

City of Tehachapi

HOUSING ELEMENT

JANUARY 2015 - JUNE 2023

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

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115 SOUTH ROBINSON STREET
TEHACHAPI, CA 93561

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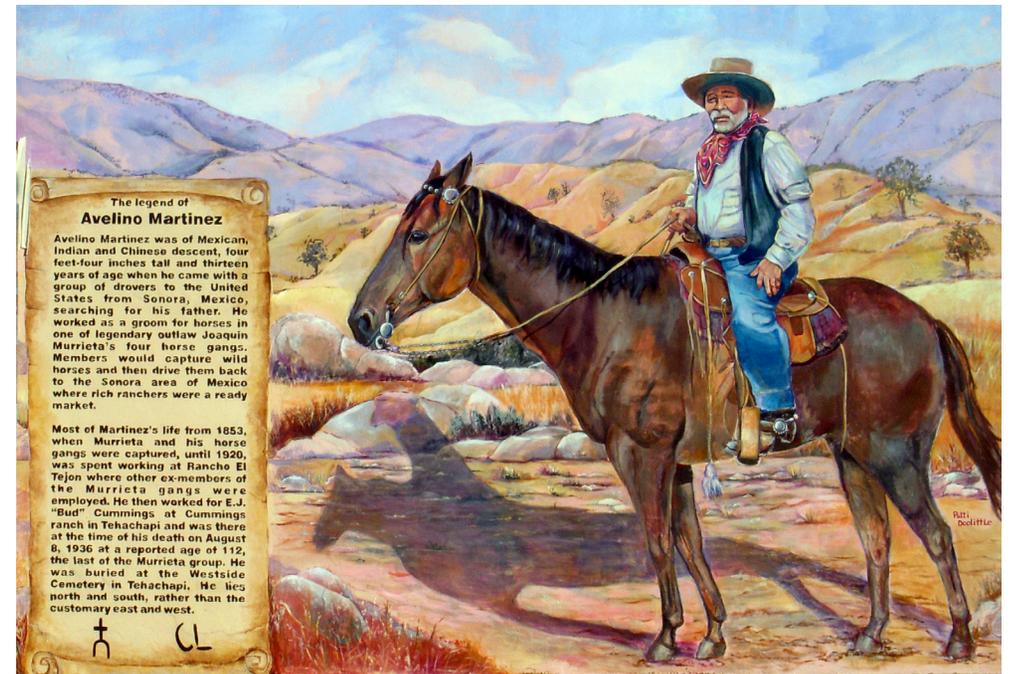


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CHAPTER 1: INTRODUCTION

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 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, 2015, to June 30, 2023. 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 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 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. To ensure participation from all segments of the community, the City sought input through a variety of methods.

A workshop was held on **May 11, 2015, during a normal session of the Planning Commission**, to discuss the housing element process, address changes to State housing element law, and create an opportunity for community dialogue. **The agenda for the workshop was posted on the City's website and on the community board outside of City Hall.**

The workshop began with a presentation by the City's Consultant, Lisa Wise Consulting, Inc. The presentation included highlights from the implementation of the previous Housing Element programs, Senate Bill 375 (SB375) and why the City must update the Housing Element again so soon, an overview of the City's Regional Housing Needs Allocation and vacant land inventory, and outline of next steps. No community members were present at the meeting. The Planning Commissioners asked questions and made comments throughout the presentation. Topics of discussion included:

- Overview of what a Housing Element is, and is required to cover
- Additional information about SB375 and how it impacts Housing Element timing
- How the vacant land inventory relates to the RHNA
- That the vacant land inventory is based on City's existing zoning and density, and does not propose any re-zone/upzone
- The City is not required to construct or fund construction of RHNA
- Additional information about HOME and CDBG funds

On August 1, 2015 the Public Review Draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) and made available for public review and comment. The City made available a copy in print at the Community Development Department. Additionally, seeking additional input and feedback, the City posted the Public Review Draft Housing Element on the City's website and the public library, and e-mailed stakeholders, regional agencies, and local non-profit groups notifying them of the availability of the Housing Element and additional opportunities to participate. Groups contacted included, but are not limited to, Kern Housing Authority, Kern Regional Center, Kern County Homeless Collaborative, Tehachapi Chamber of Commerce, Tehachapi Economic Development Council, Salvation Army, Tehachapi Senior Center, and the Community Action Partnership of Kern (CAPK). Comments received during the public review period included [to be completed].

On November 9 2015, the City presented the Public Review Draft Housing Element at a Planning Commission hearing for public review and comment. The Planning Commission [recommended] City Council adopt the Draft Housing Element.

Comments from the Planning Commission and public included [to be completed]

On December 7 2015, the City Council [adopted] the Public Review Draft Housing Element. [to be completed]

The agendas for the Planning Commission and City Council hearings were posted 20 days in advance of the hearing online and in front of City Hall. Written public comments included [To be completed] Verbal comments at the hearings included [to be completed]

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 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 2006 Housing Element was successful with the accomplishment of 12 of the 25 programs. The City constructed or approved 384 units, greatly exceeding the housing allocation for moderate income housing. However, the City did not meet the housing allocation for very-low, low, and above moderate 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.

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 (2006 to 2013)	110	75	83	186	454
Units Constructed/Approved	80		224	106	410
Second Units	0		0	0	0
Remaining Housing Need	105		0	80	185

Source: City of Tehachapi

TABLE 2-2: REVIEW OF EXISTING HOUSING ELEMENT

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
1.1. Energy Efficient Incentive Programs	<p>The City shall develop an incentive program to encourage developers to commit to the following design elements:</p> <ul style="list-style-type: none"> • 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. <p>Objective: Reduce residential energy usage 20 percent in new residential development</p>	Community Development	Ongoing	<p>The City was in the process of preparing an incentive program whereby the water connection fees can be reduced commensurate with the reduction in landscape water usage. Following adoption of the Housing Element, the state established mandates on landscaping irrigation and other green building requirements which eliminates the need to pursue standards and incentives at the local level.</p> <p>Delete Program</p>
1.2. Location Efficient Mortgage & Energy Efficient Mortgage	<p>Promote Location Efficient Mortgage and Energy Efficient Mortgage programs, such as the Single-Family Low-Income Incentive Program within the California Solar Initiative.</p> <p>Monitoring: Report to City Manager/City Council</p>	Community Development	Ongoing	The City will continue to promote EEM programs, as available.
1.3. Efficiency Upgrades	<p>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.</p> <p>Monitoring: Report to City Manager/City Council</p> <p>Objective: 15 units per year</p>	Community Development/ Public Works	Ongoing	<p>The City adopted the HERO Program.</p> <p>Continue program</p>

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
1.4. Green Building	<p>The City shall support and encourage Green Building design standards in new construction and adaptive reuse to promote increased energy conservation. The City should establish regulations requiring the development of environmentally sustainable buildings. Possible targets include:</p> <ul style="list-style-type: none"> • 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. <p>Monitoring: Report to City Manager/City Council.</p>	Community Development/ Public Works	Ongoing	<p>The City adopted a comprehensive update to the General Plan on April 16, 2012. The new General Plan established goals and priorities for achieving environmentally sustainable designs.</p> <p>City incorporated the Green Building Code into the City’s Building Code, eliminating need to develop additional standards for sustainable building development.</p> <p>Modify program and continue.</p>
1.5. Weatherization	<p>Include Community Action Partnership of Kern (CAPK) Weatherization Program information in brochures distributed by City.</p> <p>Monitoring: Annual.</p> <p>Objective: Assist 100 extremely low/very low/low income families</p>	Community Development	Ongoing	The City has received and distributed brochures regarding Weatherization Program.
1.6. Energy Use Reduction	<p>Continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources.</p> <p>Monitoring: Annual</p> <p>Objective: Reduce residential energy usage 20 percent</p>	Community Development/ Public Works	Within one year after the adoption of the Housing Element	<p>Accomplished.</p> <p>Continue program.</p>

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
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.	Community Development	Ongoing	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>City established parking requirements by unit type and character of the zone (urban, suburban, or rural) rather than standardized by zone For instance multi-family housing has a 1.5 space/unit requirement in a R2,medium density residential, zone but only 1 space/unit in the T5 zone- a high density area.</p> <p>Additionally the City added provisions for reduced parking, such as proximity to transit, provision of bicycle parking, or other evidence of reduced need.</p> <p>Delete program.</p>
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. .	Community Development/City Engineer	Ongoing	<p>Completed.</p> <p>Delete program.</p>
3.1. Housing Rehabilitation	<p>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.</p> <p>Monitoring: Report to City Manager/City Council</p> <p>Objective: 11 units per year</p>	Community Development	Annual	The City will continue to look for funding opportunities. Staff has had discussions with Rural Development and Kern County Community Development.
3.2. Clean Up Programs	<p>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).</p> <p>Monitoring: Report to City Manager/City Council</p>	Community Development/Community Group/Kern County	Ongoing	The City has sponsored and organized several clean up days.

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
4.1. Residential Infrastructure	<p>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.</p> <p>Monitoring: Every 2-3 years</p> <p>Objective: 35 units assisted per year</p>	Community Development	Ongoing	<p>Accomplished.</p> <p>Continue program.</p>
4.2. User Fee Assistance	<p>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.</p> <p>Monitoring: Report to City Manger/City Council</p> <p>Objective: Successful projects will be tracked with annual updates denoting number of housing projects assisted. The goal is to assist 10 units annually.</p>	Public Works/Community Development	2014	No progress has been made. The City will continue this program into the new Housing Element.
4.3. Residential Land Inventory	<p>Prepare land inventory of available, vacant residential zoned property and make available to owners, builders, and developers.</p> <p>Monitoring: Five-year updates coordinated with Housing Element revisions.</p>	Community Development	Within one year after Housing Element adoption	<p>Accomplished.</p> <p>Continue Program.</p>

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
4.4. Reasonable Accommodation	<p>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.</p> <p>Monitoring: Report to Planning Commission/City Council.</p>	Community Development	Within two years after Housing Element adoption	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>
4.5. Information Outreach	<p>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.</p> <p>Monitoring: Report to City Manager/City Council.</p>	Community Development/ Code Enforcement	2013 and ongoing	Continue.
4.6. Definition of Family	<p>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".</p> <p>Monitoring: Report to Planning Commission/City Council.</p>	Community Development	Within two years after Housing Element adoption	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
4.7. Universal Design	<p>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.</p> <p>Monitoring: Report to Planning Commission/City Council.</p>	Community Development	2014	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>
4.8. Fair Housing	<p>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.</p> <p>Monitoring: Report to Planning Commission/City Council.</p>	Community Development	2013 and ongoing	Continue program.
4.9. Farmworker Housing	<p>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.</p> <p>Monitoring: Report to Planning Commission/City Council.</p>	Community Development	Within one year of the Housing Element adoption	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
5.1. Housing GIS Database/ Code Enforcement	<p>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.</p> <p>Monitoring: Five-Year Housing Element Update</p> <p>Objective: Financial assistance on ten substandard units/year.</p>	Community Development/ Code Enforcement	2015 and ongoing	A list of substandard units has been established and the City is looking into funding opportunities.
5.2. Secondary Residential Units	<p>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.</p> <p>Monitoring: Report to City Manager/City Council.</p>	Community Development	Within two years of adoption of the Housing Element	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>
5.3. Density Bonus	<p>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.</p> <p>Monitoring: Report to City Manager/City Council.</p>	Community Development Director	Within two years of Housing Element adoption	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>

PROGRAM	ACTION	RESPONSIBLE PARTY	TIME LINE	COMMENTS
5.4. Emergency Shelters	<p>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.</p> <p>Monitoring: Report to City Manager/City Council</p>	Community Development	Within one year of adoption of the Housing Element (per Government Code Section 65583(a)(4))	<p>Accomplished.</p> <p>Delete program.</p>
5.5. Density Consistency	<p>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.</p> <p>Monitoring: Report to City Manager/City Council</p>	Community Development	2013	<p>Completed as part of Zoning Ordinance update adopted 2014.</p> <p>Delete program.</p>
5.6. Monitoring	<p>The City should establish a monitoring system that tracks the progress of Housing Element implementation and supports the annual reporting requirements of HCD.</p> <p>Monitoring: Report to City Manager/City Council.</p>	Community Development Director	Within one year of the Housing Element adoption	The City shall evaluate the matrix annually in conjunction with the preparation of the annual Departmental budget.



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.

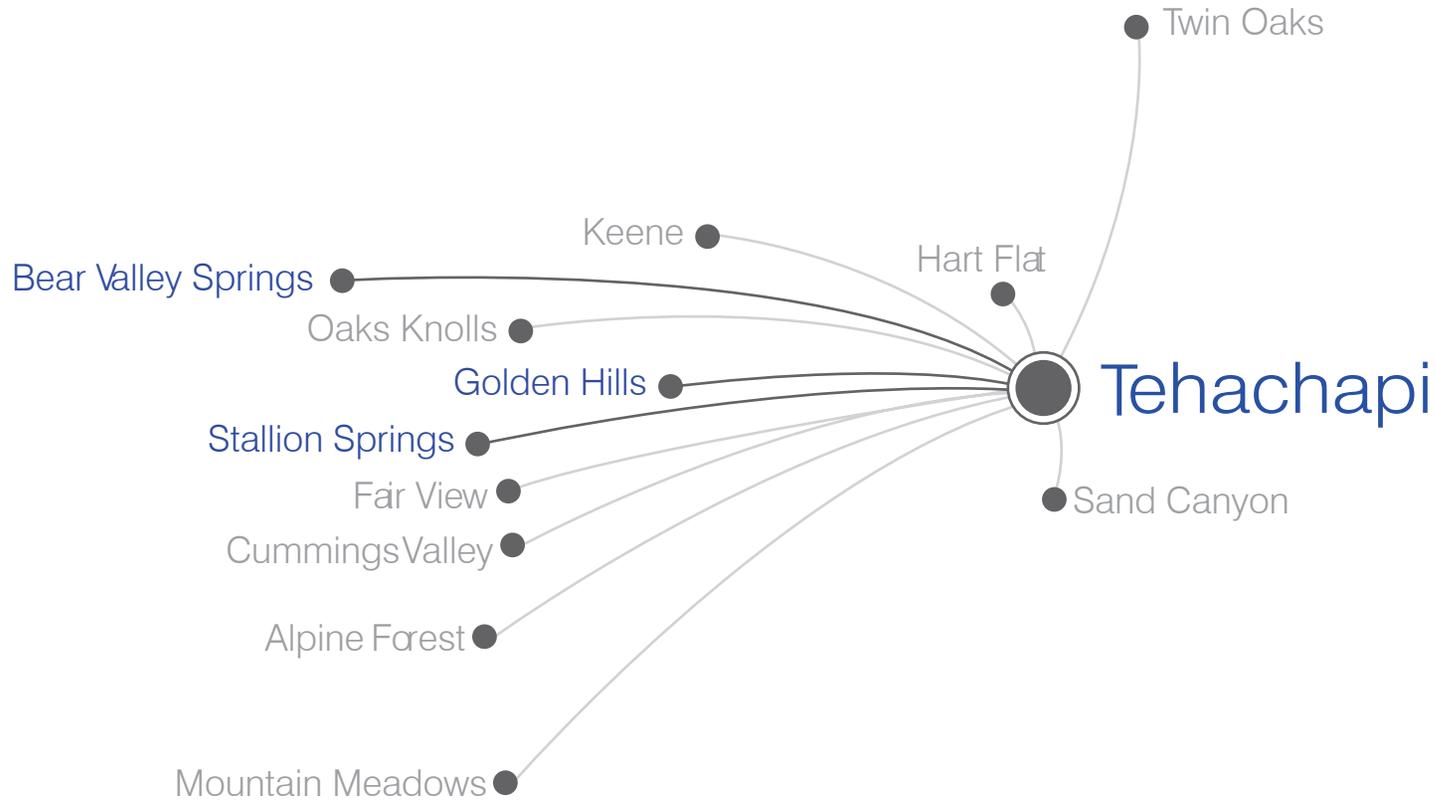
Tehachapi grew with the rail line owned by the Western Development Company, a subsidiary of the Southern Pacific Railway (currently Union Pacific). Incorporated in 1909, the community expanded through the subdivision of surrounding ranches. The City's population grew to about 11,000 by the end of the 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	 Stallion Springs	 Golden Hills
Population in 2010: 5,172	Population in 2010: 2,488	Population in 2010: 8,656
Housing Units in 2010: 2,729	Housing Units in 2010: 1,204	Housing Units in 2010: 3,522
Distance from Tehachapi: 14 miles	Distance from Tehachapi: 13 miles	Distance from Tehachapi: 3.4 miles

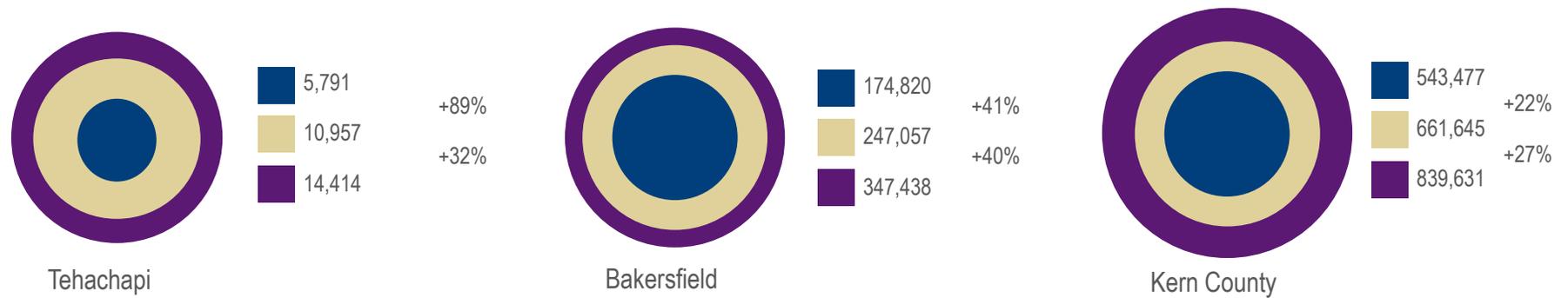
Source: 2010 Census, Table DP-1



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

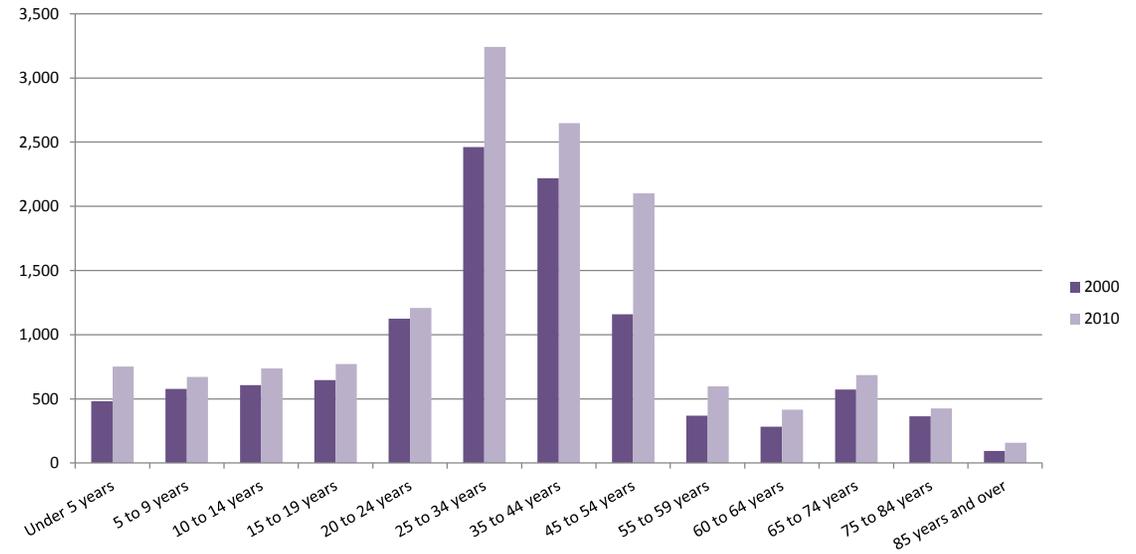
- 1990 Census
- 2000 Census
- 2010 Census

Source: US Census Bureau Table DP-1

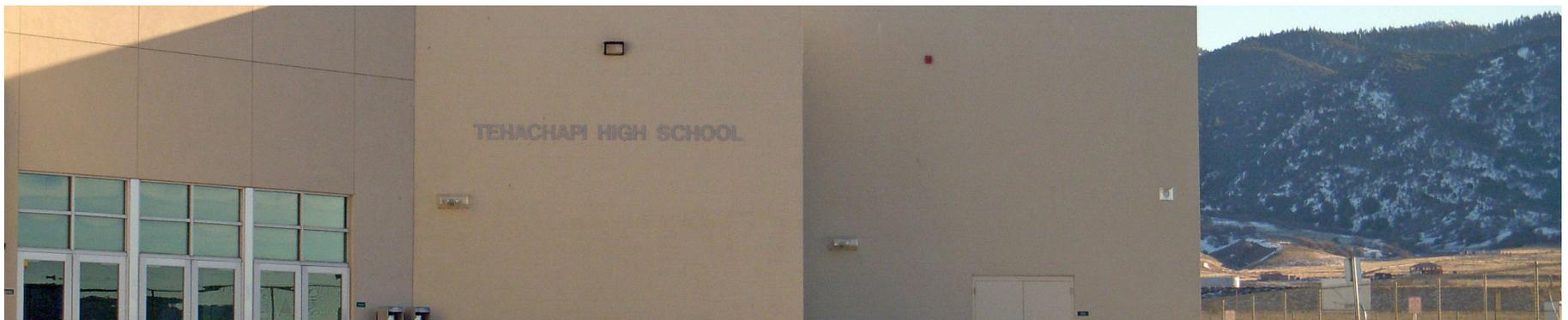
AGE DISTRIBUTION

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



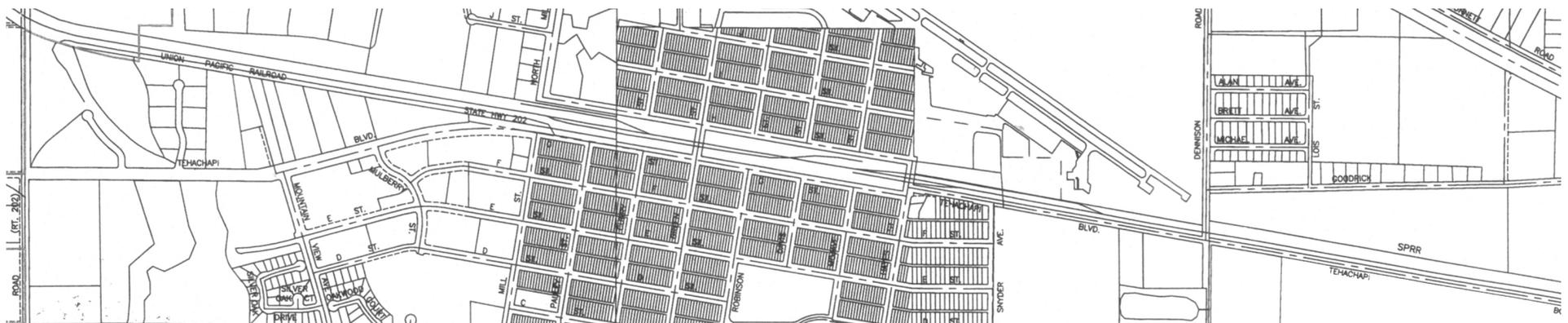
RACE/ETHNICITY

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.

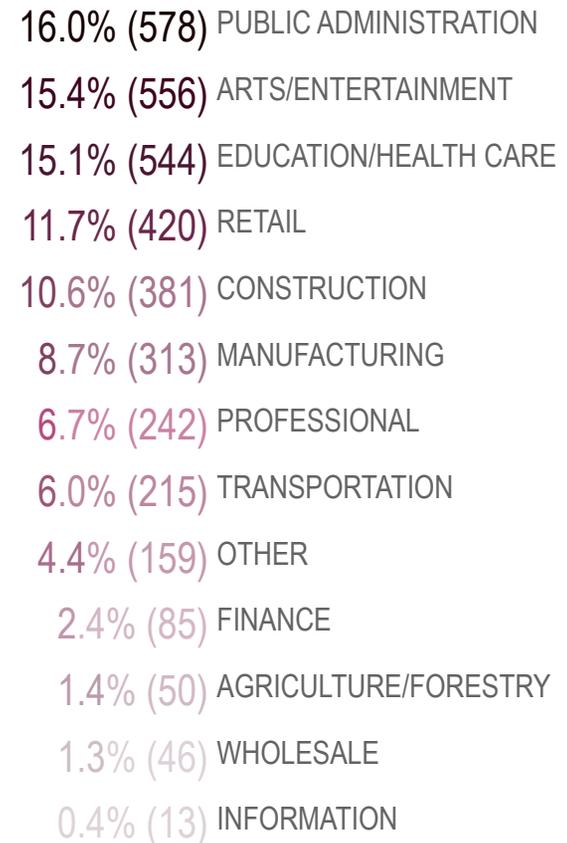
One of the largest employers in Tehachapi is the California Correctional Institution, a California State prison and a high security prison for males. California prison guards are represented by a union and can earn more than \$100,000 a year in salary and overtime.

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

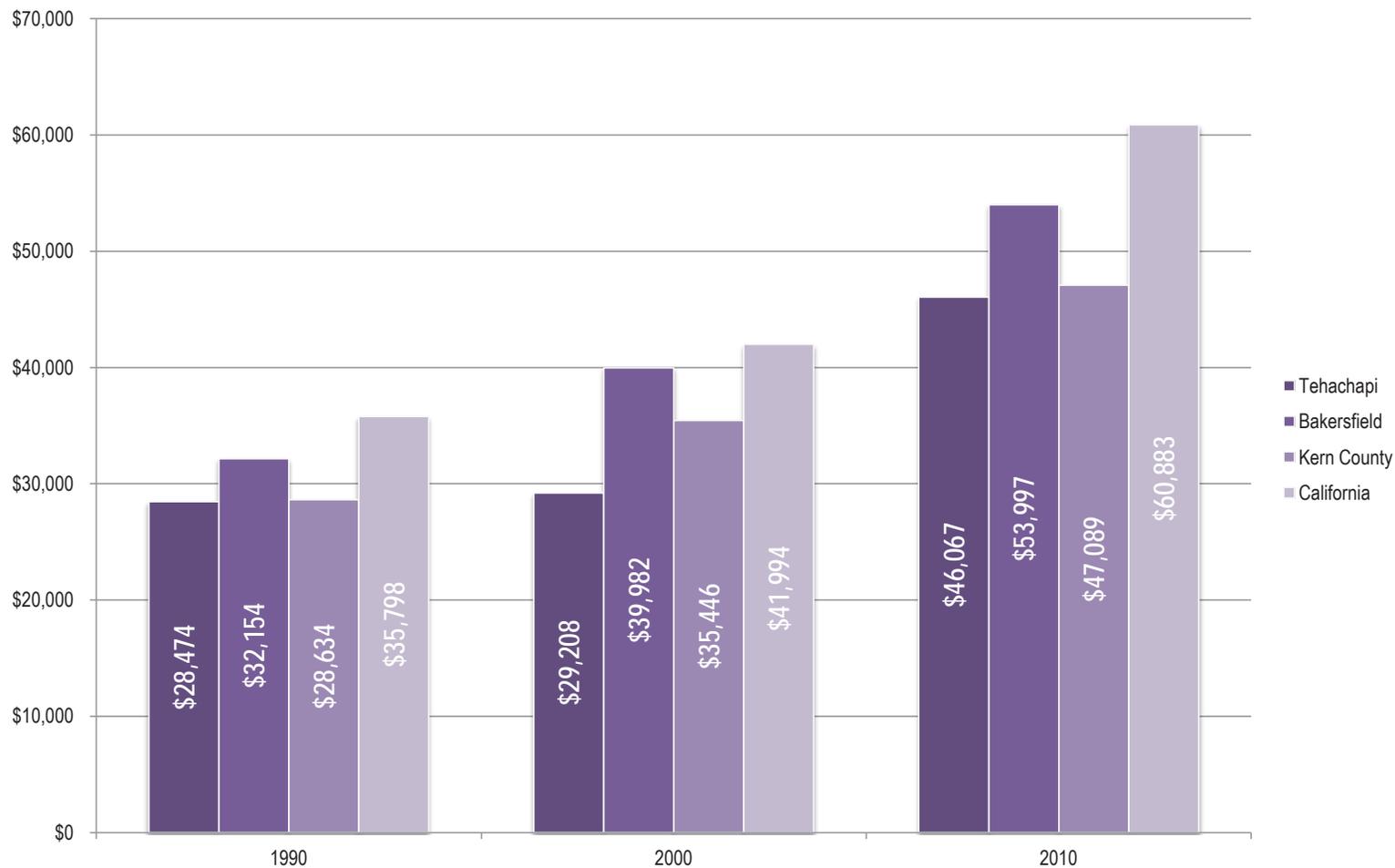


Source: 2010 Census, Table DP-03

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

Age of Householder	TENURE				TOTAL	
	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 overcrowded 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 \$57,900. Of the City's 3,280 households, 160 renters and 125 owners (about 8.7 percent of all households) have household incomes of less than 30 percent of median income. As Table 3-11 illustrates, all of the very low income households experience housing problems and are cost burdened (spending 30 percent or more of household income on housing costs). Approximately 84.2 percent of extremely low income renters are extremely cost burdened (spending 50 percent or more of household income on housing costs), more so than any other income group. Very Low income families, earning less than 50 percent MFI also have a high 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 127 units (see Table 4-2), the City has a projected need of 64 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

Household Income Group	RENTER		OWNER		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
Less than or equal to 30% MFI	160		125		285	
1 or more housing problems	160	100.0%	125	100.0%	285	100.0%
Cost burdened ¹	160	100.0%	125	100.0%	285	100.0%
Extreme Cost burden ²	115	71.9%	125	100.0%	240	84.2%
Greater than 30% and less than or equal to 50% MFI	310		265		575	
1 or more housing problems	295	95.2%	140	52.8%	435	75.7%
Cost burdened ¹	225	72.6%	140	52.8%	365	63.5%
Extreme Cost burden ²	170	54.8%	95	35.8%	265	46.1%
Greater than 50% and less than or equal to 80% MFI	335		225		560	
1 or more housing problems	250	74.6%	105	46.7%	355	63.4%
Cost burdened ¹	210	62.7%	105	46.7%	315	56.3%
Extreme Cost burden ²	55	16.4%	60	26.7%	115	20.5%

¹Cost 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, 2007-2011

MEDIAN GROSS RENT

Table 3-12 identifies the median owner-value and median gross rent (not adjusted for inflation) for Tehachapi, Bakersfield, 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

Housing conditions are analyzed to determine the number of units considered to be substandard in quality or in need of repair or replacement. Only 12 residential units in the City were identified as substandard and in need of rehabilitation or replacement. This is based on the number of complaints to the Community Development Department's Code Enforcement Division, who responds to complaints regarding substandard building and development code violations. They estimate that they receive approximately 12 complaint calls per year related to substandard or dilapidated housing.

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.

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 3-14: 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

TABLE 3-15: 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

AT-RISK UNITS

According to HCD, there is one assisted affordable housing development in the City of Tehachapi, The Tehachapi Senior Manor. The Tehachapi Senior Manor was originally constructed and financed through a combination of Low Income Housing Tax Credits (LIHTC), USDA Rural Development Section 515 Rural Rental Housing Program, and USDA Rural Development Rental Assistance program. The original tax credits, issued in 1989, were set to expire in 2014 and the property was considered at risk. In 2003, the property was granted additional LIHTC tax credits and was renovated. The LIHTC program provides tax credits to developers who reserve a minimum percent of new units for low income tenants. The property received a nine percent tax credit allocation in 2003 for \$278,989 with a 10 year value of \$2,789,890. The property was placed in service in 2004. 69 of 71 units at Tehachapi Senior I And Shafter Senior Manor are low income and subject to the tax credit program. The property is required to remain affordable for 30 years from time placed in service and is not at risk of converting to market rate during this planning period.

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.

Table 3-16 shows the most recent estimated number and percentage of persons with disabilities in the City in 2012 by employment status. As the table shows, 51 (1.3 percent) of the 4,062 residents in the labor force have a disability and are unemployed. A total of 1,337 residents are not in labor force, 461 (34.5 percent) of which have a disability. Unemployed persons with disabilities may not have the ability to work but they may be having difficulty finding employment that suits their abilities.

TABLE 3-16: DISABILITIES, TEHACHAPI: 2012

EMPLOYMENT STATUS	NUMBER	PERCENT
In labor force	4,062	75.2%
Employed	3,689	90.8%
With a disability	303	7.5%
No disability	3,386	83.4%
Unemployed	373	9.2%
With a disability	51	1.3%
No disability	322	7.9%
Not in labor force	1,337	24.8%
With a disability	461	34.5%
No disability	876	65.5%
Total	5,399	100%
* Data includes civilian non institutionalized population 18 to 64 years of age.		

Source: 2008 - 2012 ACS 5-year estimates.

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 267,843 California children and adults, approximately 30,538 of which are 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. Their most recent Performance Report Summary indicates that 7,800 people were served by this center in 2014. Table 3-17 shows that a total of 191 of those residents resided in Tehachapi postal codes. The majority of Tehachapi residents served by the KRC were between the ages of 0 and 14 years.

TABLE 3-17: PERSONS WITH DEVELOPMENTAL DISABILITIES BY AGE, TEHACHAPI: 2014

POSTAL CODE	0-14 YEARS	15-22 YEARS	23-54 YEARS	55-65 YEARS	65+YEARS	TOTAL
93561	72	44	65	4	5	190
93581	0	1	0	0	0	1

Source: Kern County Regional Center, 2014.

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. According to the Point-in-Time (PIT) Census conducted in January 2015, 953 Kern County residents identified as being homeless. Of those 953 individuals, 732 (76.8 percent) were adults, 71 (7.5 percent) were adults with children, and 150 (15.7 percent) were children. A higher percentage (57 percent) were identified as sheltered compared to unsheltered (43 percent). Overall, the Kern County Homeless population has continued to decline since 2007, decreasing by 4 percent since 2014. Table 3-18 shows this information and lists other homeless subpopulations as well. The Point-In-Time Census concluded that only 2 of the 953 homeless individuals resided in Tehachapi. The survey is conducted by walking around the County and counting persons living on the street. However, since the definition of homeless includes anyone without a home, including persons living in their car, in a hotel, or with friends or family, these persons may not be included in the PIT county. According to the Salvation Army, there are approximately 12-24 persons which meet the definition of homeless in the City of Tehachapi during the winter and 24-50 in the summertime.

FARMWORKERS

The number of employed farmworkers varies depending on seasonal conditions. However the Employment Development Department, Labor Market Information Division, identifies that farm employment averages 50,400 persons countywide. The 2013 American Community Survey estimates that 1.5 percent (53 individuals) of employed Tehachapi residents 16 years and over work in the Agriculture, forestry, fishing and hunting, and mining industry. 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	
	Number	Percent	Number	Percent	Number	Percent
Total	544	100%	409	100%	953	100%
Adults	343	63.1%	389	95.1%	732	76.8%
Adults w/ children	62	11.4%	9	2.2%	71	7.5%
Children	139	25.6%	11	2.7%	150	15.7%
Other Subpopulations						
Veterans	N/A	N/A	N/A	N/A	89	9.3%
Mentally Ill	73	13.3%	104	25.5%	177	18.6%
Chronic Substance Abuse	204	37.5%	270	66.0%	474	49.7%
Chronic Illness	31	5.8%	67	16.3%	98	10.3%
Victims of Domestic Violence	42	5.8%	67	16.3%	98	10.3%

Source: Kern County Homeless Collaborative, 2015 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 Hospital 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.

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 3-20: 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

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.

Self-Generation Incentive Program (SGIP) -

For residents who want to generate their own power, the SGIP could be a good option. SGIP offers rebates to residential, commercial, industrial, government, and non-profit customers who install qualifying types of distributed generation to meet all or a portion of their own energy needs.

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
<p>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)</p>	<p>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.</p>	<p>The City should ensure all new development is in compliance with CEC energy efficiency requirements as they are updated in 2008.</p>
<p>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.</p>	<p>Specific strategies include: promoting jobs/housing proximity and transit oriented development; encouraging high density residential/commercial development along transit/rail corridors.</p>	<p>The City should encourage compact residential development, jobs/housing balance, and transit-oriented development.</p>
<p>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.</p>	<p>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).</p>	<p>The City should adopt standards that require specific LEED standards for green building.</p>
<p>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.</p>	<p>If feasible, the project could install photovoltaic cells or other solar options.</p>	<p>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.</p>

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 Regional Housing Needs Allocation Plan for this planning period in September 2014. Kern COG took into account several factors in preparing the RHNP, 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 2014 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	\$15,650	\$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, 2015

The Regional Housing Needs Allocation for Tehachapi is shown in Table 4-2 The City has a total allocation of 495 units for the January 1, 2013, to December 31, 2023, planning period. This number can be reduced by planning permits pulled since January 2013. Taking these permits into account, Tehachapi has 483 of the allocated units remaining - most of which are in the above moderate and very-low income categories.

TABLE 4-2: ALLOCATION OF NEW HOUSING UNITS NEEDED (JANUARY 1, 2013 - DECEMBER 31, 2023)

HCD INCOME CATEGORIES	HOUSING NEED	HOUSING STARTS 1/1/13-5/1/15	REMAINING HOUSING NEED
Very Low	127	0	127
Low	64	0	64
Moderate	88	0	88
Above Moderate	216	12	204
Total	495	0	483

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.



To provide a perspective on housing affordability for each of the income groups, Table 4-3 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 4-3: INCOME LIMITS AND HOUSING AFFORDABILITY

Income Group	HCD INCOME LIMITS		MONTHLY HOUSING COSTS			MAXIMUM AFFORDABLE PRICE	
	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 2014

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 **452** vacant parcels zoned for residential development that have the capacity to accommodate a realistic development level of **4,092** 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 **483** remaining housing allocation for the current planning period (see Table 4-2).

In order to assess the land available for very low, low, and moderate-income housing, parcels greater than one acre in the high density residential zones **which allow densities of 20 units per acre or higher** were separately analyzed. **These zones include Transect zones (T-4 and T-4.5), which allow densities up to 35 units per acre or 50 units per acre, respectively, depending on building type. Transect zones and density will be described in more detail in Chapter 6.** Sites greater than one acre in these zones 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 **3,164** units total at **a conservative 20** dwelling units per acre. This number greatly surpasses the **191** remaining very low and low-income housing units required by the **current State housing allocation as listed in Table 4-2 and Table 2-1 respectively.**

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. The City has adequate vacant land and housing opportunities within the T-4 District, which has a maximum allowable density of 35 units per acre, to accommodate the remaining 191 units in these categories. As shown in Table 5-1 and Table 5-2, a realistic capacity for T-4 zone is 3,164 units assuming the parcels are only built to 70 percent capacity and at a conservative density of 20 units per acre.

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-1	365	1 per lot	T2.5	91	365	365	Vacant	Unknown	none
Subtotal Low Density	365			91	365	365			
R-2	56	12	T3	20	241	166	Vacant	Water Available Sewer Service will need to be extended	
T-3	5	12	T3	44	530	366	Vacant	Unknown	none
Subtotal Med Density	61			64	771	532			
R-3	1	16	T4	1	16	11	Vacant	Water/Sewer available	none
T-4	15	20	T4	229	4,586	3,164	Vacant	Water/Sewer available	none
T-4.5	10	20	T4.5	1	29	20	Vacant	Water/Sewer available	none
Subtotal High Density	26			232	4,630	3,195			
Totals	452			387	5,767	4,092			

Source: City of Tehachapi, 2015

Table 5-2 shows the residential capacity of high density sites with a minimum lot size of one acre. This indicates that while there are 10 parcels zoned T-4.5, there are no parcels greater than one acre and here is one parcel zoned R-3 but it does not meet the minimum density requirements, and therefore the T-4.5 and R-3 parcels are not assumed to accommodate very-low and low-income housing.

The City recently updated the Zoning Ordinance to be consistent with the updated General Plan 2035. The new Zoning Ordinance includes a form-based code, and addresses density and residential zones. With the new Zoning Ordinance, sites located within transect zones allow

densities of 20 units per acre or more, **depending on building type and zone**. For more information see Chapter 6, Constraints.

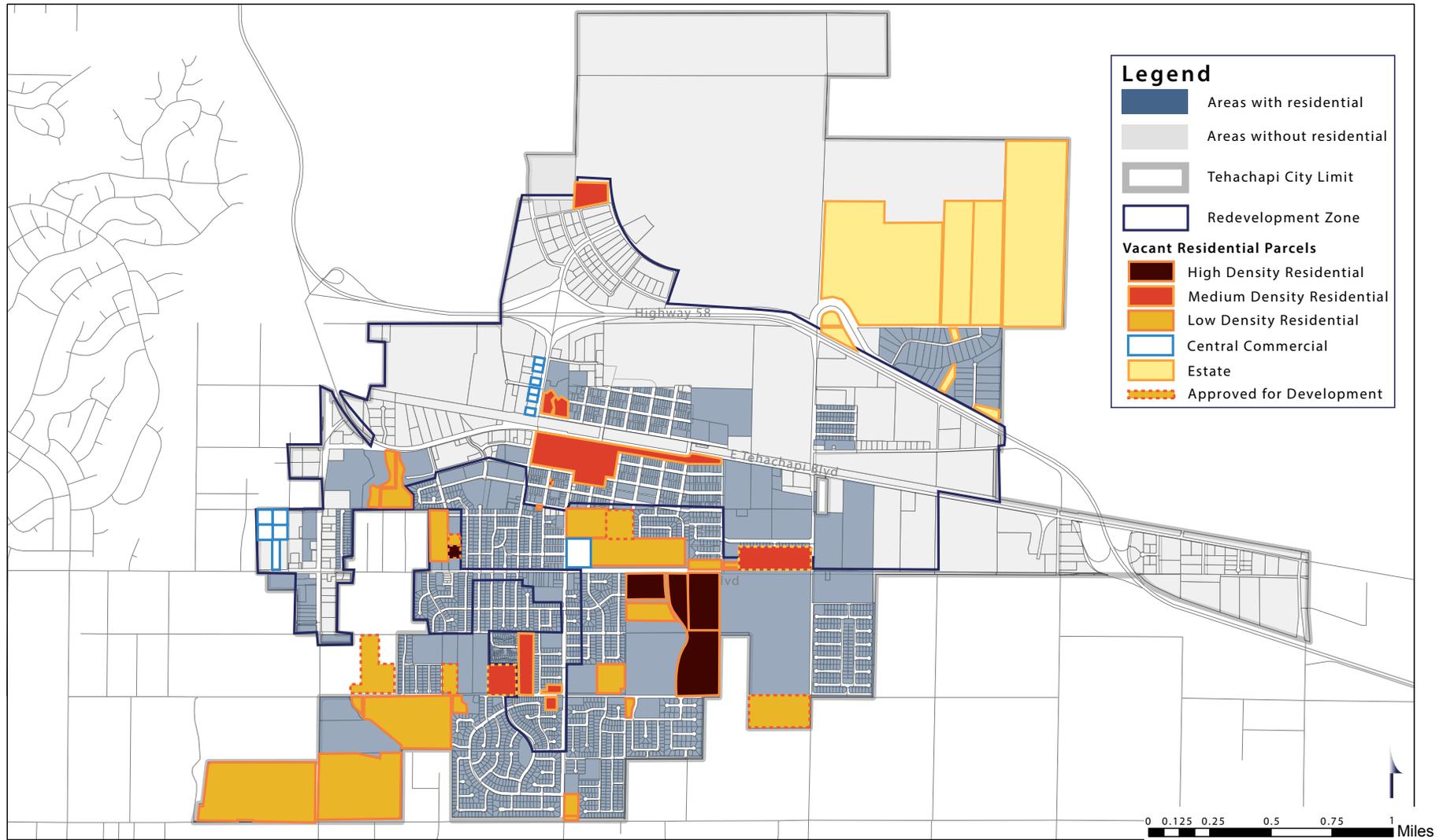
In addition, the Tehachapi Zoning **Ordinance** permits second units on parcels greater than **8,000** square feet in the R-1 zoning districts **with ministerial approval**. There are a total **365** vacant parcels in the R-1 zoning district that meet the minimum lot requirement and would be able to accommodate second units. However, **no applications** has been filed and approved since **2006**. In the City of Tehachapi the development of second units may not have a significant contribution to the housing stock.

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

APN	ACREAGE	GP DESIGNATION	ALLOWABLE DENSITY (UNITS/ACRE)	MAX CAPACITY (UNITS)	REALISTIC CAPACITY (UNITS)	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
T-4 Zoning District							
415-012-14	20.56	T-4	20	411	284	Water/Sewer available	
415-012-18	7.5	T-4	20	150	104	Water/Sewer available	
415-020-14	4.33	T-4	20	87	60	Water/Sewer available	
415-020-16	10.5	T-4	20	210	145	Water/Sewer available	
416-120-01	5.36	T-4	20	107	75	Water/Sewer available	
416-120-02	5.11	T-4	20	102	71	Water/Sewer available	
416-120-05	9.88	T-4	20	198	136	Water/Sewer available	
416-120-07	10.42	T-4	20	208	144	Water/Sewer available	
416-120-21	4.83	T-4	20	97	67	Water/Sewer available	
416-500-01	10.23	T-4	20	205	141	Water/Sewer available	
417-010-28	60.0	T-4	20	1,200	828	Water/Sewer available	
417-012-01	32.97	T-4	20	659	455	Water available Sewer to be extended	
417-012-25	19.16	T-4	20	383	264	Water/Sewer available	
417-012-27	20.0	T-4	20	400	276	Water/Sewer available	
417-020-07	8.44	T-4	20	169	116	Water/Sewer available	
T-4 Total	229.3			4,586	3,164		

Source: City of Tehachapi, 2015i

FIGURE 5-1: VACANT LAND INVENTORY



Source: City of Tehachapi. 2015

INFRASTRUCTURE CAPACITY

The City of Tehachapi Public Works Department 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, transitional or supportive housing, single-family units, or emergency shelters.

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 General Plan transect zones designated for growth. The T-1 transect zone does not allow for any development, including residential. Table 6-1 shows the General Plan transect zones and allowable building form types and corresponding maximum number of stories. The General Plan does not identify maximum densities, rather allows the building type and height limits to regulate building form. 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. These densities are achieved in the Zoning Ordinance through a combination of building type, height, and lot size standards.

ZONING ORDINANCE

The City’s Zoning Ordinance was adopted in October 2014 to be consistent with the updated Tehachapi General Plan adopted in April 2012. A primary objective of the Zoning Ordinance Update was to replace the restrictive land use based and auto-oriented development standards in the 1990 Zoning Ordinance with those that promote and facilitate flexible mixed-uses, various densities, and multiple mobility options including bicycling and walking. As part of the update, the City developed a hybrid code, (part conventional and part 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. The FBC implements the General Plan densities by identifying building types consistent with Table 6-1 and by articulating minimum and maximum lot size ranges for each corresponding building type. The conventional portion of the Zoning Ordinance is more traditional, identifying maximum densities per zone, depending on the type of use; single family or multi-family. The updated standards and residential districts of the 2014 Zoning Ordinance are used to meet the RHNA allocations for the 2015-2023 planning period and are evaluated in this section.

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

ZONING DISTRICTS

The Zoning Ordinance includes one agricultural zoning district, six residential zoning districts, three commercial districts, and seven transect zones that allow residential development. Residential densities range from maximum 1 unit per lot in the R-1 zone to 12 units per acre in the R-2 zone and 16 units per acre in the R-3 zone. Maximum density in the transect zones varies by building type, See Table 6-2.

Table 6-3 shows the level of review for each of the districts which allow residential development. The districts are described below. (See Table 5-1 for the vacant land inventory.) As shown in Table 6-3, residential uses are allowed in all transect zones. In the T4.5 and T5 zones, residential is only allowed on the ground floor if non on a primary street, or located a minimum of 75 feet from a street corner. The FBC makes no other limitations on the location or extent of residential uses in any of the transect zones.

(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 1 unit per lot.

(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 by right on lots greater than or equal to 7,500 square feet in this district. The maximum allowable density is 1 unit per lot.

(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) MOBILE HOME PARK (MHP) DISTRICT:

The MHP district is applied to areas appropriate for mobile homes and mobile home subdivisions. This district is designed to provide affordable housing in the community. The average density shall not exceed 8 units per 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, rooming and boarding houses, residential care facilities,, 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; residential care facilities, offices, and a variety of recreational, entertainment, and tourist facilities are permitted by right and single room occupancy units are allowed with a minor use permit 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 are allowed with a conditional use permit and single room occupancy units are allowed with a minor use permit.

(T-2) RURAL EDGE ZONE

The T-2 Zone is applied to areas intended for low intensity rural activity to physically define Tehachapi's edges. This zone permits single family dwellings, second unit structures, and home occupations.

(T-2.5) RURAL GENERAL ZONE

The T-2.5 Zone is applied to areas generally along Tehachapi's edges to provide for rural neighborhood housing choices in a small-town setting. Permitted land uses include single family dwellings, second unit structures, and home occupations.

(T-3) NEIGHBORHOOD EDGE ZONE

The T-3 zone is applied to areas generally along the edges of Tehachapi's lower intensity neighborhoods to provide for a transition between general neighborhoods and rural areas. Single family residential, residential care facilities, group homes, and home occupations are permitted in T-3 zones.

(T-4) NEIGHBORHOOD GENERAL ZONE

The T-4 zone is applied to Tehachapi's general neighborhood areas to provide for a variety of single-family and multi-family housing choices in a small-town neighborhood setting. Permitted land uses include single and multi family residential, secondary dwellings, residential care facilities, group homes, and home occupations.

(T-4.5) NEIGHBORHOOD CENTRAL ZONE

The T-4.5 zone is applied to focused areas at the core of Tehachapi's neighborhood general areas and surrounding the Downtown to provide neighborhood oriented retail, services with housing in a small-town setting. Single and multi family residential, secondary dwellings, home occupations, single room occupancy units, group homes, residential care facilities, and rooming or boarding houses are all permitted within T-4.5 zones.

(T-5) DOWNTOWN

The T-5 zone is applied to areas generally in Tehachapi's core for the purpose of being the cultural, speciality shopping, entertainment and civic core of Tehachapi and the Tehachapi Valley. Land uses within this zone focus on specialty retail, restaurants, services, civic/cultural, lodging, conference facilities, office and housing. Multi-family residential, secondary dwellings, home occupations, rooming and boarding houses, residential care facilities, and group homes are permitted within T-5 zones.

(SD-2.1) TEHACHAPI BLVD WEST ZONE

The SD2.1 zone is applied to areas generally along Tehachapi Boulevard between Downtown and Tucker Road for regional and community-oriented lodging, retail and service businesses that complement Downtown. Permitted land uses include single family residential, secondary dwellings, single room occupancy units, residential care facilities, group homes, and home occupations.

TABLE 6-3: ZONING DISTRICTS PERMITTING RESIDENTIAL USES

RESIDENTIAL USES	ZONING DISTRICT																
	A	E	R-1	R-2	R-3	MHP	R-P	C-1	C-2	C-3	T2	T2.5	T3	T4	T4.5	T5	SD2.1
Farmworker Housing	P																
Second Unit	P	P	P	P	P	—	P	—	—	—	P	P	P	P	P	P	P
Ground Floor (1)	n/a	n/a	n/a	n/a	n/a	n/a	MUP	—	—	—	—	—	—	—	P (2)	P (3)	n/a
Home Occupation	P	P	P	P	P	P	P	—	—	—	P	P	P	P	P	P	P
Mobile Home Park/ Subdivision	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—
Multi-family	—	—	—	MUP	P	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP
Rooming or Boarding House	—	—	—	—	P	—	—	CUP	—	CUP	—	—	—	—	P	MUP	MUP
Single-Family	P	P	P	P	P	—	P	—	—	—	P	P	P	P	P	—	P
Single Room Occupancy	—	—	—	MUP	MUP	—	—	—	MUP	MUP	—	—	—	—	MUP	MUP	MUP
Care Facility for Elderly ≤6 Persons	—	P	P	MUP	MUP	MUP	MUP	MUP	P	—	—	—	P	P	P	P	P
Care Facility for Elderly >7 Persons		—	—	—	CUP	CUP	CUP	CUP	—	—	—	—	MUP	MUP	P	P	P
Group Home ≤6 Persons		P	P	P	P	P	P	—	—	—	—	—	P	P	P	P	P
Group Home >7 Persons		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Shelter		P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—
Transitional/Supportive Housing	—	P	P	P	P	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP

Source: City of Tehachapi Zoning Ordinance, 2014

Notes:

P: Permitted

CUP: Conditional Use Permitted

MUP: Minor Use Permitted, established in new Zoning Ordinance, update in progress

—: Use not allowed.

1. Not applicable in residential zones.
2. not within 75 feet of street corner
3. Not on primary street.

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 **non-transect** residential districts and Table 6-5 provides the development standards by transect zone.

The 2014 Zoning Ordinance update included the addition of seven transect zones, ranging from the rural edge (least intense) to Downtown (most intense) as well as one special zone district for the Tehachapi Blvd West area. The standards in these zones are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of desirable character, consistent with the General Plan and any applicable specific plan.

The Transect Zones include:

- T-2 Rural Edge
- T-2.5 Rural General
- T-3 Neighborhood Edge
- T-4 Neighborhood General
- T-4.5 Neighborhood Center
- T-5 Downtown
- SD 2.1 Tehachapi Blvd West

The current development standards do not impede the City's ability to achieve maximum allowable densities. In fact, with the 2014 adoption of the new Zoning Ordinance, the City has added increased flexibility in achieving greater densities and allowing a greater variety of residential building types in more zones. (See Table 6-1 and Table 6-2)

TABLE 6-4: RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

STANDARDS	ZONING DISTRICT				
	Estate District	R-1	R-2	R-3	MHP
Maximum Density	1 unit/parcel	1 unit/parcel	12 units/ acre	16 units/acre	8 units/ acre
Minimum Lot Size	0.5 acre	8,000 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	55 ft. wide, 80 ft. deep ⁵
Height Restriction	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.
Landscaping	40%	40%	20%	20%	5%
Site Coverage (max)	n/a	35%	n/a	n/a	60%
Setbacks					
Front (min)	55 ft.	25 ft.	20 ft.	20 ft.	N/A
Side (min)	10 ft.	5 ft./10 ft. ¹	5 ft.	5 ft.	15 ft./10 ft. ⁶
Rear (min)	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Parking Required (spaces per unit)	Single Family: 2 Second Unit: 0.5	Single Family: 2 Second Unit: 0.5	Single Family: 2 Multi-Family: 1.5 Second Unit: 0.5	Single Family:2 Multi-Family/ Boarding House: 1.5 Second Unit: 0.5	Mobile Home Park: 1
Design Restrictions	None	None	None	None	None

Source: City of Tehachapi Zoning Ordinance, 2014

Notes:

1. One side setback is min 5' and the other side setback is min. 10'.
2. Plus 1 unit for any remaining area more than 1,815 sq.ft.
3. Minor Use Permit Required
4. Plus 1 unit for any remaining area more than 1,361 sq.ft.
5. Site Width for Doubles is 30 ft. plus mobile home width.
6. Between mobile homes: side to side 15 ft, side to rear 10 ft.

TABLE 6-5: TRANSECT ZONE DEVELOPMENT STANDARDS

STANDARDS	ZONING DISTRICT						
	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-2.1
Maximum Density	No maximum density. Density ranges from 3-50 du/ac depending on Building Type. See Table 6-2						
Minimum Lot Size (1)	22,500 - 640,000 sq. ft	22,500 - 120,000 sq. ft	7,500 - 24,000 sq. ft	4,000 - 21,000 sq. ft	4,000 - 19,500 sq. ft	3,600 - 18,750 sq. ft	5,000 - 40,000 sq. ft
Height Restriction (1)	15-26 ft	15-26 ft	22-24 ft	22-24 ft	24-26 ft	24-35 ft	24-35 ft
Landscaping	40%	40%	40%	5%	5%	5%	5%
Site Coverage	No maximum site coverage. Site coverage depends on Building Type						
Minimum Frontage	30%	50% primary street 35% side street	70% primary street (2) 50% side street	80% primary street (2) 60% side street	80% primary street 70% side street	90% primary street (2) 75% side street	70% primary street (2) 60% side street
Setbacks							
Front (min)	Depends on Building and Frontage Type(s)						
Side (min)							
Rear (min)							
Parking Required (spaces per unit)	Single Family: 2 Second Unit: 1	Single Family: 2 Second Unit: 1	Single Family: 2 Second Unit: 1	Single Family: 2 Multi-Family: 1.75 Second Unit: 1	Single Family: 2 Multi-Family: 1.5 Rooming House: 1 Second Unit: 1 Single Room Occupancy: 0.5	Multi-Family: 1 Rooming House: 1 Second Unit: 0.5 Single Room Occupancy: 0.5	Single Family: 2 Multi-Family: 1.5 Rooming House: 1.5 Second Unit: 1 Single Room Occupancy: 0.5
Design Restrictions	Frontage Type Standards Building Type Standards						

Source: City of Tehachapi Zoning Ordinance, 2014

Notes:

1. Depending on Building Type
2. Reduce frontage requirement by 10% for interior lots.

Building and Frontage Standards

Applicable only to the transect zones, the Zoning Ordinance establishes building and frontage standards to implement the General Plan vision for each area. Building and frontage standards provide a variety of options for applicants and help increase the certainty of the entitlement process for developers and of the development outcome for residents and stakeholders. By reducing uncertainty and providing clear standards and diagrams, the building and frontage standards may streamline development and act as an incentive for new investment. Building and frontage standards do not impede residential development or increase the cost of development.

Building standards are intended to generate new buildings or the revitalization and/or modification of existing buildings to successfully implement the Tehachapi General Plan. Building standards provide a list of 12 approved building types, and identifies the allowed height (by zone) and which building types are allowed in each transect zone depending on the intent of the zone; whether residential, mixed-use, or commercial. Any use is allowed in any of the approved building types, so long as the building and use are allowed in the transect zone. The applicant may chose from any of the approved building types for the particular zone. In transect zones there are no required setbacks. Instead, the building placement in relationship to the street is determined by the type of building selected. This approach allows flexibility in design while ensuring all projects in a given location have similar buildings and setbacks.

Frontage standards are intended to provide standards for how buildings individually shape the streetscape, including the framing of views of the surrounding hillsides and mountains. Frontage standards provide a list of approved frontages which correspond to 1) a particular transect zone and 2) a particular building type to create a built environment consistent with the community vision for the area. In transect zones there are no required front setbacks. Instead, the building placement in relationship to the street is determined by the type of frontage selected.

Table 6-6 shows the allowed building and frontage types, by transect zone.

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 Chapter 4.40 (Landscape Standards). This chapter addresses Landscape and Irrigation Plans, General Standards, Parking Area Landscaping, Irrigation requirements, Maintenance, Fences and Screening, Lighting, and Lien. All new projects must comply with the standards of Chapter 4.40. Minor additions to existing development and/or changes in use within an existing development may include conditions of approval requiring compliance with standards of Chapter 4.40.

A) A. Landscape and Irrigation Plan Requirement. Landscape and Irrigation Plans shall be required for development in all residential, commercial, and industrial zones with the exception of the E, R-1, T2, T2.5, and T3 zones

TABLE 6-6: TRANSECT ZONE BUILDING AND FRONTAGE STANDARDS

STANDARDS	ZONING DISTRICT						
	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-2.1
Building Types							
Lined Building	-	-	-	-	-	Allowed, up to 35 ft	-
Flex Building (large)	-	-	-	-	-	Allowed up to 35 ft	Allowed up to 35 ft
Flex Building (small)	Allowed up to 15 ft	Allowed up to 15 ft	-	-	Allowed up to 26 ft	-	Allowed up to 26 ft
Barn	Allowed up to 18 ft	Allowed up to 26 ft	-	-	-	-	-
Rowhouse (block form)	-	-	-	-	-	Allowed up to 30 ft	Allowed up to 30 ft
Rowhouse (house form)	-	-	-	Allowed up to 24 ft	Allowed up to 26 ft	-	-
Courtyard Building	-	-	-	Allowed up to 24 ft	Allowed up to 26 ft	Allowed up to 30 ft	Allowed up to 30 ft
Bungalow Court	-	-	-	Allowed up to 22 ft	Allowed up to 24 ft	-	-
Villa	-	-	-	Allowed up to 22 ft	Allowed up to 26 ft	Allowed up to 30 ft	Allowed up to 26 ft
Duplex-Quadplex	-	-	Allowed up to 22 ft	Allowed up to 22 ft	Allowed up to 26 ft	-	Allowed up to 24 ft
House	-	-	Allowed up to 22 ft	Allowed up to 22 ft	Allowed up to 26 ft	Allowed up to 30 ft	-
Estate	Allowed up to 26 ft	Allowed up to 26 ft	Allowed up to 24 ft	-	-	-	-
Frontage Types							
Gallery	Allowed	Allowed	-	-	Allowed	Allowed	Allowed
Shopfront	Allowed	Allowed	-	-	Allowed	Allowed	Allowed
Forecourt	-	-	-	-	-	Allowed	Allowed
Parking Court	-	-	-	-	-	Allowed	Allowed
Terrace	-	-	-	-	-	Allowed	-
Walled Yard	-	-	-	Allowed	Allowed	Allowed	Allowed
Stoop	-	-	-	Allowed	Allowed	-	Allowed
Porch	Allowed	Allowed	Allowed	Allowed	Allowed	-	-
Front Yard	Allowed	Allowed	Allowed	Allowed	Allowed	-	Allowed
Common Yard	Allowed	Allowed	Allowed	-	-	-	-

B) All projects shall meet the minimum landscape coverage for lot area as established in Table 4.40.040, shown in Table 6-4 and Table 6-5.

C) Required planter or landscaped areas may be combined with pedestrian walks and similar hardscape areas provided that such hardscape areas do not cover more than 40 percent of any required planter or landscaped area.

D) Ornamental or landscaping rock and gravel areas, high quality (high face weight) artificial turf, or other areas covered with other artificial materials shall be considered hardscape areas for the purposes of this provision.

E) Artificial turf shall consist of a combination of green, yellow, and tan fibers to simulate the look of natural grass and shall be consistent with the type and species of natural turf located within the City. A sample piece of artificial turf must be submitted for review and approval by the Director prior to installation.

F) Paving shall be limited to a maximum of 50 percent of the front or street side setback areas of residential zones in order to limit the amount of hardscape paving in these areas; except that the Review Authority may allow an increase for irregularly shaped or small lot that lacks sufficient area for adequate driveway and pedestrian access.

G) Specific to Multi-family Developments. The following standards apply to landscaping in multifamily developments:

1. Setback Areas

a) Front and street-side side setback areas, excluding approved driveway entrances, manoeuvring areas, and public sidewalks, shall be landscaped.

b) Within the setback area per Subsection a. above, trees shall be planted no farther than 50 feet apart and no closer than five feet from the back of the sidewalks.

2. Interior Open Space. All interior open space areas shall be landscaped with live landscaping.

3. Parking Landscaping. Additional planters and landscaped areas shall be provided in off-street parking areas in compliance with 4.40.050 (Parking Area Landscaping).

H) Specific to R-1 and T3 Developments.

1. All front setback areas shall be landscaped with plant materials or a combination of plant materials and permeable surfaces and shall be permanently maintained in a neat and orderly manner.

2. In front setback non-living materials may be used as ground cover including but not limited to: wood chips, bark, decorative rock, and stone. Plant materials shall compose a majority (more than 50%) of the street setback areas, exclusive of permitted driveways.

3. Other than permitted hardscape, all areas not planted shall be covered (top dressed) with materials such as wood chips or approved alternative. Top dressing beneath tree canopies shall be to the satisfaction of the Director, and shall be calculated as area of live plant material.

I) Specific to Mobile Home Parks. The following standards apply to landscaping in mobile home parks:

1. Setback Areas

- a) Setback areas between streets and the perimeter fence of the mobilehome park could exceed five percent, excluding approved driveway entrances and public sidewalks, and shall be landscaped.
- b) Within setback area per Subsection a. above, trees shall be planted not farther than 50 feet apart and no closer than five feet from the back of the sidewalks.

2. Trees. Within the interior of the mobile home park, at least one tree per mobile home space shall be planted at the time of or prior to development of each individual space.

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 4.60.030 (Site Specific Standards - Multifamily Residential)** of the Zoning Ordinance described below. **The requirements below do not impede or post a constraint to multi-family development.**

A) 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.

B) COMMON OPEN SPACE:

1. In non-transect zones, developments with 10 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.
2. 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.
3. No structures shall occupy areas designated for common usable open space except structures designed exclusively for recreational purposes.
4. Parking and manoeuvring areas shall not be utilized for the required common usable open space.

Second Dwelling 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 secondary dwelling is defined as an attached or detached is a detached or attached dwelling unit which is located on the same lot or adjacent to the garage of a single-family house. Additionally, a secondary dwelling may contain permanent provisions for living, sleeping, eating, cooking and sanitation for one or more persons. Section 6.30.070 of the Zoning Ordinance allows a second unit on existing lots in any zones allowing single family residences. Program 5.2 of the previous housing element was completed to allow second units in residential zones with ministerial approval. Table 6-7 sets out the standards for second units in the City of Tehachapi.

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 parks and subdivisions are permitted by right in the mobile home park zones (MHP). Mobile homes, mobile home parks, trailer parks, travel trailer parks and recreation vehicle parks, where allowed, shall conform to the to Title 25 of the California Administrative Code, the residential development standards in Chapter 3.30 (Non-Transect Zones), and the additional provisions of Section 4.60.030 (Applicable to Non-Transect Zones - Mobile Home Parks and Subdivisions).

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. The City completed Program 5-4 of the previous housing element to comply with SB-2. The 2014

TABLE 6-7: SECOND UNIT STANDARDS

STANDARD	SECOND UNIT
Minimum site area	Varies by zone; same as primary unit
Height	Same as primary unit
Rental of unit	May be rented, although not required
Floor area	1,000 sf for detached second dwelling or 30% of total floor area of principal dwelling.
Setbacks	Same as primary unit

Source: City of Tehachapi Zoning Ordinance, 2014

Zoning Ordinance includes a definition for transitional and supportive housing and emergency shelters. Emergency shelters are allowed by right in the E, R-1, R-2, R-3, and MHP zones subject to the standards in Section 6.30.030 (Applicable to Non-Transect Zones - Emergency Shelters). Standards for Emergency Shelters are consistent with SB2, and include:

- Off-street parking based upon demonstrated need
- The provision of on-site management and security
- The proximity to other emergency shelters, not more than 300 feet apart.
- The length of stay.
- Lighting.

•
Transitional and Supportive housing is allowed by right in all residential zones, and with a minor use permit in the T-4, T4.5, T-5, and SD2.1 zones. The City understands in order to comply with SB-2, transitional and supportive housing must be allowed as a residential use subject to the same permit requirements of other residential units of the same type in the same zone. As such, the City proposes program 5.3 to make minor Zoning Ordinance clean-ups to allow transitional and supportive housing in the A, R-P, T2, T2.5, and T-3 zones and clarify permitting procedures for the T-4, T-4.5, T-5, and SD2.1 zones.

DENSITY BONUS PROGRAM

To achieve density increases the City implements the State's density bonus program (Government Code 65915) through Zoning Ordinance Chapter 4.30, updated in 2014. The requirements of Chapter 4.30 allow for a density increase of up to 35 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.

With the implementation of Program 5.3 from the previous housing element, the City's zoning requirements are consistent with SB 1818 and AB 2280.

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, increase 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 6-8 displays the review authority required for various planning decisions and permits.

TABLE 6-8: PERMIT AND APPROVAL PROCEDURES AND REVIEW AUTHORITY

ACTION	DIRECTOR	COMMISSION	COUNCIL
Zoning Code Amendment		Recommend	Decision
General Plan Amendment		Recommend	Decision
Interpretation	Decision	Appeal	Appeal
Specific Plans and Amendments		Recommend	Decision
Regulating Plan Amendments		Recommend	Decision
Conditional Use Permit	Recommend	Decision	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Minor Conditional Use Permit	Decision	Appeal	Appeal
Reasonable Accommodation	Decision	Appeal	Appeal
Architectural Design and Site Plan Review	Recommend	Decision	Appeal
Temporary Use Permit	Decision	Appeal	Appeal
Variances	Recommend	Decision	Appeal
Planned Development		Recommend	Decision

Single family housing is allowed by right in the A, E, R1, R2, R3, RP, T2, T3, T4, T4.5, and SD2.1 Zones. Multi-family housing is allowed by right in the R-3 zone and with a Minor Use Permit (MUP), an administrative process, in the R2, T4, T4.5, T5, and SD2.1 zones. An application for a MUP is approved by the Director subject to the following findings:

1. The proposed use is consistent with the goals and policies of the General Plan.
2. The proposed use is consistent with the purpose of the applicable zone or zones.
3. The proposed use is listed as a use subject to a CUP or MUP in the applicable Zone or Zones or a use determined to be similar to a listed use in accordance with the procedures set out in Section 1.10.030 (Rules of Interpretation).
4. The proposed use meets the minimum requirements of this Zoning Code applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and the state of California.
5. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity.

A public hearing is not required for a MUP, unless requested in writing. The written request for a hearing must be based on issues of significance directly related to the application (e.g., evidence that the request cannot meet one or more of the findings specified above).

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 6-9 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 6-10 shows the estimated proportion of total fees to the development cost per unit.

TABLE 6-10: 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	\$95,000
Estimated proportion of fee cost to overall development cost per unit	12.9%	7.5%

TABLE 6-9: PLANNING AND DEVELOPMENT FEES

FEE CATEGORY	FEE AMOUNT
Planning Fees	
Annexation Processing	\$5,975.00 ¹ 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 6-9: 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 6-11 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. The FBC, is anticipated to streamline the process..

TABLE 6-11: 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 6-12 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 6-12: PARKING REQUIREMENTS BY LAND USE

LAND USE TYPE: RESIDENTIAL USES	VEHICLE SPACES REQUIRED
Single-family Residential	2 spaces for each unit
Multi-Family Residential	1 -1.75 spaces for each unit
Mobile home park, Mobile home Park Subdivision	1 space for each dwelling unit
Rooming and boarding houses	1 space for each unit
Second Units	0.5 - 1 spaces for each unit
Retirement or Rest Home	1 space for every 4 residential beds
Single Room Occupancy	0.5 space for each room

Source: City of Tehachapi Zoning Ordinance, 2014

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 2013 Uniform Building Code (all future amendments are automatically incorporated without further action), 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 6-13 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 6-13: 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?	Yes, the City adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014.
Has the City made efforts to remove constraints on housing for persons with disabilities?	Yes, the City adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014.
Does the City assist in meeting identified needs?	Yes, the City adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014.
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, the City adopted reasonable accommodation procedures and revised the definition of a family to include unrelated persons living in a single housing unit as part of the 2014 Zoning Ordinance Update.
Are residential parking standards for persons with disabilities different from other parking standards?	Section 4.50.020 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.
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?	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?	No. The City allows group homes of 6 or fewer individuals by right in all residential zones.

What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	No. Group homes for 7 or more individuals is not allowed within the City.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No. Additionally, the City recently revised the definition of family to include unrelated persons as per fair housing law as part of the 2014 Zoning Ordinance Update.
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 adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014. The Director reviews and makes decisions on all requests for reasonable accommodation in compliance with Chapter 9.50 Reasonable Accommodation. 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. The City allows group homes of 6 or fewer individuals by right in all residential zones.
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?	The City allows group homes of 6 or fewer individuals by right in all residential zones.

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 – 2013 . 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?	Yes, the City adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014.
How does the City provide reasonable accommodation for persons with disabilities?	Yes, the City adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014.
PROGRAM REVIEW	
Does the City have adequate programs to address the needs of disabled persons and possible housing constraints on persons with disabilities?	Yes, the City adopted reasonable accommodation procedures in the Zoning Ordinance update, adopted September 2014.
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 2014.

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 2015 an acre of vacant, unimproved land suitable for single-family development in Tehachapi range from \$20,000 and \$40,000 per acre. This estimate depends on a variety of factors including location, lot shape and size, topography, utilities, and accessibility. 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. The City estimates that construction costs average at about \$70 to \$100/square foot. This cost has decreased significantly since 2008, when the City estimated roughly \$127 to 140/square foot. 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.

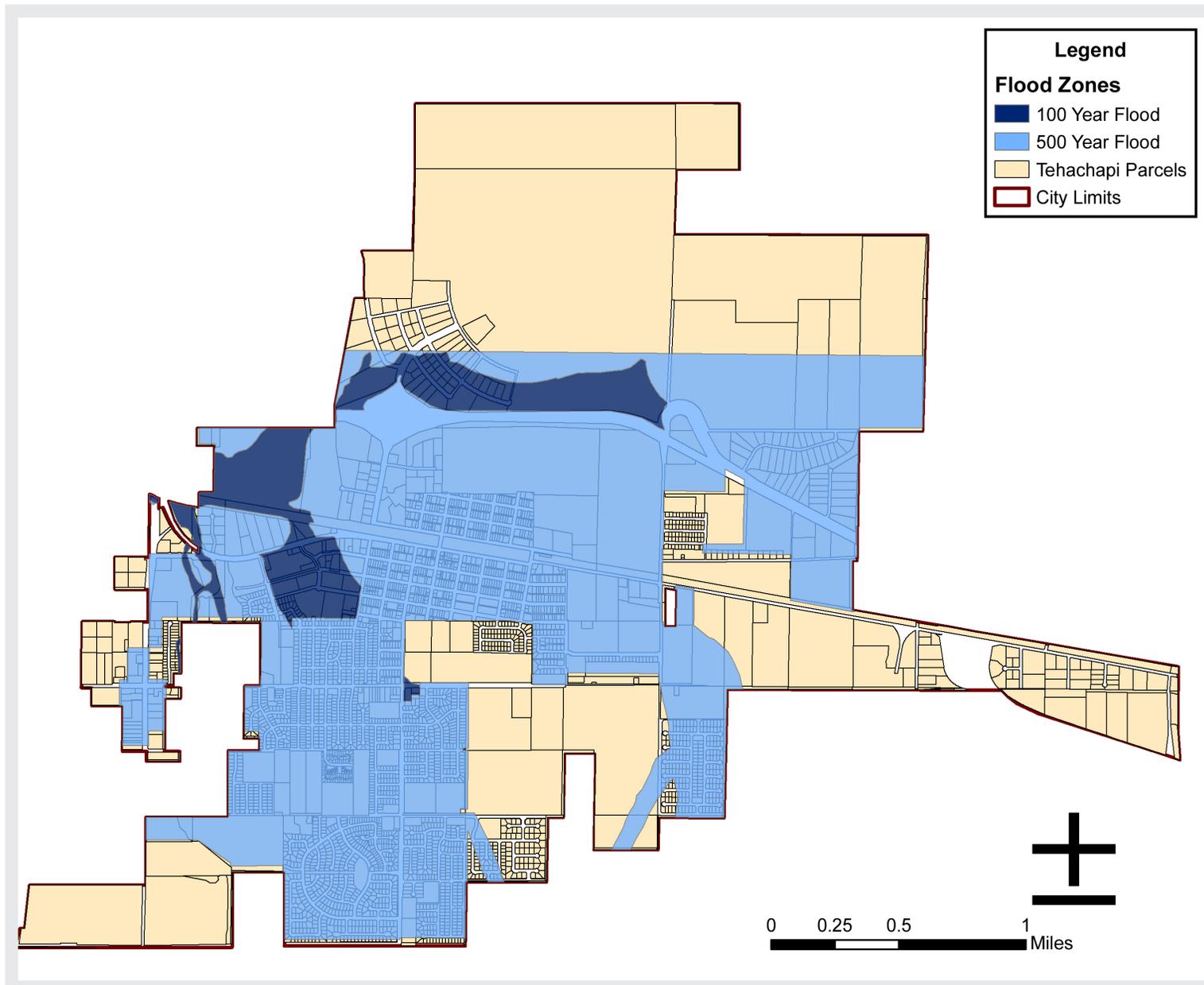
C) Stationary noise sources near potential sites for development may pose constraints. For example, the railroad tracks that run through the City exceed acceptable noise levels.

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 and Sustainable Communities Program (AHSC)

The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives. This program provides grants or loans to fund the development or preservation of workforce housing.
www.hcd.ca.gov/fa/ahsc/index.html

Affordable Housing Innovation Program

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

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

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

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

Housing Related Park Program (HRP)

To increase the overall supply of housing affordable to lower income households by providing financial incentives to cities and counties with documented housing starts for newly constructed units affordable to very low or low-income households.

www.hcd.ca.gov/hpd/hrpp/

Infill Infrastructure Grant Program

Assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.

www.hcd.ca.gov/fa/iig/

Mobile Park Resident Ownership Program (MPROP)

Offers loans to finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

www.hcd.ca.gov/fa/mprop/

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.

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.

www.rd.usda.gov/programs-services/

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.

www.hcd.ca.gov/fa/cdbg/econdev.html

State CDBG Program **Community Development**, 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.

www.hcd.ca.gov/fa/cdbg/CommunityDevelopment.html



Transit Oriented Development (TOD) Housing Program

Provides low-interest loans for affordable rental units or mortgage assistance for homeownership. Grants are also available to cities, counties, and transit agencies for infrastructure improvements necessary for specified housing developments, or to facilitate connections between these developments and transit stations.

www.hcd.ca.gov/fa/tod/

Veterans Housing Homeless Prevention (VHHP) Program

Acquisition, construction, rehabilitation and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability.

www.hcd.ca.gov/fa/vets/

HOME MORTGAGE DISCLOSURE ACT (HMDA)

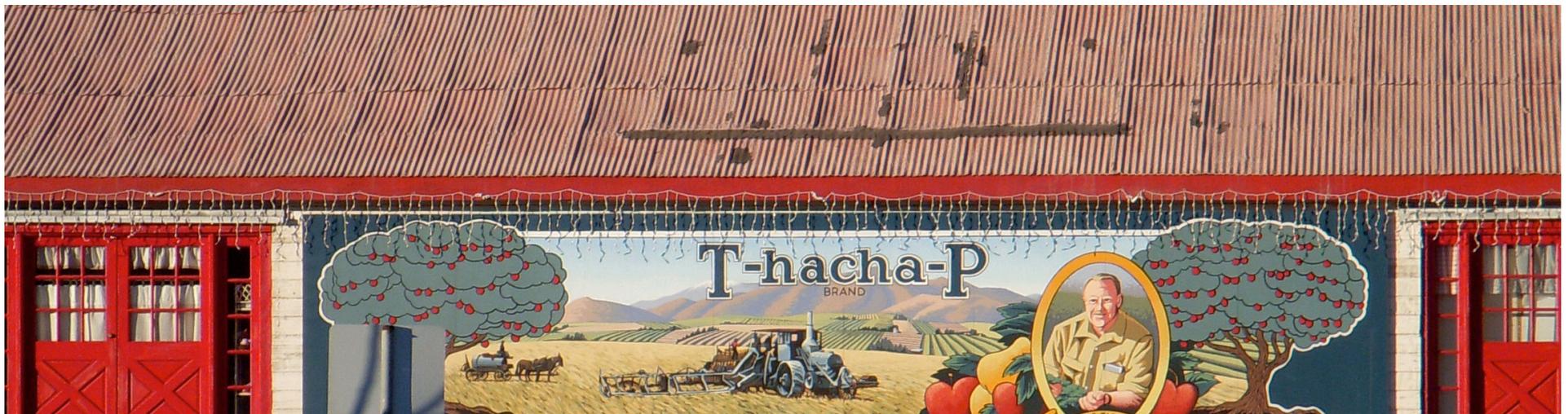
The Home Mortgage Disclosure Act (HMDA) requires many financial institutions to maintain, report, and publicly disclose information about mortgages. The Consumer Financial Protection Bureau (CFPB) is the responsible authority for managing this public data. This public data helps show whether lenders are serving the housing needs of their communities, gives public officials information that helps them make decisions and policies, and sheds light on lending patterns that could be discriminatory.

Table 6-14 shows the home loan lending patterns for Tehachapi residents in 2013. There were 186 total applications, of which 100 were approved. There were a total of 186 loan applications 90 for home purchases and 10 for improvements. The majority of these loans (53.8 percent) were approved and accepted. A significant portion of these loans (32.8 percent) were purchased by a loan institution. Only 11, or 6 percent, of the loan applications were denied. The number one reason for a loan application denial is due to credit history or debt-to-income ratio. Additionally, there were 304 applications for loan refinancing, of which 170 were approved.

TABLE 6-14: HOME LOANS FOR THE CITY OF TEHACHAPI, 2013.

LOAN OUTCOME	NUMBER	PERCENT
Purchase/Improvement		
Approved	100	53.8%
Denied	11	5.9%
Withdrawn or not accepted	13	7.0%
Closed for incompleteness	1	0.5%
Purchased by loan institution	61	32.8%
Total	186	100.0%
Refinancing		
Approved	170	55.9%
Denied	33	10.8%
Withdrawn or not accepted	46	15.2%
Closed for incompleteness	13	4.3%
Purchased by loan institution	42	13.8%
Total	304	100%

Source: Home Loan Disclosure Act, 2013.



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 policies, programs, and institutional changes intended to significantly increase the amount of affordable housing and rehabilitation for housing in Tehachapi. **These efforts will be initiated throughout the planning period beginning December 31, 2015 and ending December 31, 2023.** This Housing Element Update will also address programmatic needs **that could not be addressed during the previous** 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 - 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 1.2 - 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 1.3 - Green Building. The City shall support and encourage Green Building design standards in new construction and redevelopment to promote increased energy conservation. 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 1.4 - Weatherization. **Continue to** 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 1.5 - 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.

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

Program 2.1 - 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.

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 2.2 - Clean Up Programs. The Community Development Department will **continue to** 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 3.

Assist in the development and attainment of diverse and high quality housing to meet the needs of all segments of the community

Program 3.1 -Priority Water. Work with the Public Works Department (City's water and sewer provider) in order to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the City will provide a copy of the Housing Element and any future amendments to the Public Works Department immediately after adoption.

Responsible: Community Development
 Timeframe: Ongoing
 Monitoring: Eight-Year Updates coordinated with Housing Element revisions.
 Funding: General Fund
 Quantified Objective: N/A

Program 3.2 -First-time homebuyer assistance. The City will explore how to leverage financial resources and partner with the development community to assist extremely low, very low, and low income first-time homebuyers with down payments. The City will apply for Community Development Block Grant (CDBG) funding annually for this purpose.

Responsible: Community Development
 Timeframe: Annually, Ongoing
 Monitoring: Eight-Year Updates coordinated with Housing Element revisions.
 Funding: General Fund, CDBG, and Building Equity and Growth in Neighborhoods (BEGIN) Program (provides down payment assistance for first-time homebuyers).
 Quantified Objective: Depends on availability of funding

Program 3.3 -Downtown development. Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's transect zones. Taking into account market conditions and development costs, the City will consider providing, when possible, developer incentives such as expedited permit processing and flexible development standards.

Responsible: Community Development
 Timeframe: Ongoing
 Monitoring: Eight-Year Updates coordinated with Housing Element revisions.
 Funding: General Fund
 Quantified Objective: 50 units

Program 3.4 -Density Bonus. Continue to maintain the City’s affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law.

Responsible: Community Development
 Timeframe: Ongoing
 Monitoring: Report to City Manager/City Council
 Funding: General Fund
 Quantified Objective: 25 units

Program 3.5 -Partnerships. Work with non-profit agencies and housing developers to pursue funding for new units for extremely low, very low, and low income households.

Responsible: Community Development
 Timeframe: Ongoing, meet with developers/non-profits twice during Planning Period
 Monitoring: Report to City Manager/City Council
 Funding: General Fund, CDBG, Tax Credits
 Quantified Objective: 50 units

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: **Within one year after Housing Element adoption**
 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: **Biannually throughout Planning Period**
 Monitoring: **Eight-Year** Updates coordinated with Housing Element revisions.
 Funding: General Fund
 Quantified Objective: N/A

Program 4.4 - 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: **Review and update annually**
 Monitoring: Report to City Manager/City Council
 Funding: General Fund
 Quantified Objective: N/A

Program 4.5 - 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: Bi-annually, ongoing
 Monitoring: Report to Planning Commission/City Council
 Funding: General Fund
 Quantified Objective: N/A

Program 4.6 - Persons with Disabilities. The City shall explore different models to encourage the creation of housing for persons with disabilities, including developmental disabilities. Such models could include the following: (a) coordinating with the Kern Regional Center and other local agencies to pursue funding to maintain housing affordability for persons with disabilities, including developmental disabilities; (b) encourage affordable housing projects to dedicate a percent of housing for disabled individuals; (c) assisting in providing housing services that educate, advocate, inform, and assist persons with disabilities to locate and maintain housing; and (e) assisting in the maintenance and repair of housing for persons with developmental disabilities.

Responsible: Community Development
 Timeframe: ongoing
 Monitoring: Report to Planning Commission/City Council
 Funding: General Fund
 Quantified Objective: 10 units

Program 4.7 - Employee Housing. The City will amend the Zoning Ordinance to ensure that permit processing procedures for employee housing do not conflict with Health and Safety Code Sections 17021.5, which states that employee housing for six or fewer employees should be “deemed a single-family structure with a residential land use designation... No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone”, and 17021.6 which states that for “employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use...no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing of this employee housing that is not required of any other agricultural activity in the same zone”.

Responsible: Community Development
 Timeframe: Within 2 years 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: Annually
 Monitoring: **Eight**-Year Housing Element Update
 Funding: General Fund
 Quantified Objective: Financial assistance on ten substandard units/year.

Program 5.2 - 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

Program 5.3 - Transitional and Supportive Housing. The City will modify the Zoning Ordinance to allow transitional and supportive housing as a residential use in any zone where residential uses are allowed subject to the same permit requirements as other residential uses in the same zone.

Responsible: Community Development Director
Timeframe: At the time 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 887 units will be constructed, rehabilitated or conserved.

TABLE 7-1: SUMMARY OF QUANTIFIED OBJECTIVES

PROGRAMS	INCOME CATEGORIES						
	Extremely Low	Very Low	Lower	Moderate	Above Moderate	Annually	Total
Construction							
3.3 - Downtown	5	5	15	15	10	n/a	50
3.4 - Density Bonus	5	5	10	5		n/a	25
3.5 - Partnerships		5	15	20	10	n/a	50
4.6 - Persons with Disabilities		5	5			n/a	10
Rehabilitation and Conservation							
1.2 - Efficiency Upgrades	8	32	80			15/yr	120
1.5 - Weatherization Program	32	32	40			13/yr	104
3.1 - Housing Rehabilitation	8	32	48			11/yr	88
4.1 - Residential Infrastructure	8	32	80	160		35/yr	280
4.2 - User Fee Assistance	16	24	40			10/yr	80
5.2 - Code Enforcement	8	32	40			10/yr	80
Rehabilitation Subtotal							
Total	90	204	373	200	20		887

