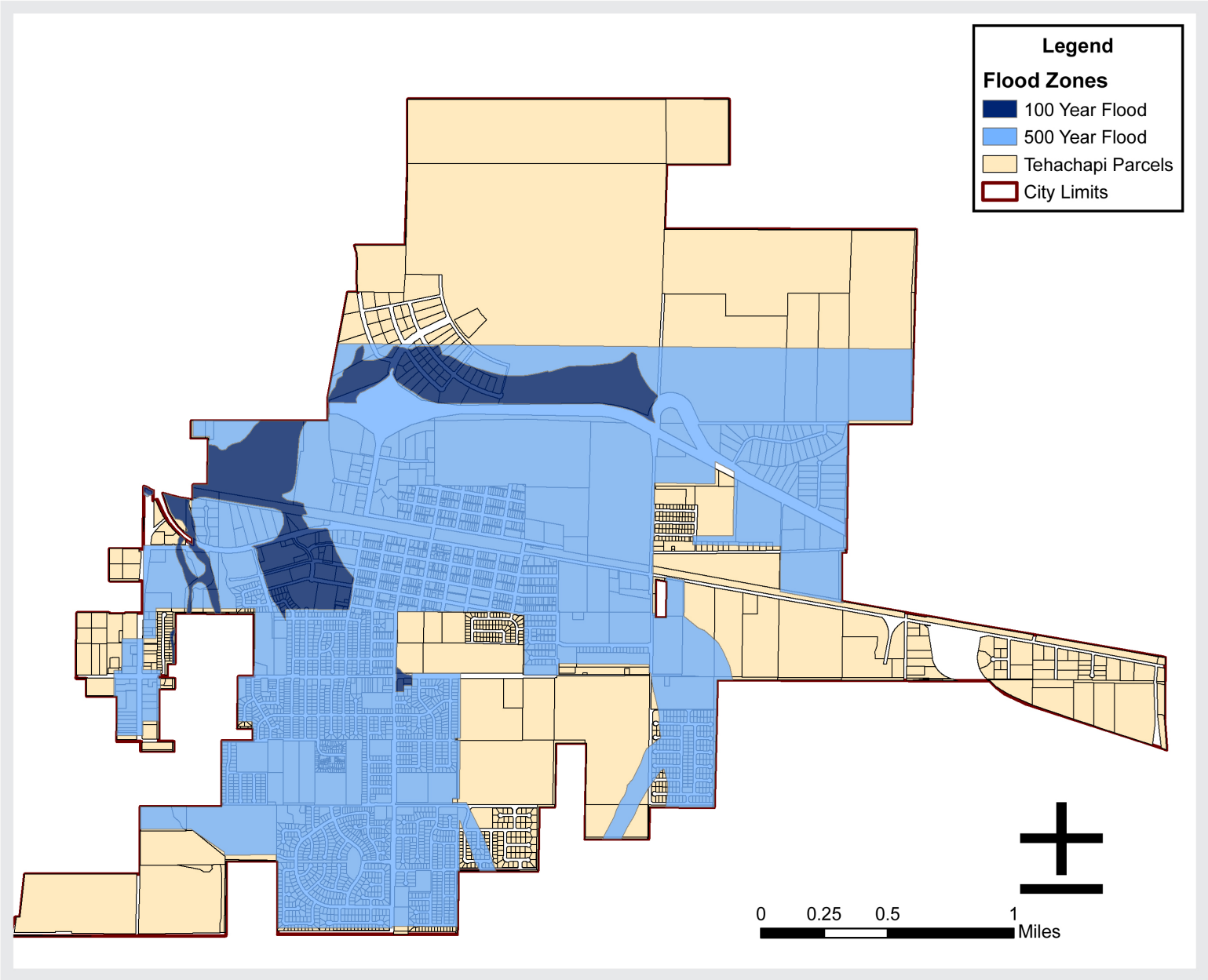
C) Stationary noise sources near potential sites for development may pose constraints. For example, the railroad tracks that run through the City exceed acceptable noise levels.

D) Housing may be limited within 500 feet of State Route 58 under CEQA, due to the health hazards of siting sensitive uses near urban roads with over 100,000 vehicles per day.

E) A major portion of the City lies in areas subject to 100-year flood depths less than one foot, areas between the 100- and 500- year flood zones, and areas of 100-year shallow flooding (See Figure 6-1). Historically, the City has had several flood incidents and associated economic loss. Although these flood zones represent a potential constraint to development, the adoption of the Tehachapi Watershed Plan has implemented several structural measures to alleviate flooding (two dams with diversion inlets, channel enlargements; and wildlife habitat development). Figure 6-1 identifies the FEMA flood plain - constituting 100 and 500 year flood zones.

[1] Environmental constraints will not preclude the City's ability to accommodate its RHNA numbers

FIGURE 6-1: FEMA 100-500 YEAR FLOOD PLAIN, TEHACHAPI



Source: FEMA, map generated by Sherwood Design Engineers

Availability of Financing

Many programs within the State of California exist to provide cities, communities, and counties financial assistance in the development, preservation, and rehabilitation of units for low-income, workforce, and special needs housing. The Department of Housing and Community Development and the United States Department of Agriculture identify and provide detailed information on the grants and loans available, which include:

Affordable Housing Innovation Program

This program provides grants or loans to fund the development or preservation of workforce housing.

Building Equity and Growth in Neighborhoods Program

Provides grants and loans to cities and counties to Reduce local regulatory barriers to affordable homeownership housing, and provide down-payment assistance loans to first-time low and moderate income buyers.
http://www.hcd.ca.gov/fa/begin/

CalHome Program

Provides grants and loans to Enable low and very-low income households to become or remain homeowners.
www.hcd.ca.gov/fa/calhome

Emergency Housing and Assistance Program Capital Development

Provides deferred payment loans for capital development activities for: emergency shelters, transitional housing, and safe havens.
www.hcd.ca.gov/fa/ehap/ehapcd.html

Emergency Housing and Assistance Program Operating Facility Grants

Provides grants for: emergency shelters, transitional housing, and supportive services for homeless individuals and families.
http://www.hcd.ca.gov/fa/ehap/

Enterprise Zone Program

Provides incentives such as sales tax credits and operation deductions for business investment.
www.hcd.ca.gov/fa/cdbg/ez/#EZ & etips@hcd.ca.gov

Federal Emergency Shelter Grant Program
Provides grants to fund emergency shelters and transitional housing for the homeless.
www.hud.gov/offices/cpd/homeless/programs/esg/

Governor's Homeless Initiative
Provides loans for the development of supportive housing for homeless residents who suffer from severe mental illness.
www.hcd.ca.gov/fa/ghi

HOME Investment Partnerships Program
Provides cities, counties, and nonprofit organizations with grants and low-interest loans to develop and preserve workforce housing.
www.hud.gov/offices/cpd/affordablehousing/programs/home/

Housing Assistance Program
Provides grants to assist housing payments for extremely-low to very-low-income housing.
www.hcd.ca.gov/fa/hap

Joe Serna, Jr. Farmworker Housing Grant Program
Provides grants and loans to finance the construction, repair, and purchase of rental units for farm worker housing.
www.hcd.ca.gov/fa/fwhg

Multifamily Housing Program
Assists in the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households
www.hcd.ca.gov/fa/mhp

Office of Migrant Services
Provides grants for safe, decent and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season.
www.hcd.ca.gov/fa/oms

Low Income Housing Tax Credits (LIHTC)
A dollar-for-dollar tax credit used for affordable housing financing (federal and State tax credits available). In Tehachapi, this financing tool was used by Global Development for the Tehachapi Family Apartments.
http://www.treasurer.ca.gov/ctcac/tax.asp

Predevelopment Loan Program

Provides short-term loans for financing the start up of low-income housing projects.
www.hcd.ca.gov/fa/pdlp

Rural Development Loan Assistance

The USDA provides program assistance for Rural housing development, relocation, preservation, and rehabilitation in many ways, including direct or guaranteed loans, grants,technical assistance, research and educational materials.
http://www.rurdev.usda.gov/RD_Loans.html

State CDBG Program Economic Development Allocation, Over the Counter Component

Provides grants of up to $2,500,000 for eligible cities and counties to lend to identified businesses, or use for infrastructure improvements necessary to accommodate the creation, expansion, or retention of identified businesses and jobs for low-income workers in rural communities.
http://www.hcd.ca.gov/fa/cdbg/econdev.html

State CDBG Program General, Native American, and Colonias Allocations

Provides grants to fund housing activities, public works, community facilities, and public service projects serving lower-income people in small, typically rural communities
http://www.hcd.ca.gov/fa/cdbg/gennatamcol.html

Workforce Housing Reward Program

Provides financial incentives to cities and counties that issue building permits for new housing affordable to very low or low-income households
www.hcd.ca.gov/fa/whrp

CHAPTER 7: GOAL, POLICIES, AND PROGRAMS

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." This section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the City of Tehachapi.

The Goal is a general purpose statement, and indicates the direction the City will take with respect to the housing problems identified. Policies are statements of the City's position regarding the various housing issues identified, and provide a link between the goal and the programs. Programs are steps to be taken to implement the policies. Some of the programs contain quantified objectives, which refer to the number of units that are expected to be constructed, conserved or rehabilitated through a specific program during the time frame of the Housing Element. The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

This Housing Element includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing and rehabilitation for housing in Tehachapi. Almost all new efforts will be initiated shortly after adoption of the Housing Element due to the timing near the end of the planning period which ends in June 30, 2013. HCD estimates the next planning period began January 1, 2013 and will extend through June 30, 2023. The next Housing Element Update will address programmatic needs that cannot be addressed during the current planning period. The City will annually evaluate the progress and effectiveness of these efforts in accordance with State law. Together, these initiatives reflect a commitment to increasing affordable housing and improve dilapidated housing conditions. The City's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

Overall Goal

Promote and exceed equal standards of high-quality housing for residents of all income levels – regardless of economic, social, or cultural background.

Policy 1.

Promote Green Building and Energy Efficiency by encouraging the development of high quality and energy-conscious housing.

Program 1.1 - Energy Efficient Incentive Programs. The City shall develop an incentive program to encourage developers to commit to the following design elements:

- Locate and design buildings to maximize natural day lighting and promote use of photovoltaic systems;
- Energy-producing technology;
- Light-colored “cool roofs”; and
- Water-efficient landscapes, efficient irrigation, and permeable paving materials.

Responsibility:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Quantified Objective:	Reduce residential energy usage 20 percent in new residential development

Program 1.2 - Location Efficient Mortgage and Energy Efficient Mortgage. Promote Location Efficient Mortgage and Energy Efficient Mortgage programs, such as the Single-Family Low-Income Incentive Program within the California Solar Initiative.

Responsible:	Community Development
Timeframe:	Ongoing
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objective:	N/A

Program 1.3 - Efficiency Upgrades. Support the California Energy Commission energy efficiency requirements in new extremely low income, very low income, and low income housing and encourage the installation of energy saving devices in pre-1975 housing.

Responsible:	Community Development/Public Works
Timeframe:	Ongoing
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objective:	15 units per year

Program 1.4 - Green Building. The City shall support and encourage Green Building design standards in new construction and redevelopment to promote increased energy conservation. The City should establish regulations requiring the development of environmentally sustainable buildings. Possible targets include:

- Achieve LEED™ certification for all new public buildings of at least 10,000 square feet.
- Set a minimum target of 20 percent to the Silver LEED™ certification, 10 percent to the Gold LEED™ certification, and 2 percent to the Platinum LEED™ certification, with the remainder categorized simply as "Environmentally Sustainable Design".
- 50 percent of new buildings smaller than 10,000 square feet should obtain at least LEED™ certification or its equivalent.

Responsible:	Community Development/Public Works
Timeframe:	Ongoing
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objective:	N/A

Program 1.5 - Weatherization. Include Community Action Partnership of Kern (CAPK) Weatherization Program information in brochures distributed by City.

Responsible:	Community Development
Timeframe:	Ongoing
Monitoring:	Annual
Funding:	CDBG
Quantified Objective:	Assist 100 extremely low/very low/low income families

Program 1.6 - Energy Use Reduction. Continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources.

Responsible:	Community Development/Public Works
Timeframe:	Within one year after the adoption of the Housing Element
Monitoring:	Annual
Funding:	General Fund
Quantified Objective:	Reduce residential energy usage 20 percent.

Policy 2.

Adopt regulations that promote flexible and efficient use of land.

Program 2.1 - Reduced Parking. The City will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need and not affect public health and safety. The reduced parking requirements allows more flexibility when developing higher density and/or affordable multi-family housing.

Responsible:	Community Development
Timeframe:	On-going
Funding:	General Fund
Quantified Objective:	N/A

Program 2.2 - Bicycle Master Plan. Complete and implement a Bicycle Route Master Plan, including open space and multi-purpose trails connecting all areas of the community.

Responsible:	Community Development/City Engineer
Timeframe:	On-going
Funding:	General Fund/Caltrans Grant
Quantified Objective:	N/A

Policy 3.

Preserve and improve existing housing by maintaining existing affordable and market-rate housing stock and promoting programs for rehabilitation.

Program 3.1 - Housing Rehabilitation. The Community Development Department will identify and pursue funding to further the City's programs for housing improvements for extremely low income, very low income, and low income housing, such as the Paint Up and Spruce Up Grant Programs.

Responsible:	Community Development
Timeframe:	Annual
Monitoring:	Report to City Manager/City Council
Funding:	General Fund to pursue funding
Quantified Objective:	11 units per year

Program 3.2 - Clean Up Programs. The Community Development Department will coordinate with community groups and organizations such as the Chamber of Commerce to hold a single event or annual free yard waste pickup (tipping fees to be reduced or abated by County).

Responsible:	Community Development/Community Group/Kern County
Timeframe:	Ongoing
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objective:	N/A

Policy 4.

Meet equal housing opportunity needs for all resident groups – regardless of their economic, social, familial, or cultural background.

Program 4.1 - Residential Infrastructure. The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of affordable housing. Funds will also be leveraged for area-wide improvements with awarded grant funds.

Responsible:	Community Development
Timeframe:	Ongoing
Monitoring:	Every 2-3 years
Funding:	CDBG
Quantified Objective:	35 units assisted per year

Program 4.2 - User Fee Assistance. Public Works and Planning shall develop a funding mechanism to reduce fees for extremely low income, very low income and low income housing. Fee deferrals will also be investigated.

Responsible:	Public Works/Community Development
Timeframe:	2014
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objective:	Successful projects will be tracked with annual updates denoting number of housing projects assisted. The goal is to assist of 10 units annually.

Program 4.3 - Residential Land Inventory. Prepare land inventory of available, vacant residential zoned property and make available to owners, builders, and developers.

Responsible:	Community Development
Timeframe:	Within one year after Housing Element adoption
Monitoring:	Five-Year Updates coordinated with Housing Element revisions.
Funding:	General Fund
Quantified Objective:	N/A

Program 4.4 - Reasonable Accommodation. Develop a reasonable accommodation ordinance using the State HCD Model Ordinance for Providing Reasonable Accommodation under federal and State Fair Housing Laws. Having a codified standard procedure for reasonable accommodation requests will facilitate uniform and timely reviews.

Responsible: Community Development
Timeframe: Within two years after Housing Element adoption
Monitoring: Report to Planning Commission/City Council
Funding: General Fund
Quantified Objective: N/A

Program 4.5 - Information Outreach. With County Community Development input, provide an information brochure of available assistance for households where code compliance issues have been raised. Include in the brochure provision of information about reasonable accommodation, services available to disabled residents, and utility company energy saving program information.

Responsible: Community Development/Code Enforcement
Timeframe: 2013 and ongoing
Monitoring: Report to City Manager/City Council
Funding: General Fund
Quantified Objective: N/A

Program 4.6 -Definition of Family. The City shall go through the public review process to update the City's definition of "family" in the Zoning Ordinance to comply with all federal and State fair housing laws. The definition should not distinguish between related and unrelated persons and shall include persons with disabilities defined in Title VII of the Civil Rights Act of 1968, as amended by the "Fair Housing Act".

Responsible: Community Development
Timeframe: Within two years of Housing Element adoption
Monitoring: Report to Planning Commission/City Council
Funding: General Fund
Quantified Objective: N/A

Program 4.7 - Universal Design. The City shall go through the public review process to adopt a Universal Design Ordinance to supplement the 2010 California Building Standards Code Title 24 Part 2 automatically incorporated into the City's building code as outlined in 15.04.160 Adoption of Uniform Codes in the City's Municipal Code.

Responsible:	Community Development
Timeframe:	2014
Monitoring:	Report to Planning Commission/City Council
Funding:	General Fund
Quantified Objective:	N/A

Program 4.8 - Fair Housing. The City will refer violations of the Fair Housing Act and discrimination complaints to the Fair Housing Council of Central California and ensure complaints are resolved. The City shall provide, bi-annually, information on Fair Housing Policy. Information will be mailed to property owners, property managers, and tenants; available on the City's website; available at the counter at the Community Development office; and broadcasted twice a year on a public broadcasting station.

Responsible:	Community Development
Timeframe:	2013 and ongoing
Monitoring:	Report to Planning Commission/City Council
Funding:	General Fund
Quantified Objective:	N/A

Program 4.9 - Farmworker Housing. The City will amend the Zoning Ordinance to comply with Employee Housing Act, specifically Health and Safety Code Sections 17021.5 and 17021.6. Farmworker housing will be allowed, by right, in Agriculture (A) zones.

Responsible:	Community Development
Timeframe:	Within one year of Housing Element adoption
Monitoring:	Report to Planning Commission/City Council
Funding:	General Fund
Quantified Objective:	N/A

Policy 5.

Increase development certainty through zoning and relegating more permitting to administrative decisions.

Program 5.1 - Housing GIS Database/Code Enforcement. Conduct 100 percent housing condition survey utilizing geographic information system database. Prioritize code enforcement activity based on results; follow up on at least ten substandard units per year. Schedule to be updated annually based on permit/code enforcement activity.

Responsible:	Community Development/Code Enforcement
Timeframe:	2015 and ongoing
Monitoring:	Five-Year Housing Element Update
Funding:	General Fund
Quantified Objective:	Financial assistance on ten substandard units/year.

Program 5.2 - Secondary Residential Units. The City will amend Chapter 18.90 (Secondary Residential Units) of the Zoning Ordinance to comply with AB 1866, requiring ministerial consideration of second-unit applications in residential zones.

Responsible:	Community Development
Timeframe:	Within two years of adoption of the Housing Element
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objectives:	N/A

Program 5.3 - Density Bonus. The City will amend Chapter 18.92 (Density Bonuses) of the Zoning Ordinance to comply with changes in the State Density Bonus law (Government Code Section 65915) and develop an outreach program to ensure its successful implementation.

Responsible:	Community Development Director
Timeframe:	Within two years of Housing Element adoption
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objectives:	N/A

Program 5.4 - Emergency Shelters. The City shall go through the public review process to amend the Zoning Ordinance to comply with SB 2, permitting emergency shelters without a conditional use permit (CUP) or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other residential uses. The City will allow for Emergency Shelters by right in the following residential areas in non-transect zones; Estate (E), Low-density Single Family (R1), Medium-density Residential (R2), High-density Residential (R3), and Mobile Home Park, (MP). These zones have sufficient capacity to accommodate emergency shelters with an adequate supply of vacant and under-utilized land within these zones.

The Zoning Ordinance amendments can include locational and operational criteria for homeless shelters such as:
• Hours of operation;
• Provisions for operations and management; and
• Compliance with County and State health and safety requirements for food, medical, and other supportive services provided on-site.

Such criteria should encourage and facilitate emergency shelters and transitional housing through clear and unambiguous guidelines for the application review process, and the basis for approval.

The City will solicit input from local service providers in the preparation and adoption of the amendment to the Zoning Ordinance to ensure that development standards and permit processing will not impede the approval and/or development of emergency and transitional housing.

Responsible:	Community Development
Timeframe:	Within one year of adoption of the Housing Element (per Government Code Section 65583(a)(4))
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objectives:	N/A

Program 5.5 - Density Consistency. The City will update the Zoning Ordinance to ensure that densities are consistent with the recently adopted General Plan and that the City can continue to meet its RHNA.

Responsible:	Community Development
Timeframe:	2013
Monitoring:	Report to City Manager/City Council
Funding:	General Fund
Quantified Objective:	N/A

Program 5.6 - Monitoring. The City should establish a monitoring system that tracks the progress of Housing Element implementation and supports the annual reporting requirements of HCD.

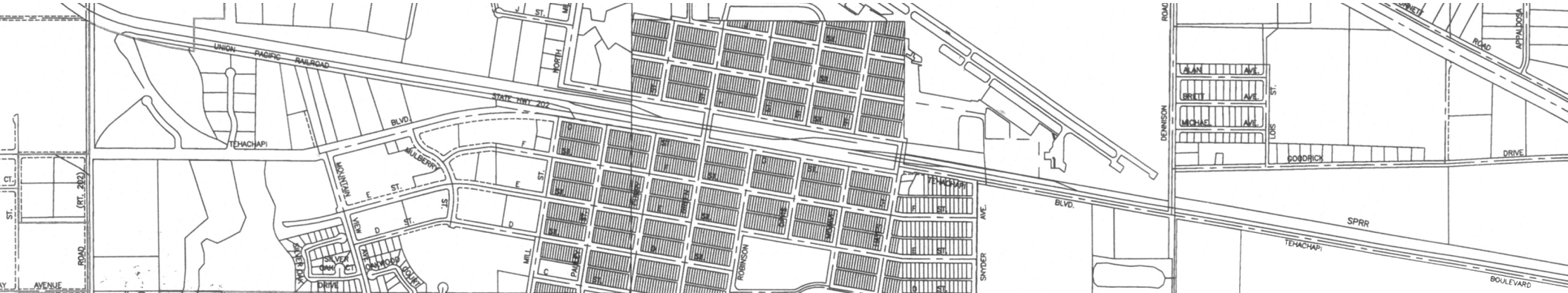
Responsible: Community Development Director
Timeframe: Within one year of adoption of the Housing Element
Monitoring: Report to City Manager/City Council/HCD
Funding: General Fund
Quantified Objective: N/A

Summary of Quantified Objectives

Table 7-1 summarizes the quantified objectives for all the above programs. The City anticipates that 80 units will be provided by new construction and that 96 units will be rehabilitated or conserved.

TABLE 7-1: SUMMARY OF QUANTIFIED OBJECTIVES

PROGRAMS	INCOME CATEGORIES					
	Extremely Low	Very Low	Lower	Moderate	Above Moderate	Total
New Construction						
4.7 Redevelopment Housing Plan Implementation	5	35	40			80
Construction Subtotal						**80**
Rehabilitation and Conservation						
1.2 - Energy Rebate Program			5	20		25
1.4 - Efficiency Upgrades	1	4	10			15
3.1 - Housing Rehabilitation	1	4	6			11
4.1 - Residential Infrastructure	1	4	10	20		35
4.2 - User Fee Assistance	2	3	5			10
Rehabilitation Subtotal						**96**
Total	10	50	76	40		176


UNION PACIFIC RAILROAD
STATE HWY. 202
TEHACHAPI
BLVD.
MOUNTAIN
VIEW
MULBERRY
ST.
SILVER OAK
CT.
DRIVE
ORCHARD
COURT
MILL
PAULDEN
ROBINSON
DRIVE
SNYDER
AVE.
TEHACHAPI
BLVD.
NORTH
ROAD
(RT. 202)
AVENUE
ALAN
AVE.
BRETT
AVE.
MICHAEL
AVE.
LOIS
ST.
DENNISON
ROAD
GOODRICK
DRIVE
SPRR
TEHACHAPI
BOULEVARD
APPALOOSA
ROAD

UNION PACIFIC RAILROAD
STATE HWY. 202
TEHACHAPI
BLVD.
MULBERRY
MOUNTAIN
VIEW
ST.
D
E
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MILL
PAUL
DRIVE
ROBINSON
SNYDER
AVE.
SILVER OAK
CT.
ORCHARD
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ALAN
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APPALOOSA