



2023 – 2031 HOUSING ELEMENT

City of California City

August 2025 | HCD Submittal Draft 3



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1. Introduction

Purpose

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the Regional Housing Needs Assessment (RHNA). The City recognizes that housing need is met through many resources and interest groups. To respond to the increasing housing pressures facing California City, the Housing Element Update presents goals, policies, and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, policies, and programs comprise the City's housing action plan for the 2023-2031 planning period. The content of this chapter will guide daily decision making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.

California Government Code Section 65583 requires the Housing Element to include the following components:

- » A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components as well as the overall effectiveness of the Housing Element.
- » An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- » An analysis and program for preserving assisted housing developments.
- » A statement of community goals, quantified objectives, and policies related to the maintenance, preservation, improvement, and development of housing.
- » A program with an eight-year schedule of actions that the City is undertaking or intends to undertake to implement the policies in the Housing Element.

The Housing Element is intended to be a dynamic, action-oriented planning tool. Unlike the other elements of the General Plan, which typically have a 10- to 20-year time frame, State law sets an eight-year time frame. This sixth cycle extends from 2023 to 2031, and this update will replace the Housing Element that was in effect from 2015 to 2023.

The Housing Element identifies the City's housing conditions and needs; evaluates the City's ability to meet its RHNA; establishes the goals, policies, and programs that are the foundation of the City's housing strategy; and provides an array of programs to create sustainable, mixed-income neighborhoods across the city.

Content and Organization

The Housing Element is organized into the following sections and has been structured to comply with state Housing Element guidelines.

Section 1, Introduction: Provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2, Public Participation: Describes the community engagement and opportunities the City provided for public participation during the preparation of the updated Housing Element.

Section 3, Housing Needs Assessment: Focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Section 4, Assessment of Fair Housing. Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Section 5, Housing Sites Inventory: Lists most of the available vacant land in the city that is appropriate to meet the City's share of the regional housing needs.

Section 6, Housing Constraints: Analyzes potential governmental and nongovernmental constraints to housing development in California City. This includes the City's planning, zoning, and building standards that directly affect residential development patterns and influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land and materials for building homes, natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (e.g., home building, finance, real estate, and rental housing) that impact housing cost and availability.

Section 7, Review of Previous 2015-2023 Housing Element: Contains an evaluation of the last Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 8, Goals, Policies, and Programs: Documents the City's goals, policies, and programs to address the housing needs in California City. Based on the findings of the previous sections, the Goals, Policies, and Programs section identifies actions the City will take to meet local housing goals and quantified objectives to address the housing needs in California City.

Regional Housing Need

Pursuant to Government Code Section 65584, the California Department of Housing and Community Development (HCD) developed the RHNA Plan for Kern County. The RHNA Plan identifies a need for 24,365 new residential units in all of Kern County (including incorporated cities) over an eight-year period (2023 to 2031). The need for 24,365 units is shared and distributed amongst each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, California City's share of regional housing needs is 427 units, or roughly 53 units per year, over an eight-year planning period (June 30, 2023, to December 31, 2031).

The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period. As shown in **Table 1-1**, California City is required to plan for 427 units during the 2023-2031 planning period. Of those, 64 units must be affordable to lower-income (extremely low-, very low-, and low-income) households, 100 units affordable to moderate-income households, and 263 units for above moderate-income households.

Table 1-1. California City Regional Housing Need, 2023–2031

Income Category	2023 – 2031 RHNA	Percentage of RHNA
Very Low	39	9%
Low	25	6%
Moderate	100	23%
Above Moderate	263	62%
Total	427	100%

Source: 6th Cycle Regional Housing Needs Allocation (RHNA) Plan adopted on July 21, 2022.

Note: It is assumed that 50 percent of the very low-income units (19 units) are allocated to the extremely low-income category.

General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

The Housing Element was last updated in 2015 and has been reviewed for consistency with the City’s other General Plan elements. The policies and actions in this Housing Element are consistent with the policy direction in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), at the next revision of the Housing Element after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified in state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified in Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2024, the City is in the process of reviewing and updating the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor’s Office of Planning and Research (OPR).

2. Public Participation

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community, specifically lower income households and special needs groups, in the development of the Housing Element, and the action shall describe this effort.”

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of State law, California City completed the public outreach and encouraged community involvement, summarized and described below. The City did not receive any requests for translation services, but does provide translation services if requested.

Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, including lower income and special needs individuals and households, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From November 2023 through December 2023, staff reached out to 13 stakeholder organizations to offer each the opportunity to provide one-on-one input on housing needs and programs. Of these 13 organizations, 4 provided feedback via one-on-one interviews or email responses, and 9 did not respond.

Representatives from the following stakeholders were interviewed:

- » Kern County Commission on Aging, December 2023
- » Housing Authority of the County of Kern, December 2023
- » Kern County Aging and Adult Services, November 2023
- » The Mission at Kern County, December 2023

Requests for consultation were extended but no responses were received from the following stakeholder groups:

- » Kern County Mental Health Services Department
- » Kern Regional Center
- » Kern County Human Service Department
- » Mable Davis Senior Center
- » Inland Fair Housing and Mediation Board
- » Bakersfield Kern Regional Homeless Collaborative
- » Desert Area Resources and Training

- » Alliance Against Family Violence
- » Women's Center High Desert

The stakeholders were asked the following questions:

1. Opportunities and concerns: What top three opportunities do you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in California City?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for homeownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
4. Housing conditions: How would you characterize the physical condition of housing in California City? What opportunities do you see to improve housing in the future?
5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID-19 affected the housing situation?

The one-on-one interviews with stakeholders revealed several key observations and conditions related to housing issues facing the residents of California City, revealing common themes.

First, there was a significant concern about the unaffordability of available housing, particularly for low-income residents who have been priced out of the market. The Kern County Commission on Aging highlighted that long waiting lists for affordable housing and a lack of reliable public transportation compound this issue. Additionally, a lack of utility infrastructure, such as gas lines, discourages developers from building in certain areas. Issues like inadequate lighting in certain areas also affect safety. Stakeholders also discussed opportunities for future housing development, such as increased construction due to relatively easy permit acquisition, the presence of an underground aquifer capable of supporting a large population, and advantageous location near major employment hubs like Los Angeles and Las Vegas.

The Housing Authority of the County of Kern (KCHA) identified affordable rental housing as a primary opportunity. However, they expressed concerns about the availability of appropriately zoned vacant land near essential amenities. There was a noted need for quality, well-maintained, affordable housing, especially for larger families preferring single-family rental homes, and smaller families content with apartments. KCHA highlighted significant barriers such as the lack of housing supply, inadequate available rental housing, increasing homeownership costs, and limited data on accessible rental units. KCHA also pointed out limitations in zoning diversity as factors restricting housing choices and concentrating poverty.

The Mission at Kern County emphasized the importance of increased involvement from private developers and the implementation of new strategic action plans promoting innovative housing solutions. They noted barriers to finding affordable and decent housing, including high competition for units, insufficient affordable housing, and limited mental

health and substance abuse support. The Mission also stressed the need for more education and training for landlords on fair housing policies and suggested landlord summits and increased training opportunities to improve understanding and compliance with fair housing guidelines.

Regarding housing preferences, there was a desire for one- or two-bedroom units, with the predominant housing available falling within the 1500- to 1700-square-foot range. There were limited options for seniors and persons with disabilities, emphasizing the need for more senior and affordable housing options, like the Desert Jade housing development. However, attracting developer interest remains a hurdle.

Equity and fair housing concerns were also raised, with KCHA identifying zoning diversity limitations as restricting housing choices and concentrating poverty. However, the Kern County Commission on Aging reported no complaints about civil rights violations or racial segregation in housing options, describing the area's population as well-blended with no apparent racial concentration in specific neighborhoods.

COVID-19's impact was significant across all consultations. The Kern County Commission on Aging noted a surge in property selling during the pandemic's initial phase, but current hesitancy among homeowners to sell due to inflation and interest rate uncertainties. The Housing Authority of the County of Kern reported that eviction moratoriums during the pandemic led to a surge in evictions as tenants withheld payments. Material and labor shortages from COVID also adversely affected housing production, escalating costs and impacting overall housing availability and affordability. The Mission at Kern County emphasized that COVID-19 slowed down housing processes and contributed to increased homelessness, creating additional challenges for the homeless population.

To incorporate stakeholder feedback, the City included **Goal 1** and associated policies (**Policy 1.1 through Policy 1.6**) to promote the development of affordable housing in a safe and livable environment for current and prospective residents of California City. This goal prioritizes housing opportunities for extremely low-, very low-, low-, and moderate-income households, with a particular focus on seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), and homeless individuals and families. Specifically, in response to concerns about housing affordability and accessibility, the City has expanded **Program 1.1** to support affordable housing development by seeking partnerships with agencies, housing developers, community stakeholders, and employers to identify development opportunities and pursue funding for lower-income and special-needs populations, including seniors and larger families. Given the high demand for rental housing, **Program 1.2** strengthens coordination with the Housing Authority of the County of Kern to promote Housing Choice Vouchers and encourage landlord participation. Additionally, **Program 1.3** expands housing resources for extremely low-income residents, particularly seniors and individuals with physical or developmental disabilities, by providing support to organizations offering counseling, education, housing services, and referrals to mitigate displacement risks and enhance housing stability. The City will continue to collaborate with stakeholders to ensure housing programs remain responsive to community challenges and priorities. As part of Program 4.1 the City will review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks, street lighting, road paving, and other infrastructure and community revitalization strategies. As part of Program 2.7, the City will rezone four parcels, two of which will be rezoned to RM2 and two will be rezoned to RM1, in order to create additional higher-density land opportunities in the city. Through Program 4.1, the City will coordinate with organizations such as Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project to develop informational materials and/or conduct trainings for landlords on fair housing policies.

Joint Planning Commission/City Council Meeting

On April 16, 2024, a Joint Planning Commission and City Council Study Session was held to present the draft 2023-2031 Housing Element and to review new State laws. [This session was publicly noticed in accordance with standard municipal meeting procedures through the City's website.](#) The public was also invited to attend and participate in this event. Staff presented an overview of the Housing Element update process, the required contents of the elements, and the RHNA. During this Study Session, strategies to meet the City's RHNA by income category were discussed and the City Council, Planning Commission, and community members provided input on the draft Housing Element.

The members of the Council and Planning Commission expressed concerns over insufficient infrastructure, particularly in the areas of electrical, water, and public transit systems, despite the available land to meet the RHNA requirements. In addition to the lack of infrastructure, there is a need for job opportunities and new businesses in both California City and Mojave. Public members asked questions about factors that determine eligibility for housing choice vouchers (HCVs)/Section 8 housing and the rates of renter/owner-occupied housing at the county level.

Public Comments

The City received two written public comments during the initial 30-day public comment period. The draft was revised to address errors indicated by one commenter. Both commenters also made recommendations related to additional or updated data that could be incorporated. Much of the draft was written using the data set provided by the Department of Housing and Community Development. These sources were not updated to later data years, though data errors were corrected. The City will continue to consider and incorporate comments through adoption. [During the second review period the City received feedback from several community members regarding the proposed sites to be rezoned, and regarding the data used in the draft Housing Element. The City reviewed the comments as well as all available sites in the city limits to determine an alternate approach to meeting the RHNA. The Housing Element no longer proposes an action to rezone parcels.](#)

Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City's website, and a hard copy was available for review at the Planning Department counter. The City emailed a link to all interested individuals and organizations, representing low- and moderate-income households and special-needs groups, [as well as local developers](#) that had expressed interest in or previously requested notices relating to the Housing Element. Pursuant to Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from October 30 to November 29, 2024. The draft was made available on the City's website and was noticed to residents through the same methods as Planning Commission and City Council meetings. [The City followed the requirements of Government Code Section 65585 throughout the Housing Element update process.](#)

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3. Housing Needs Assessment

This chapter describes the characteristics of California City population and housing that are essential to understanding the City's housing needs. This section is organized as follows:

- » Data Sources
- » Community Context
- » Population Characteristics
- » Household Characteristics
- » Income Characteristics
- » Employment Trends
- » Housing Stock Characteristics
- » Housing Cost and Affordability
- » At-Risk Housing
- » Financial Resources
- » Special-Needs Groups

Data Sources

The analysis in this section primarily uses data compiled by HCD in the Data Profiles for Housing Elements workbook, released in December 2022. The HCD data is largely from the 5-Year Estimates 2016-2020 American Community Survey (ACS), 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), Department of Finance (DOF), and the Employment Development Department (EDD).

The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Although the ACS typically has a higher margin of error, it also provides more detailed data that is not available with the US Decennial Census.

The DOF is another source of valuable data and is more current than the US Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. The EDD provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the differences in data sources, some figures (e.g., population or the number of households) may vary in different sections. Additionally, the sum of data in tables may not total precisely due to rounding.

Community Context

California City has a small population base and is in the southeastern portion of Kern County, California. Located north of State Route 58 and east of State Route 14, the nearest towns are Mojave to the west, Rosamond to the south, Boron to the east, and Ridgecrest to the north. Mojave, Rosamond, and Boron are unincorporated communities and are

governed by Kern County. Like California City, Ridgecrest is an incorporated city. Edwards Air Force Base is approximately 23 minutes southeast of California City, off of State Route 58 in the unincorporated area of Kern County.

Population Characteristics

Population Growth

The City of California City experienced a population growth from 2010 through 2023. As shown in Table 3-1, the City's population increased from 14,120 in 2010 to 14,827 in 2023, marking a 5 percent increase. Similarly, Kern County's overall population also experienced growth, increasing by 8.1 percent. The county's population increased from 839,631 in 2010 to 907,476 in 2023. **Table 3-1** shows population growth rates for communities in Kern County from 2010 to 2023.

Table 3-1. Population Growth Trends, 2010–2023

Jurisdiction	2010	2020	2023	% Change (2010-2023)	% Change (2020-2023)
Arvin	19,304	19,495	19,505	1.0%	0.1%
Bakersfield	347,483	403,455	408,373	17.5%	1.2%
California City	14,120	14,973	14,827	5.0%	-1.0%
Delano	53,041	51,428	51,727	-2.5%	0.6%
Maricopa	1,154	1,026	1,011	-12.4%	-1.5%
McFarland	12,707	14,161	13,748	8.2%	-2.9%
Ridgecrest	27,616	27,959	27,885	1.0%	-0.3%
Shafter	16,988	19,953	21,318	25.5%	6.8%
Taft	9,327	8,546	6,975	-25.2%	-18.4%
Tehachapi	14,414	12,939	11,960	-17.0%	-7.6%
Wasco	25,545	27,047	26,622	4.2%	-1.6%
Unincorporated Kern County	297,932	308,253	303,525	1.9%	-1.5%
Kern County	839,631	909,235	907,476	8.1%	-0.2%
Arvin	19,304	19,495	19,505	1.0%	0.1%

Source: 2010, 2020, 2023 California Department of Finance, E-5 series.

Population in Group Quarters

As shown in **Table 3.2**, the group quarter population in California City has been decreasing from 2,614 in 2010 to 1,865 in 2023, a 28.7 percent decrease. In particular, the California City Correctional Facility, located within the city, has a designed capacity to house 2,381 offenders. In 2019, the correctional facility's inmate population was 2,343, and it was staffed by over 500 State employees. However, the California Department of Corrections and Rehabilitation ~~has decided to close this facility by March 2025.~~closed the facility in April 2025.

Table 3-2. Population in Group Quarters, California City

	2010	2015	2020	2023	Change from 2010 to 2023
Total Population	14,120	14,072	14,233	14,822	5.0%

Group Quarters	2,614	2,193	2,179	1,865	-28.7%
Percentage	18.5%	15.6%	15.3%	12.6%	-

Source: California Department of Finance, P2-A Report and D-5 2023

Population Projections

The DOF provides projections for all counties through the year 2060. **Table 3-3** shows the expected population growth for Kern County as a whole between 2030 and 2060. Based on DOF projections, the County is expected to experience an increase in overall annual growth of approximately 0.5 percent between 2030 and 2060. Although there are no current population projections for California City, it is reasonable to expect a slight increase in population for both the city and the county, considering the recent growth experienced by the city.

Table 3-3. Population Projections, 2030–2060, Kern County

	2030	2040	2050	2060
Kern County	940,257	966,310	969,968	954,655

Source: 2023 California Department of Finance, E-1.

Age Characteristics

The distribution of California City’s population by age group in 2020 is shown in **Table 3-4**. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18 to 34), including college-age students, typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready or cannot afford to purchase homes but look for rental units to meet their housing needs. In contrast, middle-aged residents (35 to 54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After retirement, many persons look for smaller homes on properties that are easier to maintain or for communities that cater to their lifestyles, needs, and preferences.

The updated data in **Table 3-4** is presented in an alternate grouping of age categories. Over one-fourth of the population is in the age group 5 to 24, with 26.2 percent. Following closely behind is the 25 to 34-year-old age group, and the next largest age group is persons 35 to 44, with 14.6 percent.

Table 3-4. Population by Age

Age Group	Persons	Percentage
Under 5 years	882	6.3%
5 to 24 years	3,670	26.2%
25 to 34 years	2,808	20.1%
35 to 44 years	2,043	14.6%
45 to 54 years	1,532	10.9%
55 to 64 years	1,544	11.0%
65+years	1,522	10.9%
Total	14,001	100.0%

Source: HCD Data Packet, U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Note: ACS data includes incarcerated populations.

Race/Ethnicity Characteristics

Race and ethnicity may affect housing needs due to differing housing preferences and requirements associated with the household characteristics of each group. In **Table 3-5**, 34.2 percent of California City's population identifies as Hispanic or Latino, followed by 31.9 percent identifying as White, and 23.6 percent as Black or African American. Similar to the City, the Hispanic or Latino population comprises 53.9 percent of residents, followed by White population at 33.2 percent, and Asian population making up 4.7 percent in Kern County.

Table 3-5. Population by Race/Ethnicity

Race	California City		Kern County	
	Persons	Percentage	Persons	Percentage
Hispanic or Latino (of any race)	4,784	34.2%	480,700	53.9%
Not Hispanic or Latino	9,217	65.8%	411,758	46.1%
White	4,467	31.9%	296,505	33.2%
Black or African American	3,304	23.6%	45,312	5.1%
American Indian and Alaska Native	188	1.3%	4,149	0.5%
Asian	360	2.6%	41,599	4.7%
Native Hawaiian and Other Pacific Islander	48	0.3%	1,011	0.1%
Some other race	49	0.3%	2,024	0.2%
Two or more races	801	5.7%	21,158	2.4%
Total	14,001	100.0%	892,458	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Household Characteristics

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine household size trends, income, overcrowding or under-utilization of housing, and the number of special-needs households, such as large families and female-headed households.

Household Type and Size

According to the 2016-2020 ACS, there were 2.8 persons per household in the city, compared to the county with 3.15 persons per household. **Table 3-6** illustrates that the most significant percentage of households in the city were family households at 63.9 percent. Of those family households, married-couple family households made up nearly half at 45.8 percent, followed by female-headed households at 13.1 percent. Nonfamily households constituted the third-highest percentage of the households, with a representation of 36.1 percent.

Table 3-6. Household Types

	Households	Percentage
Family Households	2,666	63.9%
Married-Couple Family	1,909	45.8%
Male-Headed Households	210	5.0%
Female-Headed Households	547	13.1%
Nonfamily Households	1,503	36.1%
Householder Living Alone	1,141	27.4%
Householder Not Living Alone	362	8.7%
Total Households	4,169	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Data (2016-2020).

Note: Data may exhibit slight variations depending on the source utilized.

Overcrowding

Overcrowding reflects the inability of families to afford homes that are large enough to accommodate the size of their household. Overcrowding is defined as more than one person per room, while severe overcrowding is defined as more than 1.5 persons per room. According to the 2016–2020 ACS, approximately 2.7 percent of housing units in California City were overcrowded, and 0.4 percent of housing units were severely overcrowded, as seen in **Table 3-7**. Overcrowding is more common among renter households, with 5.2 percent of renter households classified as overcrowded or severely overcrowded. On the other hand, only 1.6 percent of owner households are considered overcrowded with none of them reported as severely overcrowded.

Table 3-7. Overcrowding

Household Type	Owner Occupied		Renter Occupied		Total Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overcrowded (<1.00 occupants per room)	2,355	98.4%	1,684	94.9%	4,039	96.9%
Overcrowded (1.01 to 1.50 occupants per room)	39	1.6%	74	4.2%	113	2.7%
Severely Overcrowded (>1.50 occupants per room)	0	0.0%	17	1.0%	17	0.4%
Total Units	2,394	100.0%	1,775	100.0%	4,169	100.0%

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Note: Data may exhibit slight variations depending on the source utilized.

Income Characteristics

Income Limits

Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. However, household size and type often affect the proportion of income that can be spent on housing. HCD publishes annual tables of official federal and state income limits for determining these maximums for a variety of programs.

State statutory limits are based on federal limits set and periodically revised by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 HCV program. HUD's limits are based on surveys of local area median income (AMI).

Table 3-8 shows the 2023 HCD income limits for Kern County. The AMI for a four-person household in the county was \$83,800 in 2023. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD. The commonly used income categories for a household of four are:

- Acutely Low Income: 0 to 15 percent of AMI (\$0 to \$12,050)
- Extremely Low Income: 15 to 30 percent of AMI (\$12,051 to \$30,000)
- Very Low Income: 30 to 50 percent of AMI (\$30,001 to \$41,250)
- Low Income: 50 to 80 percent of AMI (\$41,251 to \$65,950)
- Moderate Income: 80 to 120 percent of AMI (\$65,951 to \$100,550)
- Above Moderate Income: Above 120 percent of AMI (\$100,551 or more)

Table 3-8. HCD 2023 Income Limits by Household Size, Kern County

Income Category	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Acutely Low	\$8,800	\$10,050	\$11,300	\$12,550	\$13,550	\$14,550	\$15,550	\$16,550
Extremely Low	\$17,350	\$19,800	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very Low	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Low	\$46,200	\$52,800	\$59,400	\$65,950	\$71,250	\$76,550	\$81,800	\$87,100
Median	\$58,650	\$67,050	\$75,400	\$83,800	\$90,500	\$97,200	\$103,900	\$110,600
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600	\$116,650	\$124,700	\$132,750

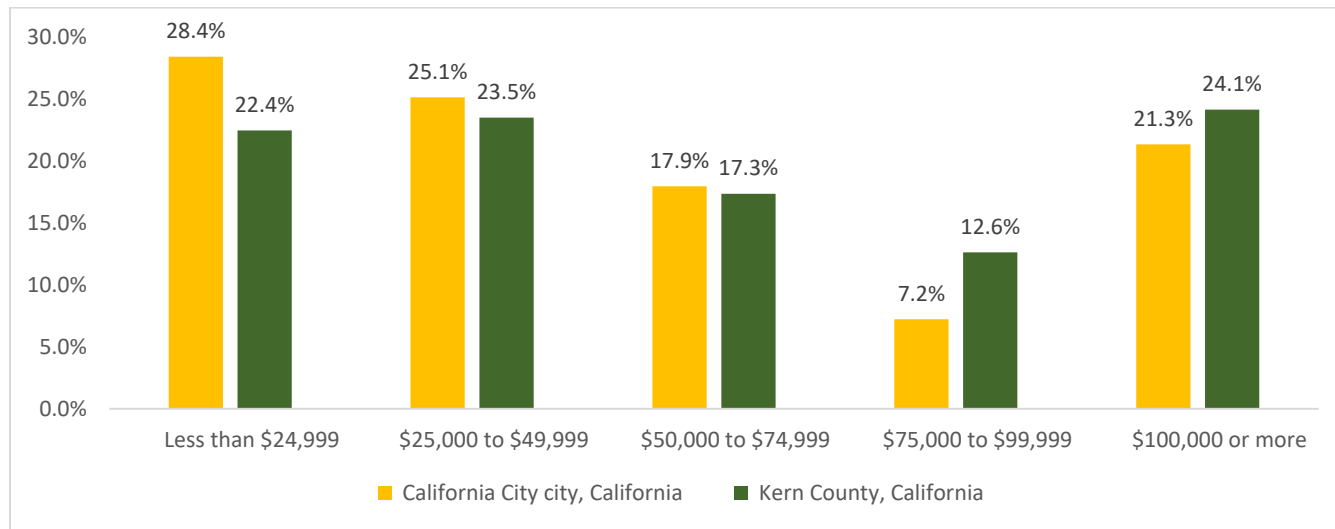
Source: HCD 2023 Income Limits, Kern County.

Income Distribution

According to the 2016-2020 ACS, the city's median household income in 2020 was \$47,575. This was significantly lower than the county as a whole where the median household income was \$54,851. As shown in **Figure 3-1**, 28.4 percent of households in California City made less than \$24,999 annually, followed by an annual income between \$25,000 and \$49,999 (25.1 percent). Only 17.9 percent fell within an annual income range of \$50,000 to \$74,999, only slightly more than the county (17.3 percent). In the \$75,000 to \$99,000 category, only 7.2 percent of the California City population

fell within this range, while 12.6 percent of the county fell within this range. There were 21.3 percent of households in the city that earned \$100,000 or more annually, while the corresponding percentage for the county was 24.1 percent.

Figure 3-1. Household Income Distribution, California City and Kern County



Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Overpayment

Overpayment is defined as paying more than 30 percent of monthly household income for housing costs. Severely overpaying is defined as paying more than 50 percent of monthly household income for housing costs. The 2016-2020 CHAS data estimated that 1,474 households, or 35.3 percent of all households, overpaid for housing in 2020. Of those households, 41.4 percent were owner occupied and 58.6 percent were renter occupied.

Table 3-9 illustrates households paying 30 to 50 percent and more than 50 percent of monthly household income for housing. In general, renter households pay a greater percentage of monthly income for housing, and owner-occupied households are less cost burdened than renter households.

Table 3-9. Households Overpaying, California City

Income Spent on Housing	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overpaying (Less than 30 percent)	1,780	74.0%	865	48.9%	2,645	63.4%
Overpaying (30 to 50 percent)	440	18.3%	290	16.4%	730	17.5%
Severely Overpaying (50 percent or more)	170	7.1%	574	32.4%	744	17.8%
Cost Burden not available	15	0.6%	40	2.3%	55	1.3%
Total	2,405	100.0%	1,769	100.0%	4,174	100.0%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2016-2020.

Note: Data may exhibit slight variations depending on the source utilized and sampling variability

Lower-Income Households Overpaying

Table 3-10 shows that 53.4 percent (2,225 households) of lower-income households spend more than 30 percent of their income on housing. Looking at lower-income households overpaying by tenure, 37.8 percent were owner occupied (840), and 62.2 percent were renter occupied (1,385). Of those, only 9.2 percent were owners belonging to extremely low-income households, whereas renters accounted for 33.3 percent.

Table 3-10. Lower-Income Households Overpaying for Housing

Income Category	Owners Overpaying		Renters Overpaying		Total Overpaying	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low-Income households	205	9.2%	740	33.3%	945	42.5%
Very Low-Income households	330	14.8%	295	13.3%	625	28.1%
Low-Income households	305	13.7%	350	15.7%	655	29.4%
Total Lower-Income Households Overpaying	840	37.8%	1,385	62.2%	2,225	53.4%
Total Households	2,395	100.0%	1,775	100.0%	4,170	100.0%

Source: HCD Data Packet, City of California City, 2022; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020.

Note: Data may exhibit slight variations depending on the source utilized.

Employment Trends

According to the 2016–2020 ACS, there were 4,041 individuals aged 16 and above who were a part of the labor force in California City. This accounts for approximately 27 percent of the city's total population. **Table 3-11** shows that "educational services, health care, and social assistance" (22.1 percent) are the largest industries in California City, followed by "public administration" (13.1 percent), "retail trade" (12.3 percent), and "construction" (10.0 percent). In contrast, "educational services, and health care and social assistance" (21.3 percent) was also the leading industry, but the second-largest industry was "agriculture, forestry, fishing and hunting, and mining" (14.7 percent) in Kern County. The fastest-growing employment industries between 2010 and 2020 were finance and insurance, and real estate and rental and leasing, while the most significant decrease was in wholesale trade in the city.

Table 3-11. Employment by Industry, California City and Kern County

Industry	California City		Kern County	
	Number	Percentage	Number	Percentage
Civilian employed population 16 years and over	4,041	100.0%	346,787	100.0%
Agriculture, forestry, fishing and hunting, and mining	196	4.9%	50,819	14.7%
Construction	403	10.0%	24,779	7.1%
Manufacturing	262	6.5%	18,663	5.4%
Wholesale trade	28	0.7%	9,194	2.7%
Retail trade	496	12.3%	36,250	10.5%
Transportation and warehousing, and utilities	171	4.2%	21,163	6.1%
Information	36	0.9%	3,351	1.0%
Finance and insurance, and real estate and rental and leasing	181	4.5%	12,571	3.6%
Professional, scientific, and management, and administrative and waste management services	325	8.0%	27,651	8.0%
Educational services, and health care and social assistance	895	22.1%	73,883	21.3%
Arts, entertainment and recreation, and accommodation and food services	368	9.1%	29,302	8.4%
Other services, except public administration	149	3.7%	15,744	4.5%
Public administration	531	13.1%	23,417	6.8%

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Based on the data from the Census On the Map tool, California City had a total of 1,087 jobs in 2020. The majority of individuals employed in the city lived outside of it, accounting for 53.2 percent. On the other hand, 46.8 percent of employees both lived and worked within the city limit.

California City is located more than an hour and half from Metropolitan Bakersfield and over mountainous terrain that is sometimes impassable during the winter months. To the south, the city is less than 52 minutes from the Los Angeles County line and the terrain is passable nearly year-round. Many California City residents find work in the Lancaster/Palmdale area. Lancaster/Palmdale, as of 2020, had a combined population of over 344,000 residents according to Department of Finance estimates. Over the years, the geographic location and isolation of California City have helped Lancaster/Palmdale grow with major amenities. California City residents commute not only for employment opportunities, but also travel the distance for major medical facilities, including hospital care, college, wholesalers, large retailers, and entertainment.

Table 3-12 shows the leading companies in Kern County as of 2023, categorized by their workforce size. Three of the top employers have a workforce ranging from 5,000 to 9,999 or exceeding 10,000 individuals. These particular employers are associated with military bases and the production of alternative fuels: Edwards Air Force Base, NASA/Armstrong Flight Research, and Naval Air Warfare Center Aircraft Division.

Table 3-12. Largest Employers in Kern County (2023)

Employer Name	Location	Industry
10,000+ Employees		
Edwards Air Force Base	Edwards	Military Bases
5,000-9,999 Employees		
NASA/Armstrong Flight Research	Edwards	Alternative Fuels
Naval Air Warfare Ctr	Ridgecrest	Military Bases
1,000-4,999 Employees		
Adventist Health Bakersfield	Bakersfield	Hospitals
Bolthouse Farms	Bakersfield	Agricultural Consultants
California Correctional institution	Tehachapi	State Govt-Correctional Institutions
California Department of Corrections	Delano	City Govt-Correctional Institutions
Chevron Corp	Bakersfield	Management Services
Dignity Health Mercy Downtown	Bakersfield	Hospitals
Dignity Health Memorial Hospital	Bakersfield	Hospitals
Foster Care Human Svc	Bakersfield	Foster Care
Grimmway Farms	Arvin	Fruits & Vegetables-Growers & Shippers
Kern County Human Svc Dept	Bakersfield	Government Offices-County
Kern High School District	Bakersfield	School Districts
Marko Zaninovich Inc	McFarland	Fruits & Vegetables-Growers & Shippers
Memorial Hospital Bakersfield	Bakersfield	Hospitals
Nabors Completion-Production	Bakersfield	Oil Field Service
NASA/Armstrong Flight Research	Edwards	Federal Government-Space Research & Technology
Robertson's Ready Mix	California City	Concrete-Ready Mixed
Wasco State Prison Fire Dept	Wasco	State Govt-Correctional Institutions
500-999 Employees		
Community Action Partnership	Bakersfield	Community Centers
Ensign United States Drilling	Bakersfield	Energy Management Systems & Products
Frito-Lay Inc	Bakersfield	Potato Chip Factories
Paramount Farms Huller 4	Lost Hills	Farms
Ridgecrest Regional Hospital	Ridgecrest	Hospitals
Sun Pacific	Bakersfield	Fruits & Vegetables-Growers & Shippers
Vasinda Investments Inc	Bakersfield	Home Health Service

Source: EDD, Major Employers in Kern County, accessed December 2024

According to the EDD, there were approximately 5,500 persons in the California City labor force in 2023, while 4,600 were in employment (see **Table 3-13**). Generally, the City's annual unemployment rate has decreased by roughly 3 percent since 2016, from 20.8 percent to 17.0 percent. However, in 2020, the unemployment rate increased to 25.0 percent due to the COVID-19 pandemic.

Table 3-13. Labor Force Trends, California City

Year	Labor Force	Employment	Unemployed	Unemployment Rate
2016	5,500	4,400	1,200	20.8%
2017	5,400	4,400	1,000	18.8%
2018	5,400	4,500	900	16.6%
2019	5,400	4,500	900	16.1%
2020	5,700	4,300	1,400	25.0%
2021	5,500	4,400	1,100	19.9%
2022	5,300	4,600	800	14.6%
2023	5,500	4,600	900	17.0%

Source: Employment Development Department (EDD) Local Area Unemployment Statistics, 2016 – 2023.

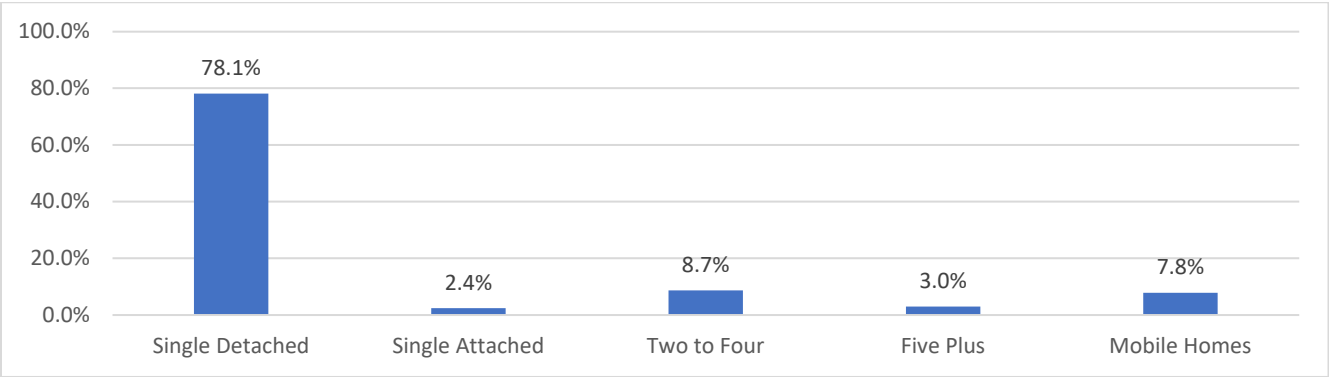
Housing Stock Characteristics

Housing Type

HCD defines a housing unit as a house; an apartment; a mobile home or trailer; a group of rooms; or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Figure 3-2 shows the distribution of housing units by type of structure in California City as of 2023. The majority, 78.1 percent, were single-family detached housing units, followed by 8.7 percent two to four multifamily units, and 7.8 percent mobile homes.

Figure 3-2. Housing Units by Type, California City

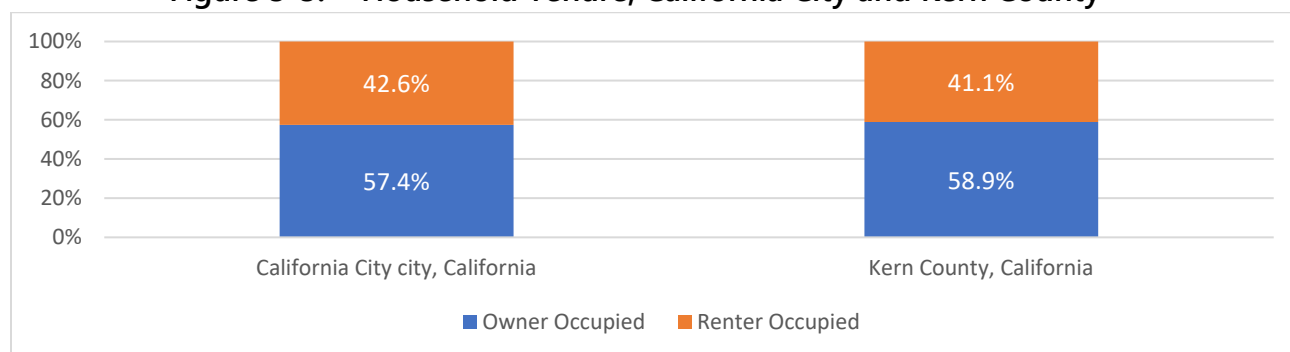


Source: California Department of Finance, E-5 series, 2023.

Household Tenure

Figure 3-3 shows the rate of homeownership and percentage of rental households in California City in 2020. According to the 2016-2020 ACS, approximately 57.4 percent of households were homeowners, and 42.6 percent rented their homes. Kern County as a whole had a slightly higher owner-occupied rate at 58.9 percent of all households while 41.1 percent were renter occupied.

Figure 3-3. Household Tenure, California City and Kern County



Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Vacancy Rates

Residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. When there is an excess supply, the rate will be high. A vacancy rate of 3 to 5 percent is generally indicative of a healthy market. When vacancy rates fall below 3 percent, there is upward pressure on home prices and rents.

The 2016–2020 ACS estimated that approximately 13.6 percent of housing units in California City were vacant in 2020 (see **Table 3-14**), which was higher than the range for a healthy housing market. Of these vacant units, 4.0 percent were for sale only; 3.6 percent were for seasonal, recreational, or occasional use; and 3.1 percent were for rent. The remaining vacant units consisted of sold and not occupied at 1.5 percent, while there are zero vacant units for rent/not occupied and migrant workers.

Table 3-14. Vacant Units by Type

	Number	Percentage
Total Units	4,825	100.0%
Occupied housing units	4,169	86.4%
Vacant housing units	656	13.6%
For rent	151	3.1%
Rented, not occupied	0	0.0%
For sale only	194	4.0%
Sold, not occupied	72	1.5%
For seasonal, recreational, or occasional use	174	3.6%
For migrant workers	0	0.0%

Source: HCD Data Packet, City of California City, 2022; American Community Survey 5-Year Estimates (2016-2020).

Housing Age and Condition

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

Almost 71.9 percent (3,468 units) of California City's housing stock was built more than 30 years ago, and out of these, 28.1 percent (1,357 units) were built over 50 years ago (see **Table 3-15**). According to the ACS 2020 five-year estimates, there has been no housing built in the city since 2014, while 3.2 percent (9,537 units) were built countywide. However, ACS sampling methodology, which relies on resident survey responses, may undercount housing built during the survey period.

Table 3-15. Age of Housing Stock, California City and Kern County

Year Built	California City		Kern County	
	Number	Percentage	Number	Percentage
Built 2014 or later	0	0.0%	9,537	3.2%
Built 2010 to 2013	155	3.2%	6,557	2.2%
Built 2000 to 2009	1,202	24.9%	53,054	17.7%
Built 1990 to 1999	1,241	25.7%	43,072	14.4%
Built 1980 to 1989	1,101	22.8%	49,996	16.7%
Built 1970 to 1979	499	10.3%	48,329	16.2%
Built 1960 to 1969	438	9.1%	30,328	10.1%
Built 1950 to 1959	113	2.3%	31,277	10.5%
Built 1940 to 1949	76	1.6%	13,814	4.6%
Built 1939 or earlier	0	0.0%	13,215	4.4%
Total Units	4,825	100.0%	299,179	100.0%

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

The 2017-2021 ACS reports other housing problems, including a lack of plumbing and kitchen facilities. Homes in California City have a small number of additional housing problems. Approximately 0.3 percent of owner units lack complete plumbing facilities, while 0.9 percent of renters reported the same housing issue. Furthermore, 0.3 percent of owners lack complete kitchen facilities, whereas none of the renter-occupied units suffered from the same housing problem (see **Table 3-16**).

Table 3-16. Number of Potential Housing Problems

Occupied Housing Units	Owner	Renter
Lacking complete plumbing facilities	0.3%	0.9%
Lacking complete kitchen facilities	0.3%	0.0%

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021).

California City’s Community Development Department reports that a small number of houses or apartment buildings need major maintenance or repair. The City estimates that approximately 10 percent of the housing stock is in need of rehabilitation and 2-3 homes are in need of replacement.

Rehabilitation Opportunity

In reference to rental properties, the 2016-2020 ACS states there are about 1,775 (42.6 percent) renter-occupied and 2,394 (57.4 percent) owner-occupied units in the city. Although the majority of the city’s housing units are considered single-family detached, renter-occupied homes could benefit from the rehabilitation assistance offered by the City. The rehabilitation of units is also an important consideration for renters as they consider the purchase of existing units.

Rebuilding Together Kern County is a local nonprofit organization providing free home rehabilitation services for veterans and low-income homeowners, particularly the elderly and disabled, throughout Kern County. The City has included **Program 3.1** to promote the County program to California City residents.

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and HCD, housing is considered “affordable” if the monthly housing cost does not exceed 30 percent of a household’s gross income.

Home Sales Prices

The median sales price fluctuates based on the number of bedrooms. According to a Rocket Homes report, as of April 2024, the median sale price for homes with two bedrooms was \$165,000, representing a decrease of 17.5 percent compared to 2023. Similarly, homes with three bedrooms had a median sale price of approximately \$272,000 in 2024, reflecting a 2.5 percent decrease from the previous year’s median price of \$279,000. However, the median sales price for four-bedroom homes saw a slight increase of 1.5 percent, reaching about \$340,000 (see **Table 3-17**).

Table 3-17. Housing Sale Price Survey, April 2024

Number of Bedrooms	2023 Median Sales Price	2024 Median Sales Price	Change
2	\$200,000	\$165,000	-17.5%
3	\$279,000	\$272,000	-2.5%
4	\$335,000	\$340,000	1.5%
5+	\$319,000	\$319,000	0.0%

Source: Rocket Homes, California City Housing Market Report - Kern County, California, April 2024.

Rental Costs

As of April 2024, Zillow reported that the median monthly rental price for a single studio unit was \$790, with a range of \$595 to \$985. For one-bedroom units, the median rental price was \$950, ranging from \$700 to \$1,200. Two-bedroom units had a median rental price of \$1,350, with a range of \$900 to \$1,800. Three-bedroom units varied from \$1,400 to \$2,100, while four-bedroom units varied between \$1,200 and \$2,700 (see **Table 3-18**).

Table 3-18. Rental Price Survey, April 2024

Number of Bedrooms	Lowest Advertised Rent	Highest Advertised Rent	Median Rent
Studio	\$595	\$985	\$790
1	\$700	\$1,200	\$950
2	\$900	\$1,800	\$1,350
3	\$1,400	\$2,100	\$1,750
4+	\$1,200	\$2,700	\$1,950

Source: Zillow California City, CA Rental Market, April 2024.

According to HUD, the 2024 fair-market rent (FMR) for a two-bedroom unit in Kern County would be \$1,258 and a three-bedroom unit would be \$1,773. The median rent in California City for a two-bedroom and three-bedroom unit is 6.8 percent higher but 1.3 percent lower than HUD’s 2024 FMR for the same units.

Housing Affordability

This section describes the ability of households at different income levels to pay for housing based on HCD 2023 income limits. HCD classifies housing as “affordable” if households pay no more than 30 percent of gross income for rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance).

Ability to Pay

The maximum affordable sales price for a four-person household was \$118,664 for an extremely low-income household, \$163,163 for a very low-income household, \$260,863 for a low-income household, and \$397,722 for a moderate-income household of four. This indicates that there is no stock of affordable housing options for extremely low-, very low-, and low-income households; while moderate and above-moderate income households could afford existing and newly constructed two-, three-, and four-bedroom homes in California City. A median three-bedroom home in the city was \$272,000 (as shown in **Table 3-175**), which illustrates that only a household with a moderate or above moderate income consisting of four members could afford a median price of a three-bedroom house. On the other hand, all lower income groups could not afford it.

Table 3-19 provides the affordable rents and maximum purchase price based on the HCD income limits for Kern County. As shown in **Table 3-19**, a low-income household of four could afford a maximum monthly rent of \$1,649, which indicates that they would be able to rent one- or two-bedroom apartments with a median monthly rent ranging from \$900 to \$1,800. However, those with extremely low-income households of four would not be able to afford even the median rent for a studio unit of \$790.

Table 3-19. Maximum Affordable Housing Costs by Income Category, 2023

Income Category	Percentage of Median	Maximum Income	Maximum Rent	Maximum Sales Price
Extremely Low	<30%	\$30,000	\$750	\$118,664
Very Low	30–50%	\$41,250	\$1,031	\$163,163
Low	51–80%	\$65,950	\$1,649	\$260,863
Moderate	81–120%	\$100,550	\$2,514	\$397,722

Sources: HCD Income Limits, 2023, Wells Fargo Current Mortgage and Refinance Rates, April 2024

Notes: Based on a Four-Person Household; total affordable mortgage based on a 10 percent down payment, an annual 5 percent interest rate, a 30-year mortgage, and a monthly payment equal to 30 percent of income (after utilities, taxes, and insurance). Monthly affordable rent based on 30 percent of income, with less estimated utility costs.

At-Risk Housing

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered “at risk” if it is eligible to be converted to market-rate housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the five-year period following the last mandated update of the Housing Element, which in the case of California City is 2023 to 2031.

Existing Affordable Housing

According to California Housing Partnership Corporation (CHPC), as of December 2022, there were 32 assisted units in California City, which has 31 income-restricted units among a total of 32 units (see **Table 3-20**). This is subsidized through the Low-Income Housing Tax Credit (LIHTC). Although it is not a direct federal subsidy, LIHTC provides tax incentives for the use of private equity in the development of affordable housing. Tenants of LIHTC units typically qualify for and receive Section 8 HCVs. As seen in **Table 3-20**, there are no units at risk of conversion in California City.

Table 3-20. Assisted Multifamily Units, California City

Name	Total Units	Income-Restricted Units	Units By Type	Funding Agency	Risk Level
21501 Lakeshore Drive	32	31	Family	LIHTC	Low / 2066
Total At Risk	0	0	-	-	-

Source: California Housing Partnership Corporation, 2022.

Inventory of Affordable Rental Housing Units

CHPC identified that there were no single or multifamily housing units located in California City that received Section 8 funding. Therefore, the city does not have any units in need of preservation.

Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Further, qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Demonstrated management and, perhaps, development abilities should be assessed by the City. Groups with whom the City has an ongoing association are the logical entities for future participation, as are nonprofits who have sought the right-of-first-refusal status with HCD. Nonprofit organizations and government agencies that have been active in the preservation of affordable housing in the north state are shown in **Table 3-21**.

Table 3-21. Housing Organizations and Agencies

Organizations and Agencies	
Christian Church Homes of Northern California 303 Hegenberge Road, Suite 101 Oakland, CA 94621-1419	California Coalition for Rural Housing 717 K Street, Suite 400 Sacramento CA, 95814
A.F. Evans Development, Inc. 4305 University Avenue, Suite 550 San Diego, CA 92105	EAH, Inc. 22 Pelican Way San Rafael, CA 94901
California Housing Finance Agency 500 Capitol Mall, Suite 400 Sacramento, CA 95814	Mercy Housing California 1360 Mission Street, Suite 300 San Francisco, CA 94103
California Human Development Corporation 3315 Airway Drive Santa Rosa, CA 95403	National Affordable Housing Trust 2335 North Bank Drive Columbus OH, 43220
California Housing Partnership Corporation 369 Pine Street, Suite 300 San Francisco, CA 94104	Mutual Housing California 8001 Fruitridge Road, Suite A Sacramento, CA 95820
Local Organizations and Agencies	
Golden Empire Affordable Housing 601 24th Street B, Bakersfield, CA 93301	Community Action Partnership 1825 Feliz Drive, Bakersfield, CA 93307
Housing Authority of the County of Kern 601 24th Street, Bakersfield, CA 93301	Housing & Opportunity Foundation of Kern 601 24th Street, Bakersfield, CA 93301
Kern County Homeless Collaborative 5405 Stockdale Highway, Bakersfield, CA 93309	Habitat For Humanity Golden Empire 1500 E 19th Street, Bakersfield, CA 93305

Source: California Department of Housing and Community Development, March 2023.

Programs for Preservation and Construction of Affordable Housing

The following is a summary of the current programs that the City is aware of and, if applicable, could be used to help meet the City's goal of remedying its affordable housing needs. Further, a list of funding sources that could be used by the City to meet its affordable housing goals is provided in **Table 3-23**.

- **Project Development:** The City’s Planning Department could provide technical assistance and administrative support for housing developments that expand affordable housing options for the city’s residents.
- **Nonprofit Support:** The City should continue its cooperative relationships with qualified nonprofit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.
- **Policy and Ordinance Review:** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the city. When necessary, changes or additions to the City’s guiding policies and ordinances should be adopted.
- **Housing Referral Service:** The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- **Inclusionary Zoning:** The City should consider the adoption of an inclusionary Zoning Ordinance requiring a stated amount of lower-income units in all new single- and multifamily developments. Percentages of set-aside units, in-lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.
- **Housing Rehabilitation:** The City could consider Community Development Block Grant (CDBG) funding for an approved renewed housing rehabilitation program.

Housing Authority

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for jurisdictions that do not have a local public housing authority, HCD has a Housing Assistance Program that administers the Section 8 program.

Kern County has a local public housing authority and collaborates with landlords to provide rent subsidies for participants. For the agency to establish a Housing Assistance Payment (HAP) Contract with the property owner, housing must meet HUD’s Housing Quality Standards. The subsidy amount is calculated as the difference between 30 percent of the tenant’s income and either the Section 8 Payment Standard for Kern County or the gross rent, whichever is lower. Every year, HUD sets income limits based on family size and the location of the Housing Authority. At present, 75 percent of eligible applicants must have an income that does not exceed 30 percent of the median income in the area. The remaining 25 percent can have an income limit of up to 80 percent of the area median. Agency staff handles the processing of applications, determines eligibility, conducts criminal background checks, and works closely with both tenants and landlords.

The housing authority for Kern County currently administers approximately 850 public housing and 4,000 HCV units across the county. Table 3-22 shows voucher payment standards for number of bedrooms in Kern County.

Table 3-22. Voucher Payment Standards

0 Bedroom (Studio)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$1,036	\$1,043	\$1,251	\$1,778	\$2,131	\$2,451

Source: Housing Authority of the County of Kern, Voucher Payment Standards, effective May 1, 2023.

Financial Resources

The programs in **Table 3-23** are available to assist the City in meeting its affordable housing goals.

Table 3-23. Financial Resources

Program Name	Description of Program	Eligible Activities
Federal Programs		
Community Development Block Grant Program (CDBG)	Funding for this program has increased over the last couple of years. HCD administers an annual Notice of Funding Availability (NOFA) to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	Single-family housing rehabilitation, homebuyer assistance, infrastructure in support of housing, multifamily housing rehabilitation.
Home Investment Partnership Program (HOME)	Funding for this program has increased over the last couple of years. HCD administers an annual NOFA to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	New rental affordable housing; rehabilitation of existing rental affordable housing; programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.
Home Investment Partnership Program–American Rescue Plan (HOME-ARP)	This one-time funding, with HOME-ARP funds, is available for expenditure until September 2030.	Funds must be used for vulnerable populations, including homeless, at risk of homelessness, fleeing or attempting to flee domestic and related forms of violence (including human trafficking). Funds may be used for the production of affordable housing, tenant-based rental assistance, homeless prevention services, and purchase or development of non-congregate shelter for individuals and families experiencing homelessness.
Housing Choice Voucher (HCV) Program	Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the federal government. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households.
Project-Based Section 8 Vouchers	Housing authorities may dedicate a portion of their HCVs as project-based vouchers. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households tied to units that can be underwritten by loans that finance housing projects.
HUD VASH Vouchers	This federally funded program is managed through a partnership between housing authorities and the U.S. Department of Veterans Affairs (VA). Homeless veterans receive a rental subsidy from the housing authority and case management from the VA.	Rental assistance and supportive services for homeless veterans.

Program Name	Description of Program	Eligible Activities
	Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.	
Continuum of Care (CoC) Programs	The NorCal CoC is currently accessing State resources (Emergency Solutions Grant, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and federal CoC funding through HUD. Funds are passed through to service providers at the county level.	Rental subsidies, rapid rehousing, emergency shelter, homeless prevention.
State Programs		
Permanent Local Housing Allocation (Formula Funds)	Ongoing funding provided through SB 2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State.	A wide range, which includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including accessory dwelling units (ADUs), for households earning up to 120% of AMI; or capital costs for navigation centers and emergency shelters, as well as permanent and transitional housing for people experiencing homelessness.
Affordable Housing and Sustainable Communities Program (AHSC)	State program funded by greenhouse gas cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.	Grants for infill low-income affordable housing, and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.
Infill Infrastructure Grant Program (IIG)	This is funding from Proposition 1, the Veterans and Affordable Housing Bond Act. Therefore, this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year.	Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low-interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New construction, rehabilitation, acquisition.
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below-market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously	Homeowner assistance.

Program Name	Description of Program	Eligible Activities
	occupies the home as their primary residence for five years.	
HOME Investment Partnership Program	The State provides grants to local governments and nonprofit agencies for many homeowner and renter needs.	Homebuyer assistance rehabilitation; new construction rental assistance.
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer assistance.
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer assistance; rehabilitation.
Low-Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New construction.
HUD Emergency Shelter Grants (administered through the State)	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	New construction; rehabilitation; homeless assistance; public services.
Tax-Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New construction; rehabilitation; acquisition.
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase; development/construction; improvement and rehabilitation.
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New construction; rehabilitation; acquisition.
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer assistance.
	Mortgages that fund the purchase of rehabilitation of a home.	Homebuyer assistance; rehabilitation.
	Low downpayment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer assistance.

Program Name	Description of Program	Eligible Activities
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loans. Jurisdiction provides gap financing for rehabilitation components. Households earning up to 80 percent AMI qualify.	Homebuyer assistance.
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by Federal Home Loan Bank-participating lenders.	New construction; homebuyer assistance; rehabilitation; housing supportive services.
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition; rehabilitation; new construction.
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition; rehabilitation; new construction.

Source: Kern County, March 2023.

Special-Needs Groups

Special housing needs relate to age, disability, income, family size, or other circumstances (such as student status) that create additional challenges to obtaining suitable housing that is also affordable. The following section describes these special-needs groups and their associated housing availability issues.

Persons with Disabilities

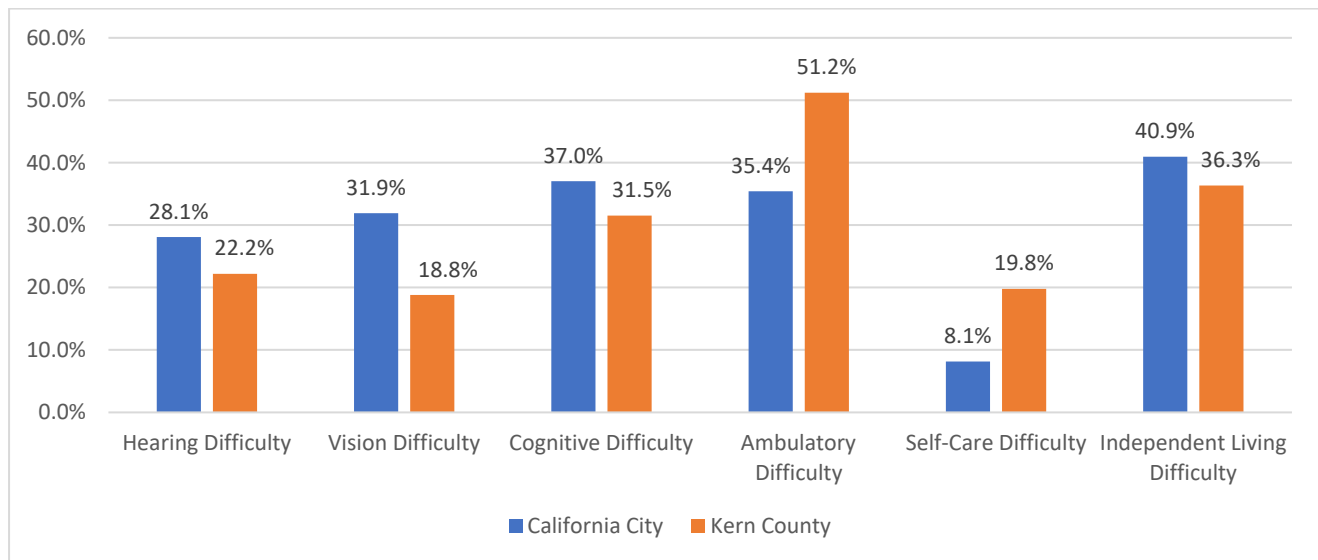
Persons with disabilities have special housing needs because of employment and income challenges; the need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with a disability. A disability is defined by the US Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many persons with disabilities live in their own home in an independent situation or with other family members. The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- Hearing difficulty: Deafness or serious difficulty hearing.
- Vision difficulty: Blindness or serious difficulty seeing even when wearing glasses.
- Cognitive difficulty: Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- Ambulatory difficulty: Serious difficulty walking or climbing stairs.
- Self-care difficulty: Difficulty dressing or bathing (Activities of Daily Living [ADL]).
- Independent living difficulty: Difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition.

According to the 2016–2020 ACS, 15.4 percent of all populations (2,301 individuals) aged 18 and over in California City had a disability, compared to the county, where 10.8 percent (98,426 individuals) of the population had a disability. **Figure 3-4** shows the disabilities by type for residents in California City. The figure shows that of those who had a disability in California City, the majority of individuals (40.9 percent) had an independent living difficulty, followed by cognitive disability (37.0 percent). In Kern County, just over half of the individuals with disabilities (51.2 percent) had an ambulatory difficulty, followed by those with an independent living difficulty (36.3 percent) countywide.

Figure 3-4. Disabilities Type Among Residents, California City



Source: HCD Data Packet, City of California, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Persons with disabilities may have unique housing needs, such as affordability issues due to limited incomes or a need for accessibility features. The City complies fully with the standards of the Americans with Disabilities Act (ADA), as well as all building code provisions, to improve access for disabled persons. The City will continue to provide housing and services for persons with special needs, including for individuals with disabilities (See Program 1.1 Support Affordable Housing; Program 2.1 Increasing Access for Persons with Disabilities).

Developmental Disabilities

California Government Code Section 65583(a)(7) requires the City to include the needs of those with a developmental disability within the community in its analysis of “special-needs groups.” According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group-living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally

disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 400,000 people with developmental disabilities and their families through a statewide system of 21 regional centers, 2 developmental centers, 2 acute crisis homes, and 2 community-based facilities. The Kern Regional Center (KRC), founded in 1971, is 1 of 21 regional centers in California that provides a point of entry to services for people with developmental disabilities. KRC is a private, nonprofit community agency that contracts with local county and city businesses to offer a wide range of services to individuals with developmental disabilities and their families. This center serves over 10,000 clients in Kern, Inyo, and Mono Counties, which covers approximately 22,000 square miles with a population of over 945,000 people. KRC provides supports and services to individuals with developmental disabilities to help them achieve an independent, productive, and satisfying life as well as prenatal diagnosis and other genetic counseling services across the three counties.

As of January 2022, the Department of Developmental Services reported that the center in the 93505 Zip Code area of California City served 168 residents, which accounted for 1.1 percent of the City's population. Among these residents, 98 (58.3 percent) were between the ages of 0 and 17, while 70 (41.6 percent) were 18 years and older (see **Table 3-24**). While the zip code 93504 is used in California City, it is only used for Post Office boxes and therefore has no residents.

Table 3-24. Residents with a Developmental Disability, California City

Zip Code	0–17 years	18+ years	Total Residents
93505	98	70	168

Source: Department of Developmental Services, January 2022.

There are a number of housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single family homes, inclusionary housing, HCVs, special programs for home purchase, and HUD housing. 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 needs group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, because people with disabilities may be living on a fixed income. As shown in **Table 3-25**, 148 individuals resided with a parent, family member, or guardian, while 16 individuals lived independently or in a supported living arrangement. Notably, no individuals were reported to be residing in a Community Care Facility or Intermediate Care Facility,, indicating a potential gap in available housing options for those requiring higher levels of care.

Table 3-25. Residents with Developmental Disability, California City

Zip Code	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility
93505	148	16	0	0

Source: Department of Developmental Services, January 2022.

There are a number of housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, HCVs, special programs for home purchase, and HUD housing. 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 needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, because people with disabilities may be living on a fixed income.

Multifamily housing includes units specifically designed to accommodate individuals with special needs, particularly those with disabilities. The City has one low-income rental housing project at 21501 Lakeshore Drive, consisting of 31 units, with rental rates determined based on tenant income. To expand housing opportunities for individuals with disabilities, the City has incorporated Program 1.1, which encourages housing providers to designate a portion of new affordable housing developments. Furthermore, through Programs 1.3 and 2.1, To assist in the housing needs for persons with developmental disabilities, as part of Programs 1.1, 1.3, and 2.1 the City will implement programs to coordinate housing activities and outreach with the following providers, as shown in Table 3-26. The City will encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Table 3-25 lists additional services available for persons with disabilities.

~~Table 3-25.~~ **Table 3-26. Available Services for Persons with Disabilities**

Provider	Area Served	Services Available
Kern Regional Center	Kern County	Early Intervention Services program provides a wide range of services to children under the age of three with developmental delays and disabilities to ensure that they are given the care and support that they need.
National Alliance on Mental Illness – Kern County	Kern County	The NAMI program includes various components such as education, support, advocacy, active listening, and leadership. Its goal is to enhance the well-being of individuals with mental illness and their families.
Adult Protective Services and Prevention	Kern County	Adults Services social workers support the disabled and elderly with 24-hour response to emergency situations of abuse and neglect. The serve adults aged 65 and older or dependent adults aged 18 and older.
Kern County In-Home Supportive Services (IHSS)	Kern County	The IHSS program provides services to eligible people over the age of 65, the blind, and/or disabled. The goal of the IHSS program is to allow a person to live safely in their own home and avoid the need for out-of-home care.

Source: Kern County Disabilities Resources, 2023.

Large Households

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units, with three or more bedrooms, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income, large households to reside in smaller dwelling units, frequently resulting in overcrowding.

According to the 2016-2020 ACS, approximately 13.1 percent (546 households) were made up of five or more persons. Among these large households, 69.2 percent (378) were owner-occupied, while 30.8 percent (168) were rented (see **Table 3-26**).

Table 3-27. Tenure by Household Size, California City

	Owner	Percentage	Renter	Percentage	Total	Percentage
1-person household	645	26.9%	496	27.9%	1,141	27.4%
2-person household	781	32.6%	475	26.8%	1,256	30.1%
3-person household	219	9.1%	258	14.5%	477	11.4%
4-person household	371	15.5%	378	21.3%	749	18.0%
5+ person household	378	15.8%	168	9.5%	546	13.1%
Total	2,394	100%	1,775	100%	4,169	100%

Source: HCD Data Packet 2022, City of California City, U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

A majority of the City's rental housing stock consists of individual single-family homes and multifamily homes. The City recognizes that lower-income large families are most likely in need of rentals with a greater number of bedrooms. Of the 4,825 dwelling units available, over half were three-bedroom units, making up 58.3 percent. Following closely behind were four-bedroom units, accounting for 19.2 percent (926 units). See **Table 3-28** for a breakdown of the city's housing inventory by number of bedrooms.

Table 3-28. Number of Bedrooms Per Unit, California City

Type of Room	Number	Percentage
Studio unit	73	1.5%
1-bedroom unit	220	4.6%
2-bedroom unit	779	16.1%
3-bedroom unit	2,811	58.3%
4-bedroom unit	926	19.2%
5- or more bedroom unit	16	0.3%
Total	4,825	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Senior Population

Seniors have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Seniors are defined as persons 65 years and older, and senior households are households headed by a person 65 years and older. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

The population of persons over age 65 in California City was 1,522 persons in 2020 or 10.9 percent of the overall population. Kern County's percentage of persons age 65 and older was lower than the city's, at 4.1 percent of the

population (97,864 persons). According to the 2016-2020 ACS, senior-headed households made up approximately 25 percent (1,046) of the households in California City. Of these households, 70 percent were owner-occupied, and 30 percent were renter-occupied. **Table 3-28-29** shows senior households by tenure.

Table 3-28-29. Senior Households by Tenure, California City and Kern County

Tenure	California City		Kern County	
	Number	Percentage of Total Households	Percentage of Total Households	Percentage of Total Households
Owners	730	70%	44,406	76%
Renters	316	30%	13,711	24%
Total Senior Households	1,046	100%	58,117	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020)

Senior Housing and Services

Table 3-29 identifies the licensed senior facilities in Kern County and the capacity of each facility. The total facility capacity was 2,343 countywide, while there is no licensed senior facility within California City. As shown in **Table 3-30-29**, the majority of licensed senior care facilities are in Bakersfield, which make up 119 out of 129.

Table 3-29-30. Licensed Senior Care Facilities, Kern County

Facility Name	Facility Address	Facility City	Facility Capacity
Brookdale Riverwalk	350 Calloway Drive	Bakersfield	376
Rosewood Retirement Community	1301 New Stine Road	Bakersfield	220
A Comfort Care Home	12409 Andes Avenue	Bakersfield	6
A Golden Heart	13209 Induran Drive	Bakersfield	6
A Golden Heart Family Care	13402 Giro Drive	Bakersfield	6
A Golden Heart Family Care I	13400 Induran Drive	Bakersfield	6
A & A Bakersfield Care Home	12203 El Capitan Avenue	Bakersfield	6
Aaa Residential Elderly Retreat	4313 Monitor Street	Bakersfield	6
Aaa Residential Elderly Retreat #2	1013 White Lane	Bakersfield	6
Aaa Residential Elderly Retreat #3	4825 Kenny Street	Bakersfield	6
Aaa Residential Elderly Retreat #4	10615 Polo Glen Drive	Bakersfield	6
Advent Residence Home	10114 Stoneham Street	Bakersfield	6
Aimes Noble II	5729 Noble Street	Bakersfield	4
Alondra Home	9817 Alondra Drive	Bakersfield	6
Arcadia Family Care	8306 Shiprock Drive	Bakersfield	6
Arcadia Family Care III	10615 Trophy Court	Bakersfield	6
Arcadia Family Care IV	13511 Hinault Drive	Bakersfield	6
Arcadia Gardens Residential Care	1004 Coyote Springs	Bakersfield	6
Arcadia Gardens Residential Care II	10813 Delicato Court	Bakersfield	6

Facility Name	Facility Address	Facility City	Facility Capacity
Arcadia Gardens Residential Care III	10719 Beaver Creek Drive	Bakersfield	6
Arcadia Gardens Residential Care IV	12301 Riverfront Park Drive	Bakersfield	6
Balance Residential Care Corporation	9802 Vertrice Avenue	Bakersfield	6
Because We Care Assisted Living	4401 Buena Vista Road	Bakersfield	6
Bella Vita at Stonington	11711 Stonington Street	Bakersfield	6
Bellevue Assisted Living LLC	14738 Citrus Tree Court	Bakersfield	6
Bethany Joy Garden	12302 Rambler Avenue	Bakersfield	6
Blue Pearl Home Care II	10018 Saint Albans Avenue	Bakersfield	6
Boggs Facility	810 Darlington Court	Bakersfield	4
Brighton Manor	305 Alum Bay Court	Bakersfield	6
Camila Care Villa II	816 Loch Lloyd Lane	Bakersfield	6
Camila Care Villa, LLC	10005 Cobblestone Avenue	Bakersfield	6
Central Valley Residential Care, LLC	6727 Shaver Drive	Bakersfield	6
Cobble Stone Residential Home Care LLC	9320 Cobble Mountain Road	Bakersfield	6
Comfort Care Home II	9613 Ghirardelli Drive	Bakersfield	6
Comfort Care Home III	9609 Ghirardelli Drive	Bakersfield	6
Comfort Care Home IV	4917 Au Chocolat Drive	Bakersfield	6
Dean's Care Villa 110	13110 Hinault Drive	Bakersfield	6
Dean's Care Villa 111	13111 Hinault Drive	Bakersfield	6
Dean's Care Villa, Inc.	13115 Hinault Drive	Bakersfield	6
Delian's Manor Senior Care LLC	10725 Rising Sun Drive	Bakersfield	6
Devoted Hearts Senior Care Home LLC	10311 Rio Del Mar Drive	Bakersfield	6
Devoted Home Care, LLC	10106 Cobblestone Avenue	Bakersfield	6
Divine Mercy Guest Home I	6108 Cochran Drive	Bakersfield	6
Divine Mercy Guest Home II	809 Hewlett Street	Bakersfield	6
Divine Mercy Guest Home III	2301 Scarborough Lane	Bakersfield	6
Divine Mercy Guest Home IV	704 Hewlett Street	Bakersfield	6
Divine Mercy Home Care	10239 Lanesborough Avenue	Bakersfield	6
Emmanuel's Elderly Care	902 Brentwood Drive	Bakersfield	12
Gables, The	903 Spirit Lake Drive	Bakersfield	6
Garnsey Garden	364 Garnsey Avenue	Bakersfield	6
Golden Villa Home	4420 Foxboro Avenue	Bakersfield	4
Hallmark of Bakersfield	2001 Akers Road	Bakersfield	99
Harlock Assisted Living, LLC	7214 Boulder Falls	Bakersfield	6
Heritage Living	3801 Paseo Airosa	Bakersfield	6
Heritage Living I	10411 Blythe Court	Bakersfield	6
Heritage Living II	6401 Redinger Street	Bakersfield	6
Ivy Park at Seven Oaks	4301 and 4225 Buena Vista Road	Bakersfield	164
Izene's Haven Assisted Living	10000 Cobblestone Avenue	Bakersfield	6
Jasmin Terrace at Bakersfield	5400 Stine Road	Bakersfield	99

Facility Name	Facility Address	Facility City	Facility Capacity
Jasmine Garden Residential Care	14016 Toluca Drive	Bakersfield	6
Jasmine Garden Residential Care II	14012 Toluca Drive	Bakersfield	6
Joyful Living Care Home II LLC	10310 Malaguena Court	Bakersfield	6
Joyful Living Care Home, LLC	11605 Revolution Road	Bakersfield	6
Legends Residential Care	9402 Kingsmill Lane	Bakersfield	6
Lerwick Home Care	10213 Lerwick Avenue	Bakersfield	6
Magnolia Place	8100 Westwold Drive	Bakersfield	146
Magnolia Springs-Saddleback	7312 Saddleback Drive	Bakersfield	4
Meadow Springs	6013 Friant Drive	Bakersfield	4
Meadows, The	10702 Four Bears	Bakersfield	6
Mercie's Home #3	5808 Carissa Avenue	Bakersfield	4
Mercie's Home #5	812 Sesnon Street	Bakersfield	6
Nanas Care	10301 Revere Beach Drive	Bakersfield	6
Pacifica Senior Living Bakersfield	3209 Bookside Drive	Bakersfield	55
Pacifica Senior Living Bakersfield Memory Care	3115 Brookside Drive	Bakersfield	40
Palms At San Lauren, The	5300 Hageman Road	Bakersfield	68
Paradise Gardens	15318 Lila Rose Ct.	Bakersfield	6
Park Rcf, The	311 Garnsey Avenue	Bakersfield	9
Passion Plus Care Haven Res. Care Fac. For Elderly	3025 Lotus Lane	Bakersfield	6
Pathway Assisted Living/Westchester Gardens	2228 Truxtun Avenue	Bakersfield	36
Pathway Home Care	414 Lansing Drive	Bakersfield	4
Pathway Home Care	416 Lansing Drive	Bakersfield	4
Pathway Home Care	410 Lansing Drive	Bakersfield	6
Pathway Homes	336 Montclair Street	Bakersfield	4
Pathway Homes	334 Montclair Street	Bakersfield	4
Pathway Homes	2714 Gosford Road #A	Bakersfield	6
Pathway Homes	2714 Gosford Road #D	Bakersfield	6
Pathway Homes	2714 Gosford Road #C	Bakersfield	6
Pathway Homes	2714 Gosford Road #B	Bakersfield	6
Pleasant Home Care	10609 Pleasant Valley Drive	Bakersfield	6
Pointe At Summit Hills	4501 Upland Point Drive	Bakersfield	102
Precious Life Residences, LLC	10414 Bichester Court	Bakersfield	6
Quality Care Assisted Living	2607 Mt. Vernon Avenue	Bakersfield	54
Raymer Care Residences	1525 Sugarleaf Ridge Drive	Bakersfield	6
Redwood Senior Living Bakersfield	810 S Union Avenue	Bakersfield	41
Rosebella Place	9319 Manihiki	Bakersfield	6
Sage Care 2	13612 Night Star Lane	Bakersfield	6
Sage Care Homes	13601 Star Shine Drive	Bakersfield	6

Facility Name	Facility Address	Facility City	Facility Capacity
Sage Care Homes	13519 Night Star Lane	Bakersfield	6
Savanna Assisted Living LLC	9013 Staten Island Drive	Bakersfield	6
Seasoned Elite Assisted Living	13403 Dali Avenue	Bakersfield	6
Sherwood Elderly Care Facility	2204 Sherwood Avenue	Bakersfield	6
Silverlake Home	3303 Silverlake Drive	Bakersfield	4
Spring Home	8722 Hoodsport Avenue	Bakersfield	5
Spruce Gardens	13303 Nantucket Place	Bakersfield	6
St. Anthony Home	11004 Silver Falls Avenue	Bakersfield	6
St. Catherine's Home Care, Inc.	10214 Pinnacle Ridge Avenue	Bakersfield	6
St. Joseph's Home, LLC	2508 Olmo Court	Bakersfield	6
Summer Springs Board & Care	6112 Summer Springs Drive	Bakersfield	6
Tar Springs Home Care	2804 Tar Springs Avenue	Bakersfield	6
Tedenek Elder Home	13005 Birkenfeld Avenue	Bakersfield	6
Tedenek Elder Home 2	13001 Birkenfeld Avenue	Bakersfield	6
Tlc Home Care 1	5801 Cochran Drive	Bakersfield	6
Tlc Home Care 2	207 Riesling Vines Street	Bakersfield	6
Trinity, The	200 Trinity Avenue	Bakersfield	10
Village Gardens	11910 Crockett Court	Bakersfield	6
Westchester Home On Spruce	2485 Spruce Street	Bakersfield	6
Windcreek Senior Care	9300 Windcreek Court	Bakersfield	6
Your Loved Ones Matter LLC	4804 Kenny Street	Bakersfield	6
Arcadia Family Care II	13208 Induran Drive	Bakersfield	6
Positive Directions #9	329 El Camino Drive	Delano	4
Heavenly Castle Care Inc	1651 White Rock Road	Frazier Park	6
Kern Village Assisted Living	32 Burlando Road	Kernville	22
High Desert Haven	1240 College Heights Boulevard	Ridgecrest	82
Simply Caring Angels LLC	608 West Wasp Avenue	Ridgecrest	6
Carrington of Shafter	250 East Tulare Avenue	Shafter	64
Mountain Vista Senior Care	20001 Piedra Drive	Tehachapi	6
Tehachapi Manor	20400 Oak Knoll Drive	Tehachapi	6
Burlington	13 Sycamore Dr	Wofford Heights	21
Total			2,343

Source: California Department of Social Services, March 2023; California Department of Healthcare Access and Information, April 2024.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers typically work in fields, orchards, and processing plants. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

According to a 2022 Census conducted by the United States Department of Agriculture (USDA), there were 20,472 total farmworkers across farm operations in Kern County. Of these, 14,221 were permanent, year-round employees, and 6,251 were seasonal, working fewer than 150 days per year. In total, there are 6,064 individuals working as migrant farmworkers, with the majority (95.3 percent of the total migrant farmworkers) being hired labor and the remaining 4.7 percent solely engaged in contract labor.

The agricultural census does not provide estimates of farmworkers living or seeking housing in California City. However, the 2016-2020 ACS reported that 196 or 4.9 percent of the civilian employed population 16 years and over were employed in farming, forestry, and fishing occupations. There shows that there is little demonstrated need for seasonal or transient farmworker housing in California City. **Table 3-30-31** presents this data, separated by farm type.

Table 3-30-31. Farm Operations in Kern County, 2022

Farm Operations by Type	Farmworkers	Farms and Agricultural Operations That Hire Employees
Farm operations with fewer than 10 employees		
Permanent	1,365	395
Seasonal ¹	1,117	343
Total	2,482	738
Farm operations with 10 or more employees		
Permanent	12,856	321
Seasonal ¹	5,134	132
Total	17,990	453
<i>Total Permanent</i>	<i>14,221</i>	<i>716</i>
<i>Total Seasonal</i>	<i>6,251</i>	<i>475</i>
Total All (Seasonal and Permanent)	20,472	1,191

Source: USDA Agricultural Census, 2022.

Note: Some operations hire both permanent and seasonal labor. There are 1,191 operations that hire labor.

¹ USDA defines seasonal farmworkers as farmworkers hired for 150 days or less.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In 2023, a family of four making \$30,000 or less would be classified as ELI. This income equates to a wage of about \$15.63 per hour for a single wage earner. As of January 1, 2024, the minimum wage in California is \$16 per hour.

Based on their monthly income, an ELI family of four could afford a monthly housing cost of approximately \$750 a month (see **Table 3-19**). This means they would have to spend 56 percent of their monthly income to afford the lowest-In light of monthly income, an ELI family of four could afford a monthly housing cost of approximately \$750 a month (see **Table 3-19**). This means they would have to spend 56 percent of their monthly income to afford the lowest-advertised rent for a three-bedroom apartment (\$1,400 per month).

Table 3-31 illustrates extremely low-income households by tenure and overpayment. As shown **Table 3-32**, of the 4,170 total households, approximately 42.6 percent were renter households and 57.4 percent were owner households. ELI households made up 22.7 percent of all households, including 740 renter households (78.3 percent of ELI households)

and 205 owner households (21.7 percent of ELI households). Among ELI renter households, 630 were overpaying for housing (85.1 percent of ELI renters), and 80 were severely overpaying (10.8 percent of ELI households). For ELI owner households, 115 were overpaying (56.1 percent of ELI owners) and 15 were severely overpaying (7.3 percent of ELI owners). These figures indicate that ELI renters are more than 5 times as likely to experience severe overpayment as ELI homeowners.

In contrast, 1,280 households (30.7 percent of total households) fell into the lower income category (very low- and low-income households), including 645 renter households (50.3 percent of lower income households) and 635 owner households (49.6 percent). Among lower income renter households, 214 were overpaying for housing (33.2 percent of lower income renters), and 24 were severely overpaying (3.7 percent). For lower income owner households, 280 were overpaying (44.1 percent of VLI/LI owners), and 70 were severely overpaying (11.0 percent). Compared to lower income households, ELI households were more likely to experience housing overpayment and severe overpayment, particularly among renters.

Table 3-31. Table 3-32. Extremely Low-Income Households, California City

Total Household Characteristics	Number	Percentage
Total Households	4,170	100.0%
Renter Households	1,775	42.6%
Owner Households	2,395	57.4%
Total Extremely Low Income (ELI) Households	945	22.7%
Total ELI households – Renters	740	78.3% 17.7%
ELI renter households overpaying	630	85.1% 15.1%
ELI renter households severely overpaying	80	10.8% 1.9%
Total ELI households – Owners	205	21.7% 4.9%
ELI owner households overpaying	115	56.1% 2.8%
ELI owner households severely overpaying	15	7.3% 0.4%

Source: 2016-2020 CHAS Data Sets.

Extremely low income households often experience severe financial constraints that impede their ability to secure stable, safe, and affordable housing, heightening their risk of homelessness, overcrowding, or substandard living conditions. The following are resources available to meet the housing needs of extremely low-income households:

- The Kern County Department of Human Services (KCDHS) administers programs such as CalWORKs Homeless Assistance, which provides temporary and permanent housing support for eligible families facing homelessness, and the General Assistance Program, which offers financial aid to indigent adults and emancipated minors who do not qualify for federal or state benefits. These programs aim to prevent homelessness and provide stability for extremely low-income individuals in Kern County.
- The California Alternative Payment Program (CAPP) provides child care payment assistance to eligible low-income families in Kern County. Funded by the California Department of Education (CDE), this program operates as a parental choice system, allowing parents to select from licensed child care centers, licensed family child care providers, or license-exempt providers, including family, friends, or neighbors. License-exempt

providers must meet program requirements before approval. Children 12 years of age and younger are eligible for services, ensuring that families have access to affordable and flexible childcare options.

- The Kern County Planning and Natural Resources Department offers housing assistance programs, including the Home Improvement Loan Program, which provides financial aid to low-income homeowners for necessary repairs, and the Home Access Grant Program, which supports accessibility modifications for individuals with disabilities.
- Greater Bakersfield Legal Assistance, a nonprofit legal service provider, offers free civil legal assistance to low-income individuals and families in Kern County. Their services include legal advocacy for housing rights, public benefits, disability benefits, and consumer protection, ensuring that vulnerable residents have access to legal support.

The City's Housing Element includes **Program 1.1**, a specific program to address the needs of ELI households. The program includes expanding regulatory incentives for the development of units affordable to ELI households, providing financial support on an annual basis to organizations that provide services, such as legal aid, and encouraging the provision of housing for young adults (particularly former foster youth and single mothers) through streamlined processing and funding assistance. Other programs in the Housing Element to serve ELI households include supporting overall affordable development (**Program 1.1**).

People Experiencing Homelessness

The very nature of homelessness makes it difficult to count persons with no permanent shelter. The 2023 point-in-time count (PIT), conducted from January 24 through 27, consisted of a single-night shelter count and a three-day unsheltered count in 2023. According to the PIT, there were a total of 1,948 homeless persons countywide, 52 percent of whom were unsheltered and 48 percent of whom were sheltered.

Table 3-32-33 shows results for the four most recent counts. The number of persons counted increased from 1,330 in 2019 to 1,948 in 2023, representing a 46 percent increase. Between 2019 and 2023, the number of homeless people in shelters experienced a significant increase of 79.5 percent since 2019, while the population of those without shelter rose by 25.4 percent.

Of the total unsheltered population in Kern County in 2023, 9 individuals (0.9 percent) were found in California City, with 2 on the west side of the city and 7 on the east side. Compared to other cities in the county, there are a small number of unsheltered populations, but it is important to note that the east side of the city had more than double the population of the west side.

There was a total of 183 self-reported health conditions for the unsheltered population that ranged from a single disease or morbidity to as high as six co-morbidities. These diseases include asthma, diabetes, heart disease, hepatitis C, HIV/AIDS, tuberculosis, and valley fever. Additionally, there were 530 adults who self-reported a serious mental illness among the total of homeless persons in 2023.

Table 3-32-33. Homeless Point-in-Time Count, Kern County, 2019–2023

Sheltering Status	2019	2020	2021*	2022	2023	Percentage Change from 2019 to 2023
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Sheltered	519	569	569	882	931	79.5%
Unsheltered	811	1,011	1,581	721	1,017	25.4%
Total Experiencing Homelessness	1,330	1,580	2,150	1,603	1,948	46.5%

Source: Kern County CoC PIT 2023.

*Note: The 2021 PIT Count did not include an in-person count due to the COVID-19 pandemic. Instead, it utilized Homeless Management Information System data and extrapolation methods that HUD approved.

Table 3-34 shows homeless student enrollments reported by the California Department of Education between 2019 and 2023. Statewide, there was a decrease of 15,863 students experienced homelessness, which represents a 6.5 percent reduction from 2019 to 2023. However, in Kern County, there was a significant increase of 1,319 students experienced homelessness during the same period, equating to a 26.7 percent rise.

The McKinney-Vento Homeless Assistance Act (McKinney-Vento Act) is federal legislation that ensures the educational rights and protections of children and youth experiencing homelessness (42 U.S. Code Sections 11431 to 11435). It requires all local educational agencies (LEA) to ensure that homeless students have access to the same free, appropriate public education, including public preschools, as other children and youth. The McKinney-Vento Act defines LEAs as public-school districts, direct-funded and locally funded charter schools, and county offices of education. The McKinney-Vento Act also authorizes the funding for the federal Education for Homeless Children and Youth Program. The McKinney-Vento Act defines homeless children and youth as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason.
- Children and youth who may be living in motels, hotels, trailer parks, or shelters.
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings.
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above.

Table 3-34. Student Homelessness, Kern County, 2019–2023

School Year	California	Kern County
2019-2020	244,626	4,946
2020-2021	211,015	4,518
2021-2022	208,537	5,386
2022-2023	228,763	6,265
2019 to 2023 Percentage Change	-6.5%	26.7%

Sources: As cited on kidsdata.org, California Dept. of Education, Coordinated School Health and Safety Office custom tabulation & California Basic Educational Data System.

California City does not have a homeless shelter and the closest homeless shelter is in Rosamond, approximately 28 miles to the south. The majority of homeless shelters are in Bakersfield, about 68 miles to the north. At present, these

facilities appear to provide adequate housing for the region's homeless population. Given the lack of a permanent homeless population, no emergency shelter has been developed in California City. However, to comply with State law and facilitate the development of shelters should one be proposed, the City will amend its Zoning Ordinance to allow them by right.

Table 3-35 illustrates the programs in the county and general vicinity that offer assistance to the homeless.

Table 3-34. Table 3-35. Homeless Services, Kern County

Agency	Address	City	Services
CalWORKs Homeless Assistance	100 E. California Avenue	Bakersfield	The CalWORKs Homeless Assistance (HA) Program was established to help families in the CalWORKs program meet the costs of securing or maintaining permanent housing or to provide emergency shelter when a family is experiencing homelessness.
CalWORKs Housing Support Program			
The Open Door Network	1921 19th Street	Bakersfield	The Open Door Network operates the only emergency homeless shelter in Kern County for families with children, as well as two domestic violence, sexual assault, and human trafficking supportive shelters.
Flood ministries	3509 Union Avenue	Bakersfield	Flood provides street outreach and housing placement services for those experiencing homelessness who meet eligibility criteria for housing vouchers provided by the Housing Authority of the County of Kern.
Greater Bakersfield Legal Assistance	615 California Avenue	Bakersfield	GBLA provides counsel and advice, brief services, and/or representation in an array of core areas of practice to low income and seniors residing in Kern County.
Bakersfield Kern Regional Homeless Collaborative (BKRHC)	5005 Business Park North	Bakersfield	Works to reduce the impacts of homelessness in Kern County through collaborative planning and action that expands access to permanent affordable housing and supportive services.
Housing Authority of the County of Kern	601 24th Street	Bakersfield	The Authority is an active developer of affordable housing, acquiring and building housing to help meet the affordable housing needs in Kern County.
Community Action Partnership of Kern	2739 Diamond Street	Rosamond	CAPK helps economically disadvantaged residents pursue educational goals, secure and retain employment, maintain adequate housing, access medical services, obtain utility bill payment subsidies and residential weatherization assistance, counteract hunger and food insecurity, obtain childcare and preschool education, and engage in personal and family development opportunities.
the Dream Center	1300 17th Street	Bakersfield	Services utilize a formal case management system, with co-located staff from Kern County Superintendent of Schools Foster Youth Services, Kern County Departments of Human Services, Probation and Behavioral and Recovery Services.
Bakersfield Homeless Center	1600 E Truxtun Avenue	Bakersfield	Provides support and resources to families and individuals in crisis while helping them to achieve their highest level of self-sufficiency.

Agency	Address	City	Services
Casa Esperanza Transitional Home for Women	5501 Stockdale Highway 13104	Bakersfield	Provides homeless women and children in the Bakersfield area with an innovative and holistic program in a sustainable model that supports their transition to permanent housing and stable employment.
Catholic Charities	825 Chester Avenue	Bakersfield	Catholic Charities is a social service agency providing aid to families in crisis. Our agency provides food services, CalFresh and Pacific Gas and Electric Company (PG&E) application assistance, DMV vouchers along with rental and utility assistance, when available.
CVAF	N/A	N/A	CVAF provides transitional and permanent housing for homeless and at-risk veterans in Kern County, in addition to low-barrier supporting housing for homeless youth.
Mercy House	N/A	N/A	Provides dignified housing and comprehensive supportive services to a wide variety of homeless subpopulations.

Source: Kern County Resources and Services, 2022.

Female Head of Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and, sometimes, discrimination.

As shown in Table 3-362, the City of California City had a total of 2,666 householders in 2020. Of those, 547 (20.5 percent) were female-headed households, including 350 with children (13.1 percent) and 197 without children (7.4 percent). A subset of these households, 349, were living below the poverty line, accounting for 13.1 percent of all households in the city. This means that nearly half of all female-headed households in the city were living in poverty, highlighting significant economic challenges for these households.

—Female Head of Households, California City

Table 3-36.

<u>Householder Type</u>	<u>Number</u>	<u>Percent of Total Householders</u>
<u>Total Householders</u>	<u>2,666</u>	<u>100.0%</u>
<u>Total Female Headed Householders</u>	<u>547</u>	<u>20.5%</u>
<u>Female Heads with Own Children</u>	<u>350</u>	<u>13.1%</u>
<u>Female Heads without Children</u>	<u>197</u>	<u>7.4%</u>
<u>Female-Headed Householders Under the Poverty Level</u>	<u>349</u>	<u>13.1%</u>

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020)

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4. Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all Housing Elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that (or) restrict access to opportunity based on protected characteristics.” California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, California City identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-7** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in **Section 8**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to townwide patterns to understand how the projected locations of units will affirmatively further fair housing.

Current Context

Local History

California City is in a part of the Mojave Desert that was once inhabited by the Paiute Tribe. In 1776, Spanish Conquistadores arrived in the area led by Father Francisco Garcés, and it is believed that the Conquistadores conducted mining activities in the region with the assistance of Paiute labor. From that point on, the City was developed by settlers searching for gold while the Kern region became known as the Golden Empire.¹

In the early 1800s, the Kern region was a part of Mexico’s Alta California. This region was renowned for its agricultural possibilities and was initially inhabited by European settlers in the mid-1800s. The area quickly experienced growth, attracting adventurous individuals who were eager to seek their fortunes in the fertile land and nearby goldfields.² In the early 1900s, the Conklin Ranch, situated in the central part of the city as it

¹ City of California City, 2009, September, *General Plan 2009-2028*.

² Medium, 2023, November 24, [Exploring the Rich Local History](#).

exists today, embarked on sheep farming. Subsequently, they also attempted various agricultural endeavors such as growing alfalfa and cotton, but those were not successful agricultural operations.³

In 1958, a group of developers began purchasing land in what is now the eastern part of the city and two farms in the western part. Throughout the 1960s these developers successfully sold home sites to people all over the United States through promotional efforts. At that time, the Community Planning Commission envisioned a revolutionary city concept and design that aimed to discourage the development of single-family tracts, regulate architectural standards, and integrate vast areas of natural desert and farmland as open spaces within a new kind of living environment. The city's economic foundation relied heavily on continuous land sales and development activities, resulting in a significant portion of the population being employed by the land developer. On December 8, 1965, the City officially incorporated with a population of 617 inhabitants and adopted a City Council-Manager form of government.⁴

The majority of Kern County is now Hispanic according to the 2020 Census. Over half of the county's population (54.9 percent) identified as Hispanic or Latino. This is roughly a 5 percentage point increase from the 2010 Census.⁵ Kern County has a rich history as a diverse community, including its Hispanic heritage. In a recent example, the Farm Workers Credit Union, which was founded in 1963 by civil rights activists Cesar Chavez and Dolores Huerta,⁶ helped the lives of agricultural laborers by providing them with innovative savings options and opportunities to obtain loans. Alongside Chavez and Huerta were immigrants and activists like Filipino American Larry Itliong. The extensive historical background resulted in the Kern region that is rich in diversity.⁷

Kern County has a significant presence in the fields of aviation, space, and military. Edwards Air Force Base, which is home to the Air Force Flight Test Center, is approximately 18 miles southeast of California City. This military facility initially started as a desolate and isolated area for conducting bombing exercises in 1933. Over time, it evolved into a significant training base for bomber aircraft during World War II. The Mojave Air and Space Port are also in the area, located southwest of Kern County, and Naval Air Weapons Station China Lake is in the northern area of the county.⁸

The California City Correctional Facility (CCCF), owned and operated by CoreCivic, is within the city, but the California Department of Corrections and Rehabilitation has decided to deactivate CCCF by March 2024. Although CCA is currently staffed by over 500 State employees, it is anticipated that only 36 individuals will remain to work for its closure.⁹ Including CCCF, Kern County has four public and private high-security

³ City of California City, 2009, September, *General Plan 2009-2028*.

⁴ City of California City, 2009, September, *General Plan 2009-2028*.

⁵ Kern Council of Governments, 2022, Regional Transportation Plan/Sustainable Communities Strategy, https://www.kerncog.org/wp-content/uploads/2022/12/2022_RTP.pdf.

⁶ ABC23, 2021, October 15, [*The Farmworkers Movement: A legacy that lives on.*](#)

⁷ Self-Help Federal Credit Union, [*Kern Central Credit Union: A Legacy of Serving Workers in the Fields.*](#)

⁸ Kern Council of Governments, 2022, July 21, *6th Cycle Regional Housing Needs Allocation Plan*, https://www.kerncog.org/wp-content/uploads/2013/06/FINAL-Kern-COG-RHNA-Plan_07-22-22.pdf.

⁹ ABC23 Bakersfield, 2023, November 27, [*With-prison-closing-cal-city-set-to-lose-significant-source-of-revenue.*](#)

institutions that house over 20,000 federal, state, and local inmates. These facilities are run and managed by approximately 5,000 correctional employees.

The City is in the high desert region, with an elevation ranging from 2,300 to 4,000 feet above sea level. Its climate is classified as semi-arid, leading to warm and dry summers as well as mild and cooler winters. The annual rainfall in the area is less than 6 inches, with approximately 75 percent occurring between December and March. During the months of May through September, the temperatures can often exceed 100 degrees Fahrenheit. Due to its location in the high desert, the humidity levels are very low and the area is frequently windy. As a result, California City experiences one of the highest rates of pan evaporation and reference evapotranspiration (ET_o) in the state. These high rates of evaporation and ET_o contribute to significantly higher water usage for landscape irrigation compared to other regions in California.¹⁰ According to Risk Factor, a “hot day” in California City is considered to be any day above a “feels like” temperature of 101 degrees Fahrenheit. The city is projected to experience seven such days in 2024 and will experience 20 days above 101 degrees Fahrenheit in 30 years due to a changing climate.¹¹ These extreme weather occurrences and the city’s topographic features inevitably have led to potential shortages in water supply significantly impacting the daily lives of residents.

Zoning

Development conditions are shaped by the city’s zoning and land use designations (see **Figure 4-1** for the city’s current zoning). Conservation and Open Space Resource Areas, which account for a significant percentage of the City’s land area, are located primarily in the edge and boundary areas. Only central parts of the east and west sides are designated for residential, commercial, and industrial use.

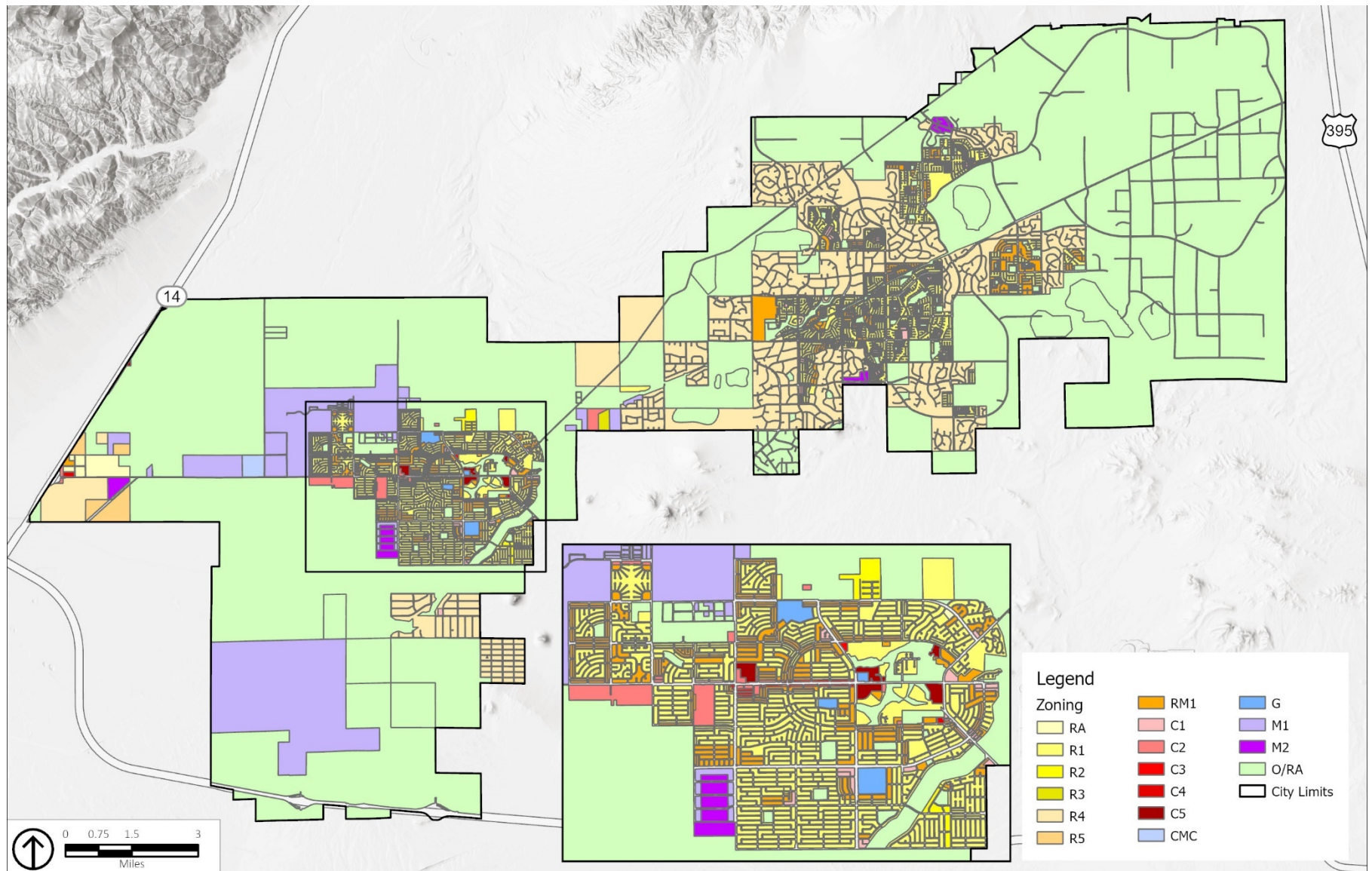
Current land use designations are clustered around two nodes of the city: the central city area, and a secondary area on the east side. The central city area has land designated for commercial, community medical, governmental, and residential uses of varying densities. On the east side of the downtown area, 24.0 percent of structures contain two or more units, while on the west side of downtown only 15.0 percent of structures contain two or more units. In addition, the area indicates a high percentage of the population whose income in the past 12 months is below the poverty level (32.9 percent), which is significantly higher than the rest of the areas in the city. According to the ACS 2017-2021, the predominant population in these census tracts is White alone. While this area includes the city’s least diverse, consistently affluent areas, it also consists of the main commercial area of the city.

In the eastern part of the city, medium- and high-density residential areas are mixed and are distributed throughout the central city, surrounded by lower-density residential uses, such as the “estate residential” zone. Only a few areas in this node are designated for industrial development. There are no designated areas for community medical and government uses, and only a few areas are designated as neighborhood commercial areas surrounding medium- and high-density residential zones. However, this area is not yet developed with residences or other uses.

¹⁰ City of California City, 2023, June *2020 Urban Water Management Plan*, https://www.californiacity-ca.gov/CC/images/8-28-2023-2023_June_Cal_City_2020_UWMP.pdf.

¹¹ Risk Factor, 2024, March 27 (accessed), https://riskfactor.com/city/california-city-ca/609780_fsid/heat.

FIGURE 4-1. CURRENT ZONING



Opportunity, Segregation, and Displacement

TCAC Opportunity Area Designation

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities in their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compares each tract to those within the council of governments (COG) region.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

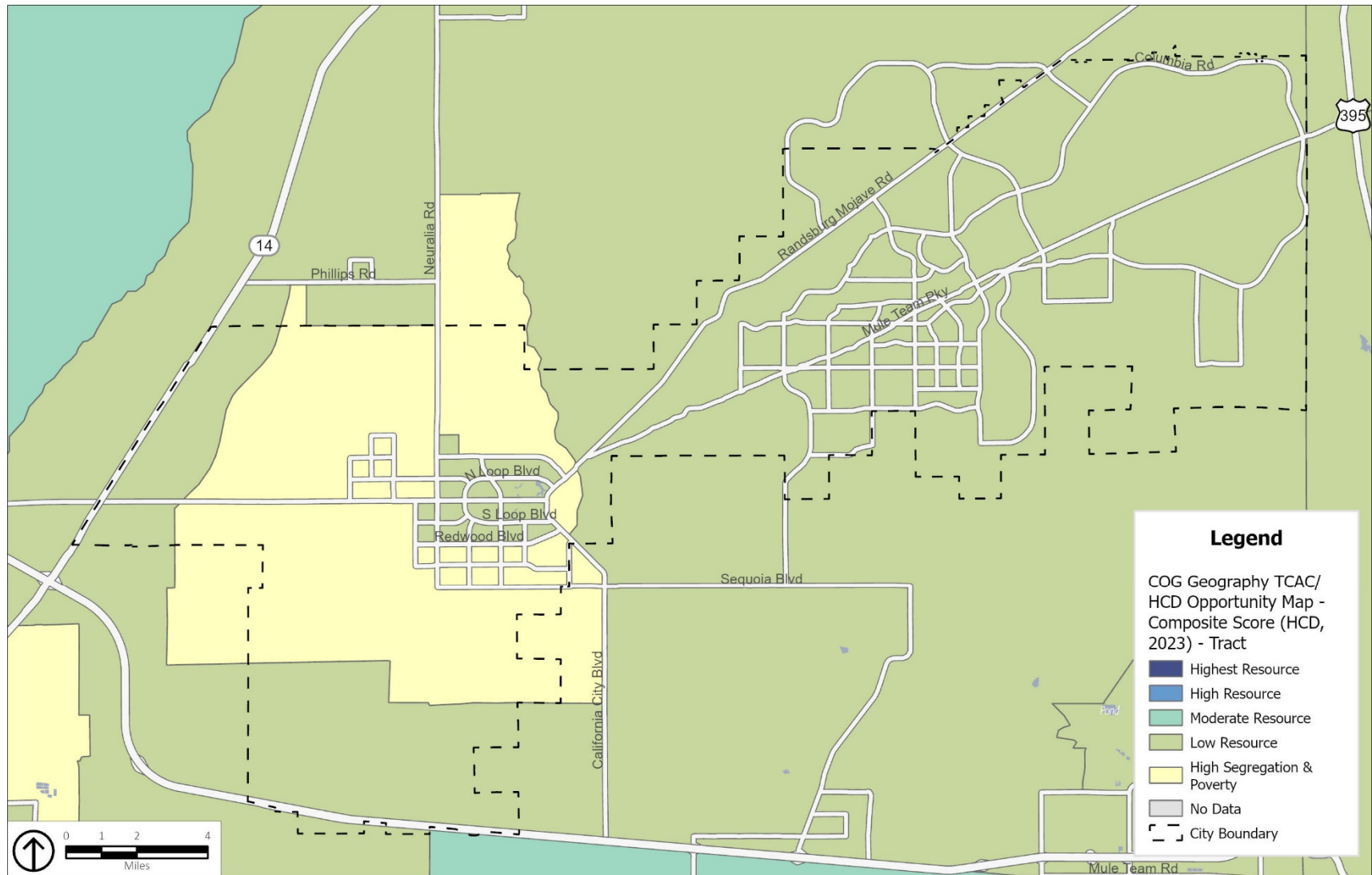
“Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

“Low-resource” areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As seen in **Figure 4-2, TCAC/HCD Opportunity Areas, 2023**, the majority of California City, particularly the central city and the city’s northeast, was identified as a low resource area. The central area of the city identified as low resource is surrounded by an area of High Segregation and Poverty, which extends to the western edge of the city.

Regionally, the central areas of the county encompassing western Bakersfield and northeastern Bakersfield were assigned designations between Moderate to Highest Resource. Similarly, the cities of Tehachapi and Ridgecrest as well as unincorporated areas adjacent to the two cities were also identified as Moderate to High Resource areas, but apart from these areas, most of Kern County was designated a Low Resource area. The majority of the adjacent counties, such as Tulare and Los Angeles, Ventura, and San Luis Obispo, had resources ranging from Moderate to Highest. However, nearby areas of San Bernardino County were comparatively lower resource areas, falling within the low to moderate range.

FIGURE 4-2. TCAC/HCD OPPORTUNITY AREAS, 2023



Source: TCAC/HCD, 2023

Areas of Concentrated Poverty and Affluence

Areas of High Segregation and Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty (HS&P) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or HS&P areas may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities.

As shown in **Figure 4-2**, 2023 data shows there is a designated HS&P area that surrounds the central area of the city and extends to the city's west side. This area includes a controlled development zoning district and light industrial uses in addition to residential uses, so it may be a less desirable area that is more affordable to lower-income households. However, in the updated 2025 HCD Affirmatively Furthering Fair Housing (AFFH) Data Viewer 3.0, the area of High Segregation and Poverty no longer exists within the City and instead has become an area of "Low Resource". Since there has not been a change in the criteria for what defines an area of High Segregation and Poverty, the citywide upgrade to an area of "Low Resource" demonstrates that conditions are improving, albeit slightly and gradually. Nevertheless, this is an improvement for conditions within California City and the areas immediately surrounding the City.

Previously ~~a~~At the regional level, several areas were designated as HS&P, particularly surrounding downtown and southeastern Bakersfield. Closer to California City, the unincorporated community of Mojave, west of the city, ~~is~~ was also designated as an HS&P area. The area is approximately two miles away from the western edge of California City. Additionally, there were HS&P areas along the northwestern border with Kings and Tulare Counties, but there were no HS&P areas on the other sides of the county. With the updated Data Viewer 3.0 information, the unincorporated community of Mojave is no longer designated as HS&P, now designated as "Low Resource". However, the HS&P areas in downtown and southeastern Bakersfield remain.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is White, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016). HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the White population threshold to 50 percent.

There are no RCAAs in California City or in surrounding areas. Regionally, the nearest RCAAs are in the Golden Hills area of unincorporated Kern County, just over 30 miles to the west, and in the Rosamond unincorporated community of Kern County, 28 miles south. Additionally, the northwestern edge of Kern County, which includes

Blackwells Corner and Lost Hills, was also identified as RCAAs. This segregation was observed not only in unincorporated areas but also in incorporated areas like Arvin and Tehachapi. In contrast, the cities of Maricopa, Taft, and the eastern Tehachapi, as well as unincorporated areas surrounding the cities, are considered Racially Integrated or High White Segregation.

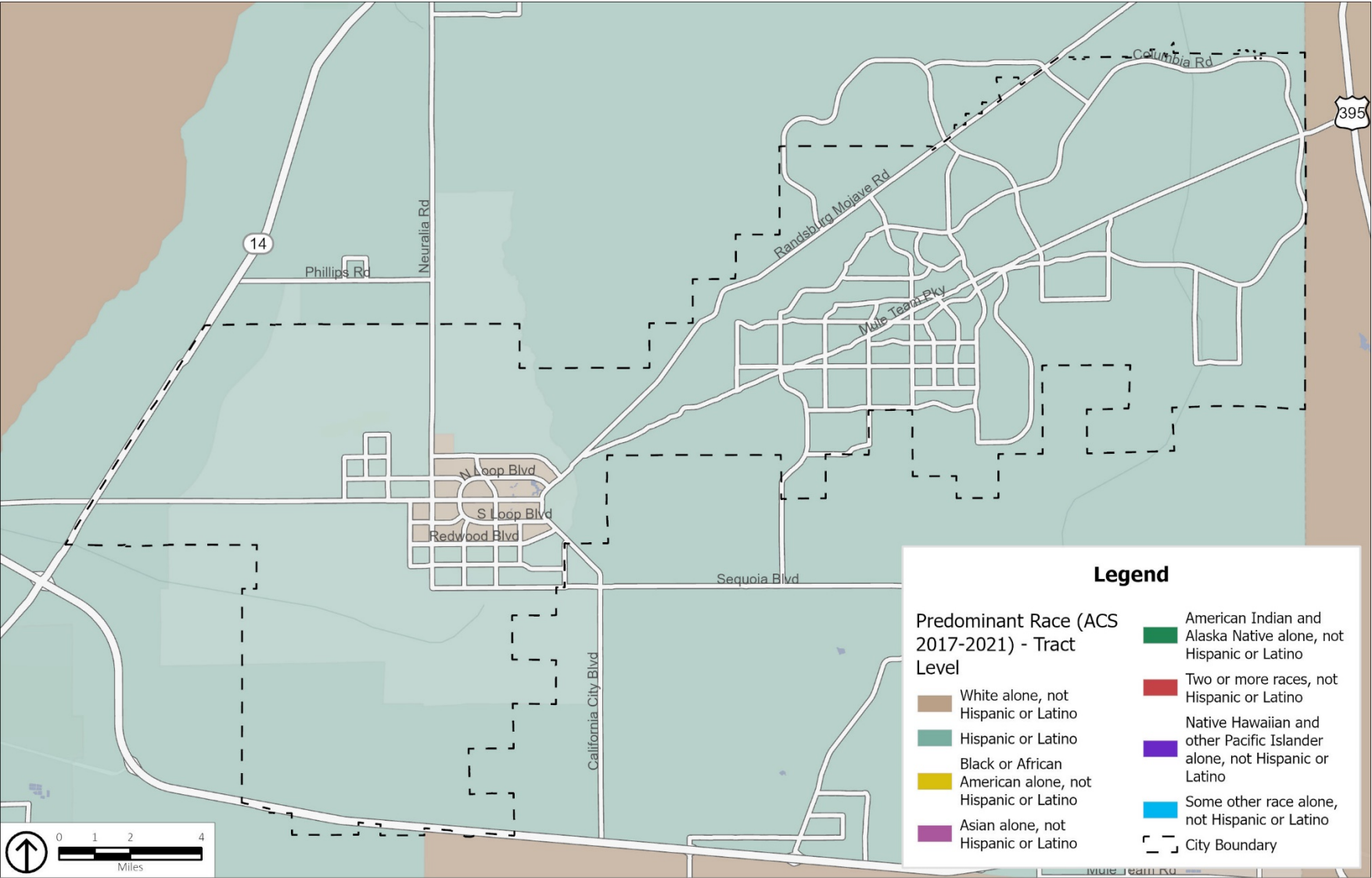
Race

As shown in **Figure 4-3**, which shows the predominant population by race in each census tract, the two census tracts in the central city area are predominantly White, while the remaining tracts that surround the central areas of the city are predominantly Hispanic or Latino. Regionally, many areas around California City are predominantly Hispanic or Latino, including the unincorporated community of Mojave. However, many unincorporated areas of Kern County are predominantly White.

According to Analyses of Racial Segregation and Integration in 2020 and 2010 conducted by the Othering and Belonging Institute at the University of California, Berkeley (OBI), a census tract on the west side of California City that surrounds the central city was designated as a High People of Color Segregation area in 2010. This classification has remained unchanged, as it continues to be a High People of Color Segregation area in 2020. The areas on the east side of the city were identified as Racially Integrated in 2010, but these formerly integrated areas are now classified as having Low-Medium Segregation in 2020. The two census tracts in the central city were not assigned a rating in either analysis.

At the regional level, there were several areas designated from Low-Medium Segregation to High People of Color (POC) segregation within Kern County, both in incorporated and unincorporated areas. Large unincorporated areas such as Fuller Acres, Lamont, and Lamont Edmundson Acres, which are situated between the cities of Bakersfield and Arvin, were categorized as high POC segregation in 2010. This classification remained the same in 2020. The majority of counties that surround Kern County consist of areas classified as racially integrated or highly segregated with a predominantly White population. However, more than half of the areas were identified as having high levels of POC segregation in nearby King County.

FIGURE 4-3. PREDOMINANT POPULATION



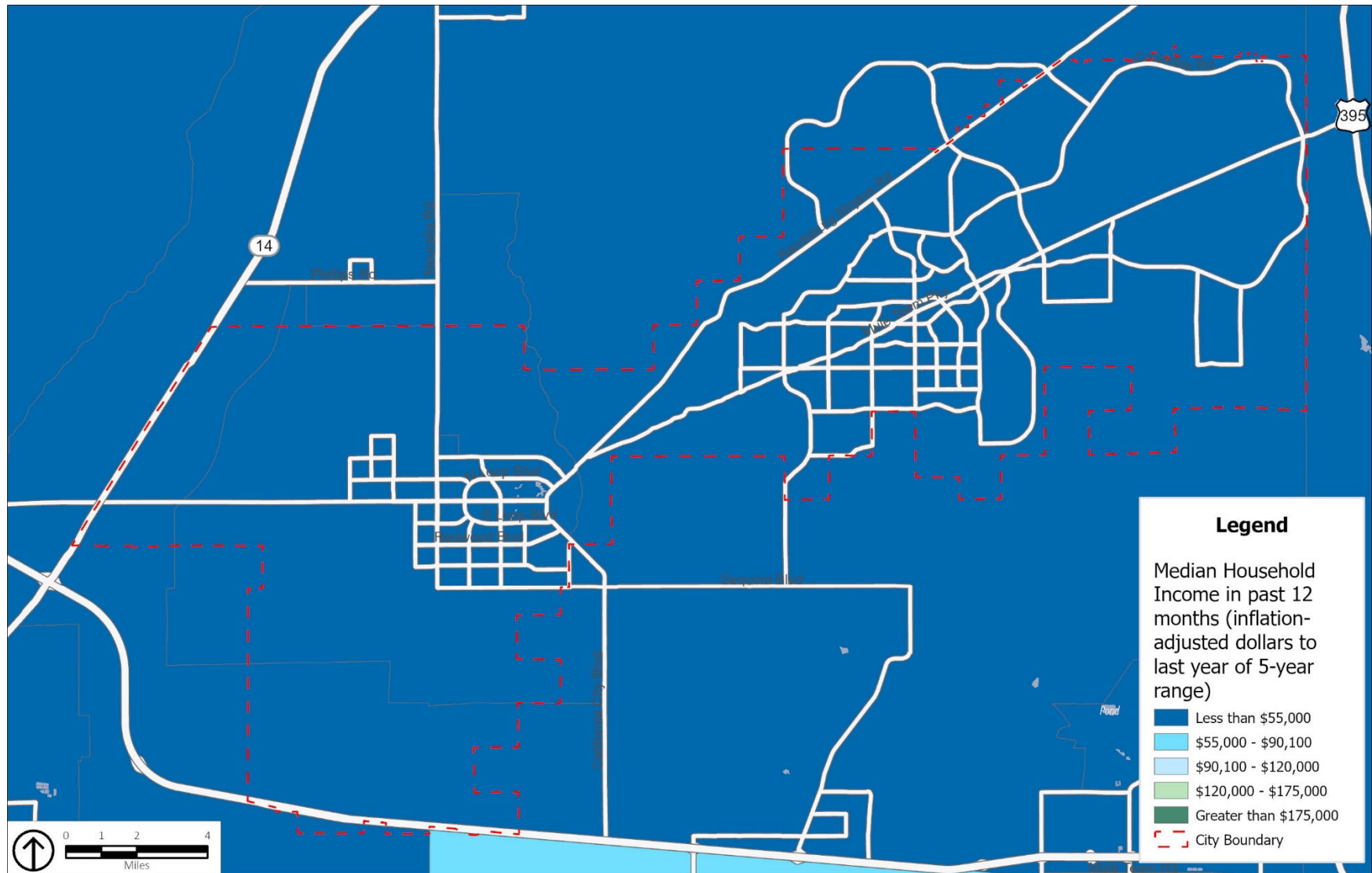
Source: ACS, 2017-2021

Income and Poverty

According to the 2017-2021 ACS, all census tracts in California City are within the lowest-income category, with median household incomes below \$55,000. As shown in **Figure 4-4**, the lowest-income tract, on the east side of the central city area, has a median household income of \$36,774. The median income on the east side of the central city is only slightly higher, at \$38,750. Many tracts surrounding the city had median household incomes between \$41,806 and \$51,778.

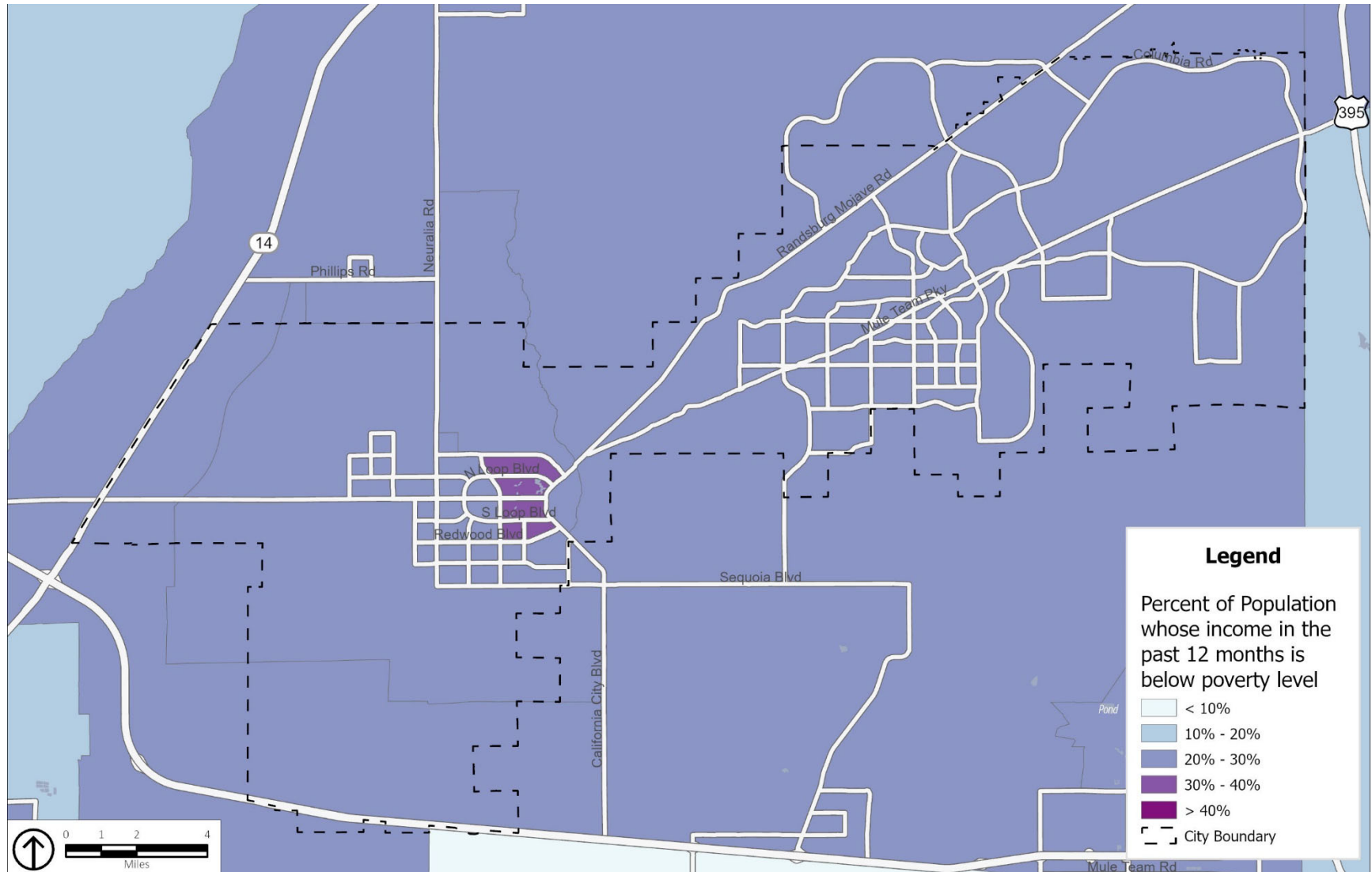
Notably, 23 percent of residents living on the city's east side were under the poverty level in the past 12 months as of the 2017-2021 ACS (**Figure 4-5**). This was a lower rate of poverty compared to the 2010-2014 ACS, in which 32.3 percent of residents on the east side had incomes below the poverty line. In contrast, 32.9 percent of residents in the eastern half of the city's central area had incomes below the poverty line, whereas in 2014, only 25 percent of the whole central city area did. On the far west side, poverty levels have slightly increased from 22.1 to 23.9 percent over the same period.

FIGURE 4-4. MEDIAN HOUSEHOLD INCOME



Source: ACS, 2017-2021

FIGURE 4-5. POPULATION WITH INCOMES BELOW POVERTY



Source: ACS, 2017-2021

Risk of Displacement

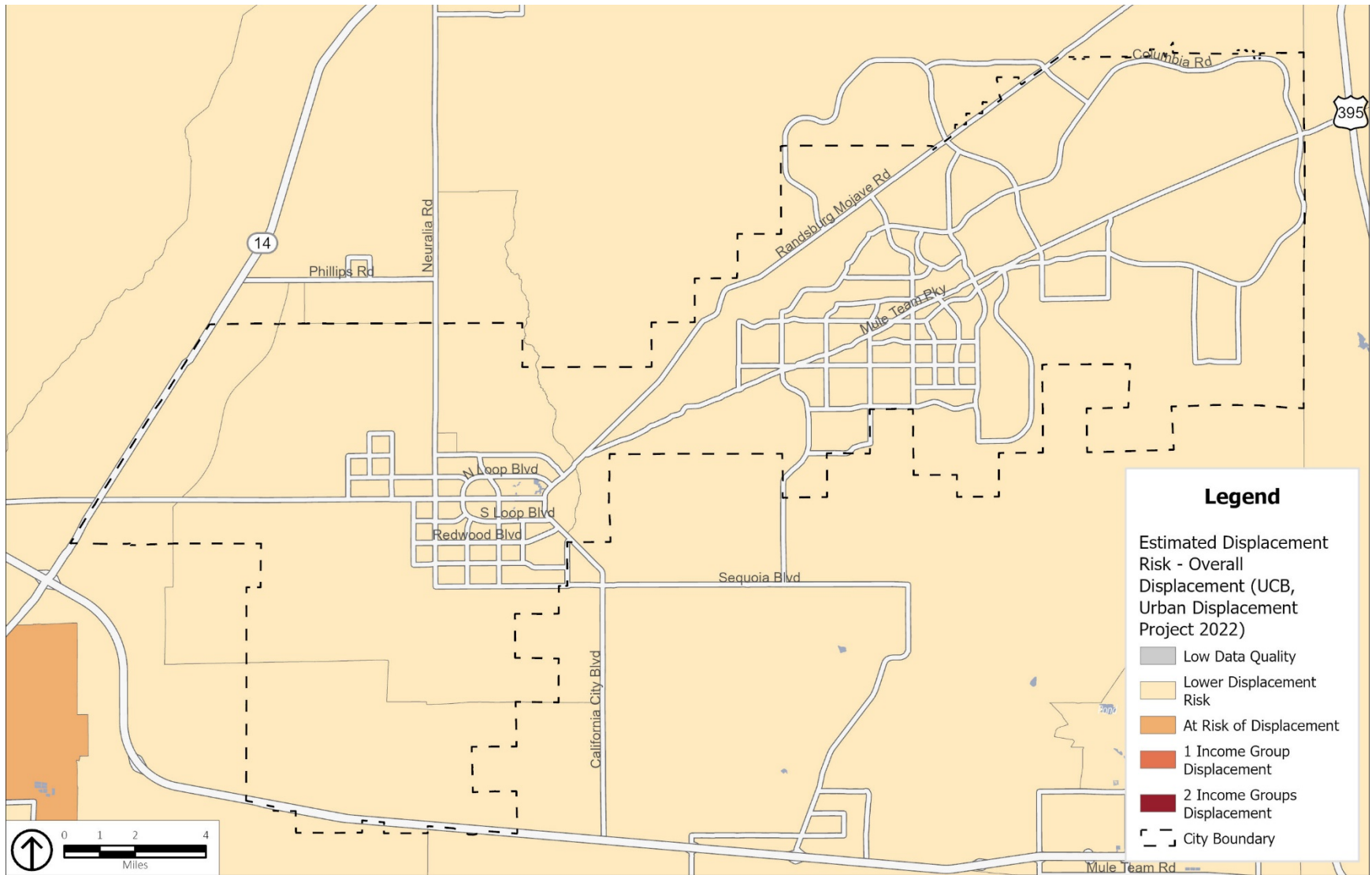
A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley (UCB) and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census-tract level. The UCB analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** The model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** The model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- **Elevated Displacement:** The model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** The model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** The model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
- **Low Data Quality:** The tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.

In the Urban Displacement Project's analysis of estimated displacement risk, California City was evaluated as being an area of low displacement risk for low-income households (see **Figure 4-6**). This is true for the majority of areas in Kern County. At the regional level, areas identified with risk levels between "At-Risk of Displacement" to "Extreme Displacement" for lower-income households were concentrated in the City of Bakersfield. In contrast, the majority of areas in Kern County were labeled as being low displacement risk for lower-income households.

FIGURE 4-6. DISPLACEMENT RISK



Source: Urban Displacement Project, 2022

Sites Analysis: Opportunity, Segregation, and Displacement

As shown in **Table 4-1** and **Figure 4-7**, the majority of the unit capacity identified to meet the RHNA was identified in Census Tract 55.08, which surrounds the two tracts in the central city area. This includes ~~78.5~~^{73.7}~~48.3~~^{46.8} percent of the total RHNA ~~(including surplus unit capacity)~~, including ~~86.5~~^{78.7}~~56.2~~^{53.25} percent of the capacity to meet the lower-income RHNA, ~~65.2~~^{60.5}~~73.1~~^{50.9} percent of the capacity to meet the moderate-income RHNA, and ~~82.0~~^{82.0} percent of the capacity to meet the above moderate-income RHNA. As with much of the central city area, this tract is characterized by single-family homes and many vacant tracts, with some clusters of commercial uses along California City Boulevard. Hacienda Elementary School and California City Middle School are both in this census tract. According to the 2023 TCAC/HCD Opportunity Area analysis, the tract was identified as an area of high segregation and poverty. This is possibly due to the higher concentration of residents in this census tract that have a racial or ethnic identify other than “White, Non-Hispanic” (67.4 percent, compared to 55.8 percent in Tract 55.11 or 59.3 percent in Tract 55.12). However, the tract also has a higher median household income than the other two tracts. The Urban Displacement Project designated the area as having a low displacement risk, similar to Tracts 55.11 and 55.12. Additionally, the percentage of residents with incomes below the poverty level is higher than that of Tract 55.11, but lower than Tract 55.12. Therefore, the difference in TCAC Opportunity Area Designation that was assigned to this tract may not be an accurate representation of conditions in the tract compared to other tracts in the city. According to the 2024 TCAC/HCD analysis, this tract’s designation was changed to “low resource,” which is the same designation assigned to Tracts 55.11 and 55.12 during this period. As such, the identification of the majority of the lower-income RHNA unit capacity in this area is not expected to exacerbate a concentration of poverty in this area. Additionally, the identification of a majority of both the moderate- and above moderate-income site capacity in this area is anticipated to help mitigate any concentrating effect of the development of housing to accommodate lower-income households in this tract.

An additional ~~9.7~~^{12.9}~~12.1~~^{13.9} percent of the RHNA capacity was identified in Tract 55.11, including ~~13.5~~^{20.2}~~13.3~~^{6.10} percent of the unit capacity identified to accommodate lower-income households. Tract 55.11 is the highest-density area of the city, located on the west side of downtown, with 1,705 households living in this tract. As with Tract 55.08, the area is characterized by single-family homes and limited commercial uses, primarily concentrated along California City Boulevard. Robert P. Ullrich Elementary School and California City High School are also in this tract. The tract was designated a “low-resource” area by TCAC/HCD and has a lower median household income than Tract 55.08 (\$38,750, compared to \$51,778), but a lower percentage of households with incomes below the poverty level (21.1 percent, compared to 23.9 percent). The Urban Displacement Project designated the area as having a low displacement risk. The development of a small amount of housing across all three income categories is therefore not expected to create or exacerbate a concentration of poverty.

~~The remaining~~An additional ~~11.7~~^{13.4}~~35.1~~^{33.4} percent of the RHNA capacity was identified in Tract 55.12. ~~No unit~~~~Only 17.0~~^{17.0}~~3.0~~^{40.65} percent of unit capacity to accommodate lower-income households was identified in this tract, ~~but 27.7~~^{27.7}~~along with 17.0~~^{23.2}~~32.6~~ percent of the unit capacity to accommodate moderate-income households and ~~8.3~~^{8.3}~~30.5~~ percent of the unit capacity to accommodate the above moderate-income households was identified in this area. The northern half of this tract has an area developed with single-family homes, childcare, the city’s public library, and Central Park. The southern half of the tract is primarily vacant land with scattered areas of single-family homes. The tract was designated a “low resource” area by TCAC/HCD. Of the

three tracts where RHNA capacity was identified, this tract has the lowest median household income (\$36,774) and the highest rate of residents with incomes below poverty (32.9 percent). The Urban Displacement Project designated the area as having a low displacement risk. The development of housing to accommodate moderate- and above moderate-income households in this area is therefore expected to facilitate the development of a more income-integrated neighborhood, and the development of a small amount of housing affordable to low-income households is not expected to create a high concentration of poverty or segregation.

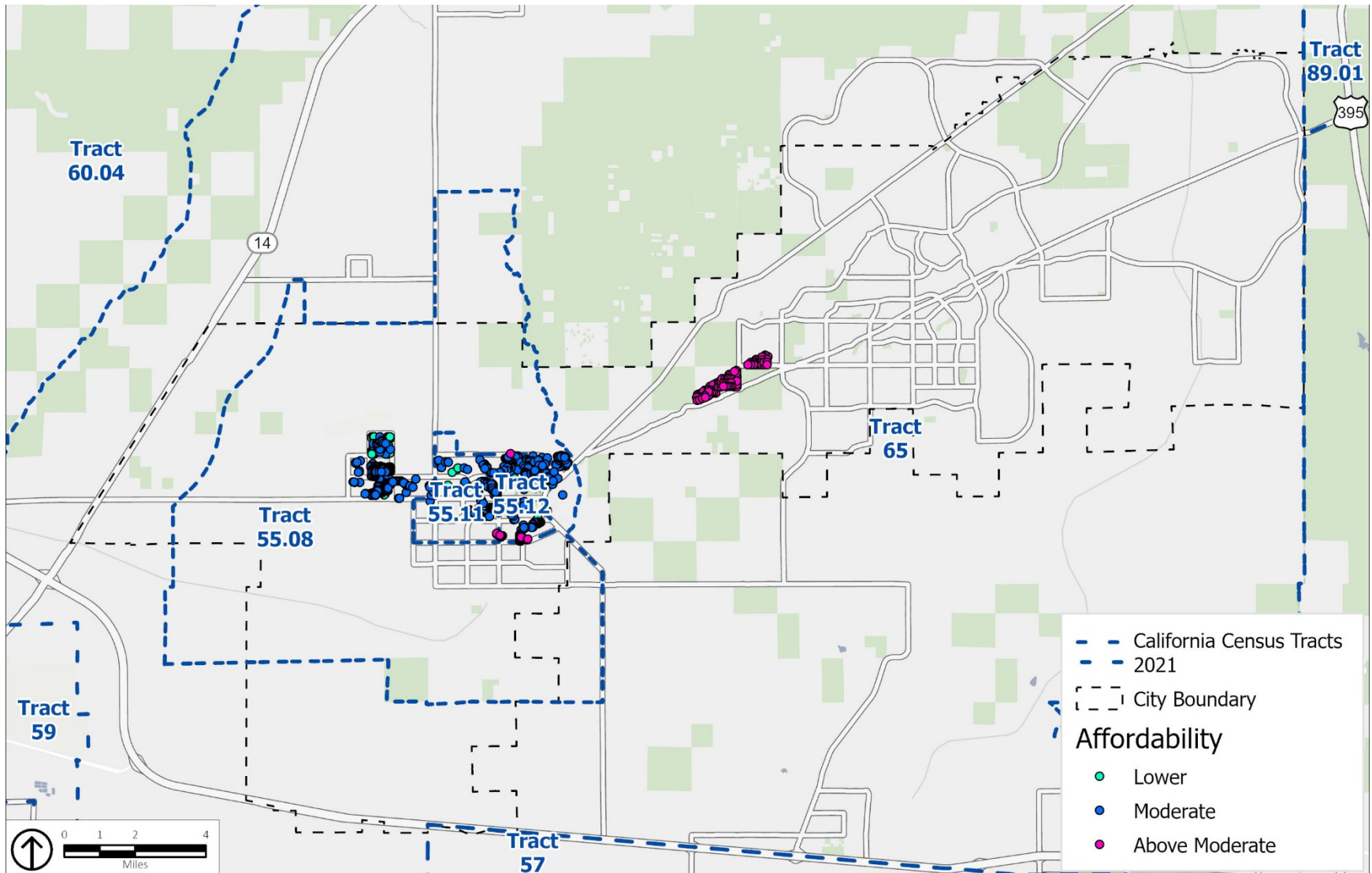
~~Ne~~-A small amount of unit capacity to meet the above moderate RHNA (4-55.9 percent of all unit capacity) was identified in Census Tract 65, which includes the eastern half of California City and large surrounding unincorporated areas. This represents 64.9 percent of the unit capacity to meet the above moderate income RHNA. This tract is very sparsely populated, with only 934 households in the tract distributed across a large area. A high share of the population in this tract lives in the California Correctional Facility. The tract is primarily vacant land along with campgrounds, recreational facilities such as dirt bike tracks, and the California Correctional Facility. The area was determined to be inappropriate for prioritizing future lower-income development during the planning period due to its lack of nearby resources such as schools, employment opportunities, medical services, and shopping areas.

TABLE 4-1. RHNA CAPACITY BY CENSUS TRACT COMPARED TO OPPORTUNITY, SEGREGATION, AND DISPLACEMENT FACTORS

Tract	RHNA Unit Capacity					Total Households	TCAC Opportunity Area Designation 2023	Percentage of Residents with Racial/Ethnic Identity Other than White, Non-Hispanic	Median Household Income	Percentage of Residents with Incomes Below Poverty Level	Risk of Displacement
	Lower	Moderate	Above Moderate	Total	Percentage of Total						
55.08	6411883381 115	731336 64	2183	3554697507 82	78.573.746.748.34 6.8%	1,618	High Segregation & Poverty	67.4	\$51,778	23.9	Lower Displacement Risk
55.11	1038208441 3	183621 5	264	4482227232	9.712.914.112.113 9%	1,705	Low Resource	55.8	\$38,750	21.1	Lower Displacement Risk
55.12	9321259291 87	815142 5	2246	5385530558	11.713.433.035.13 3.4%	1,186	Low Resource	59.3	\$36,774	32.9	Lower Displacement Risk
65	0	0	98	98	6.14.55.9%	934	Low Resource	81.3	\$41,806	23.0	Lower Displacement Risk

Source: California City, 2024; TCAC/HCD Opportunity Analysis, 2023; ACS 2021 5-Year Estimates; UC Berkeley Urban Displacement Project, 2022

FIGURE 4-7. MAP OF THE CENSUS TRACTS AND SITES



Environment, Jobs, Education, and Transportation

Education

California City is served by the Mojave Unified School District, which encompasses several schools, including Hacienda Elementary (grades 3-5), California City Middle/High School, and Robert P. Ulrich Elementary (grades TK-2). The District also includes Mojave Junior/Senior High School in Mojave. The city's educational facilities are primarily located in the western part of the city, highlighting a disparity in education access between the eastern and western parts. According to California School Dashboard 2023, each of the four schools had an enrollment of approximately 600 students. As shown in **Table 4-2**, the four schools in the city had student performance scores on standardized tests significantly below English Language Arts and Mathematics standards. In particular, Robert P. Ulrich Elementary and California City Middle each score more than 100 points below the English Language Arts (ELA) and Math standards. Hacienda Elementary and California City High score 80.9 points and 20.3 points below standards in ELA , but in math, they are also more than 100 points below standards.

Many socioeconomic factors contribute to school performance, including, but not limited to, student poverty, the percentage of English language learners in a given school, parents' educational attainment and ability to provide extra resources to support student learning, and the resources available in the school district to manage the needs of special populations. All four schools in California City have high percentages of students who are considered socioeconomically disadvantaged, falling between 86.4 and 92.2 percent of students. The schools also have a significant proportion of students who are English Language Learners, ranging from 12.1 to 16.5 percent, which can influence student performance on standardized tests.

Robert P. Ulrich Elementary, Hacienda Elementary, and California City Middle also have high rates of chronic absenteeism, ranging from 55.1 to 64.2 percent. Chronic absenteeism measures the rate of students between kindergarten and eighth grade who were absent for 10 percent or more of the instructional days they were enrolled to attend.

Robert P. Ulrich Elementary has the lowest percentage of students suspended at least one day, at 2.8 percent, while California City Middle has the highest percentage at 30.2 percent. Hacienda Elementary and California High have suspension rates ranging from 10.5 to 21.8 percent. In 2023, 79 percent of students graduated from California City High School.

TABLE 4-2. SCHOOL PERFORMANCE

School	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percentage of Students Chronically Absent)	Suspension Rate (Percentage Suspended at Least One Day)	Socioeconomic Disadvantage (Percentage of Students)	English Learners (Percentage of Students)	Foster Youth (Percentage of Students)
Hacienda Elementary	80.9 points below	113.6 points below	55.1%	10.5%	92.2%	16.5%	4.7%
Robert P. Ulrich Elementary	114.8 points below	107.5 points below	62.1%	2.8%	88.9%	13.8%	2.3%
California City Middle	113.2 points below	187 points below	64.2%	30.2%	87.6%	14.4%	3.0%
California City High	20.3 points below	147.5 points	-	21.8%	86.4%	12.1%	2.9%

Source: California School Dashboard, School Performance Overview 2023, accessed June 14, 2024.

Note: Chronic Absence is only reported by schools serving students in kindergarten through 8th grade.

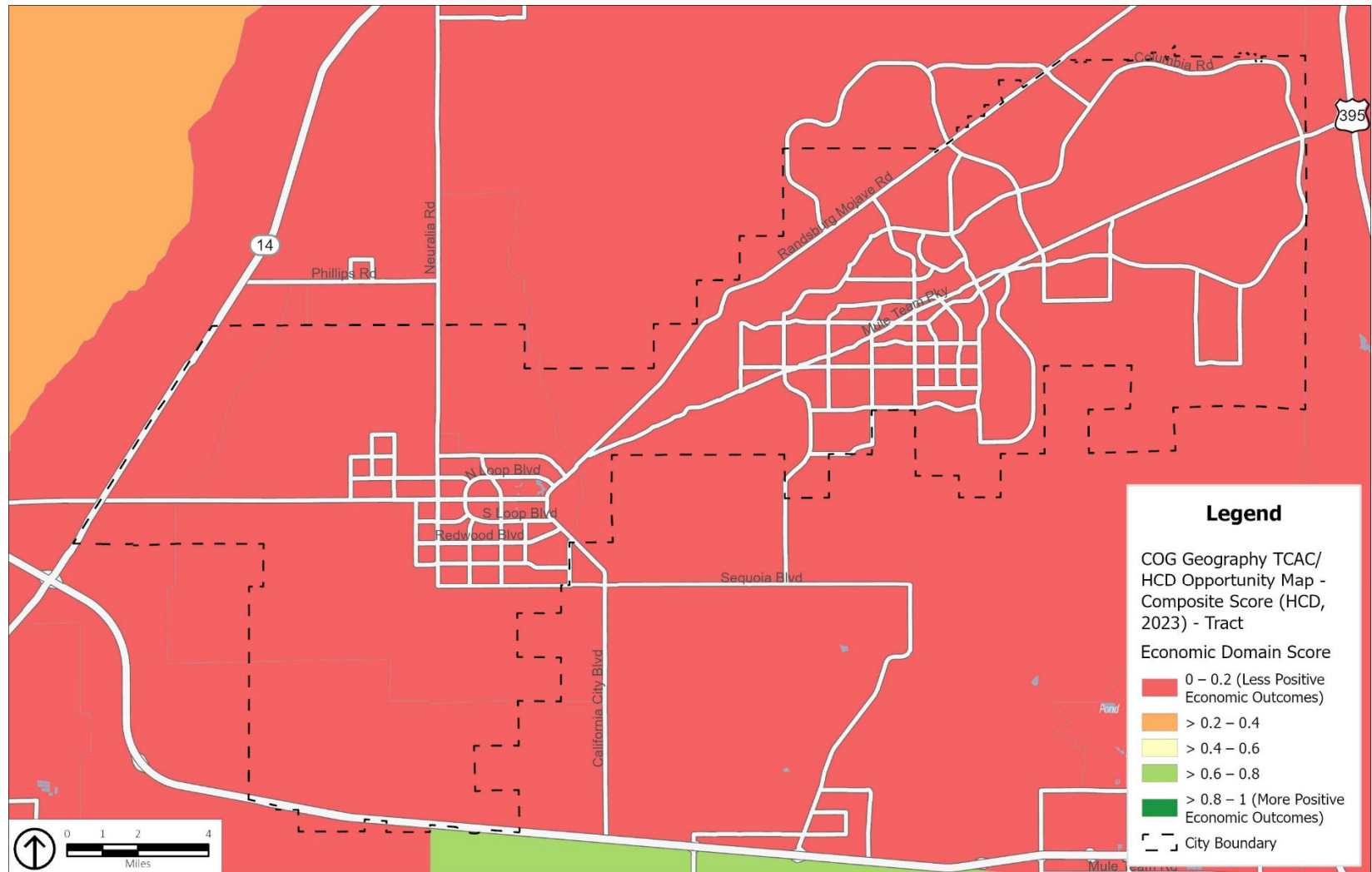
Economic Opportunity

According to the Census on the Map 2021, California City has 1,156 jobs, and most of the employment opportunities are concentrated in Census Tract 55.08 on the west side of the city, while the east side does not have as many job opportunities. Of those 1,156 jobs, 617, or 53.5 percent of employees, reside outside of California City, while the remaining 538, or 46.5 percent, reside and are employed in the city. Approximately 3,211 California City residents work outside the city limits. Of those, the areas where residents commute to work the most are Ridgecrest (3.8 percent), Lancaster (3.7 percent), Rosamond (3.5 percent), and Palmdale (3.0 percent).

Regionally, Kern County had 282,441 jobs in 2021, and within the county, Bakersfield had the most, at 132,421, or 46.9 percent of the total jobs in Kern County. Following Bakersfield, the Cities of Ridgecrest and Tehachapi accounted for 5.2 percent and 1.9 percent of the total workforce in the county, respectively.

As shown in **Figure 4-8**, according to the economic domain analysis that is part of the 2023 TCAC/HCD Opportunity Areas analysis, the whole of California City was identified as having less positive economic outcomes. The factors that are incorporated into the economic domain score are median home values, poverty levels, employment levels, and the proximity of residents to job opportunities. The majority of areas in Kern County garnered scores between 0 and 0.6 while several areas in Bakersfield and Tehachapi had scores between 0.6 and 1, demonstrating more positive economic outcomes.

FIGURE 4-8. TCAC/HCD ECONOMIC DOMAIN SCORE



Source: TCAC/HCD, 2023

Transportation Mobility

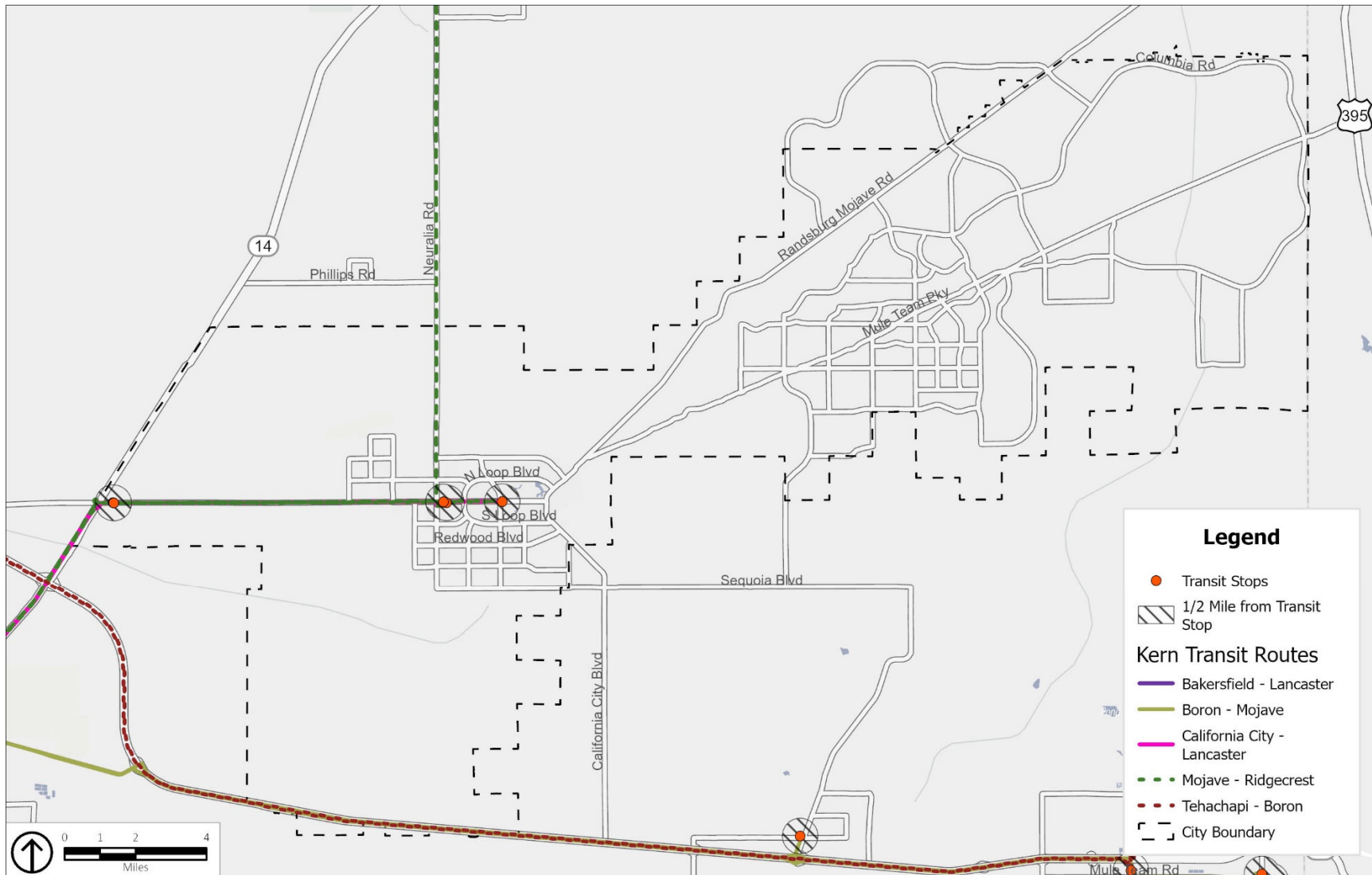
Kern Transit (KT) provides fixed-route services and six local demand response (dial-a-ride services) tailored to the needs of several communities in Kern County. The County has agreements with several small cities to share the cost of providing transit service in county areas surrounding incorporated cities of Delano, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. In addition to intercommunity services, KT provides services to unincorporated communities such as Lamont, Kern River, Frazier Park, Rosamond, and Mojave.

Route 250 serves California City and travels from California City to Lancaster with a stop in Mojave (see **Figure 4-9**). This route includes stops at Stater Bros Shopping Center/Highway 14, Carl's Jr/Inyo Street, and DHS/Highway 58, operating at two-hour intervals from 6 a.m. to 8 p.m. Though this currently serves the areas where the greatest share of the city's population lives, as development extends into the east side of the city, additional service may be needed. The Dial-A-Ride service operated by the City is distinct from KT, and runs on weekdays from 8:30 a.m. to 4:30 p.m. Seniors or children under 4 feet 9 inches are charged a \$1.00 fare, and the general public cash fare is \$1.70.

At the regional level, other public transportation services in Kern County are currently rooted in links to Amtrak and Metrolink passenger rail systems with feeder service connections to public transit and other private carriers such as Greyhound. The State-supported Amtrak San Joaquin service presently extends 362 rail miles between Oakland and Bakersfield and 314 miles between Sacramento and Bakersfield. Six round-trip trains operate daily. Bakersfield represents both the end of the line for the current rail service and the stepping-off point for further travel to Southern California and Nevada.

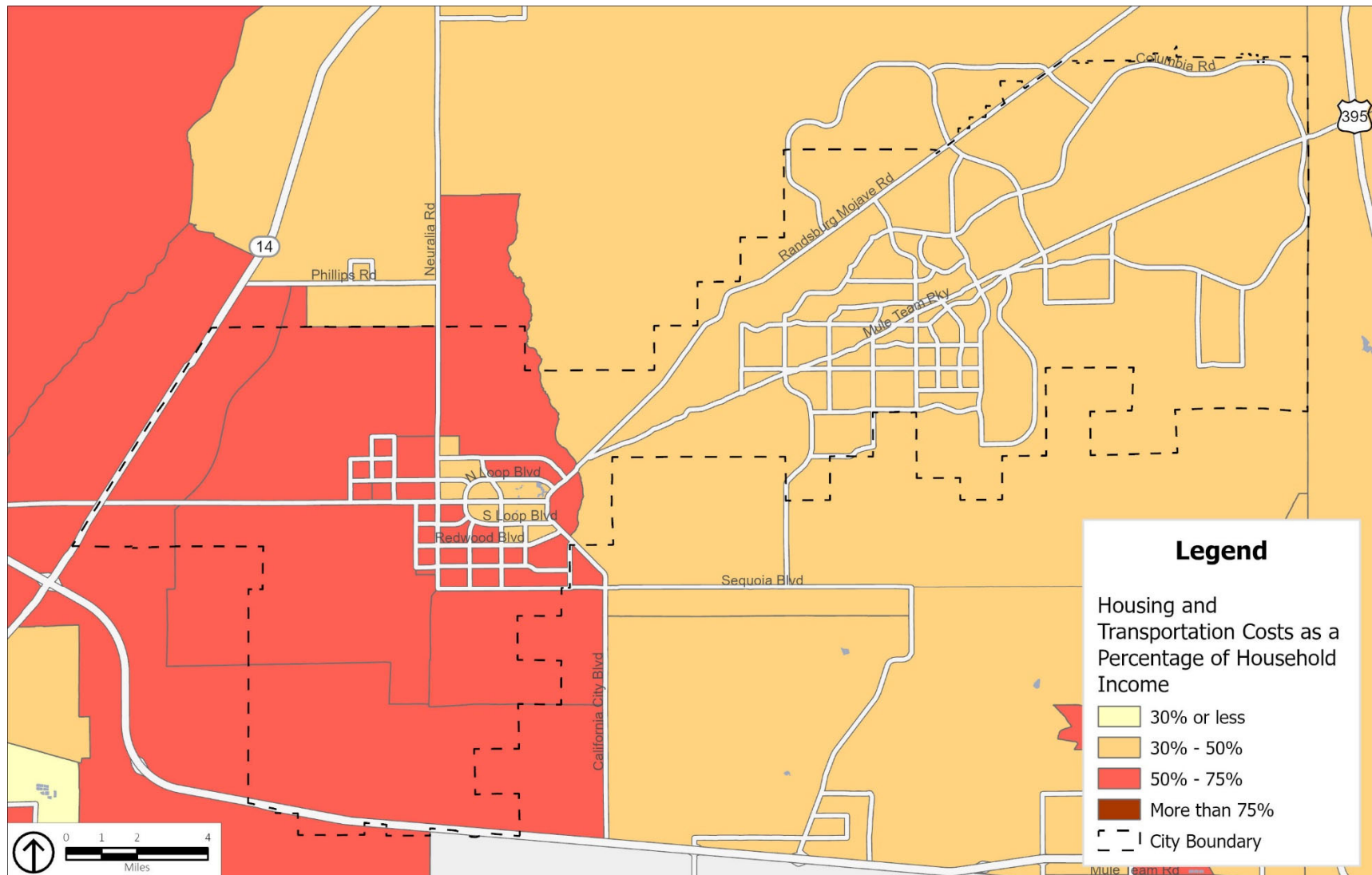
According to the 2022 Housing + Transportation Affordability Index created by the Center for Neighborhood Technology, the west side was identified as an area where households spend 50 to 75 percent of their income on housing and transportation costs, which is higher than the east side (see **Figure 4-10**). Households living in the census block groups that include the city's east side spent between 30 and 50 percent of their incomes on the combined costs. In a small portion of the west side with transit stop areas within a half mile from transit stops, Tracts 55.11 and 55.12 also have households spending more than 30 percent but less than 50 percent on housing and transportation.

FIGURE 4-9. MAP OF TRANSIT STOPS AND ROUTES



Sources: Caltrans, 2022; Kern Transit, 2024

FIGURE 4-10. HOUSING AND TRANSPORTATION AS A PERCENTAGE OF INCOME



Sources: Center for Neighborhood Technology, 2020

Environmental and Health Outcomes

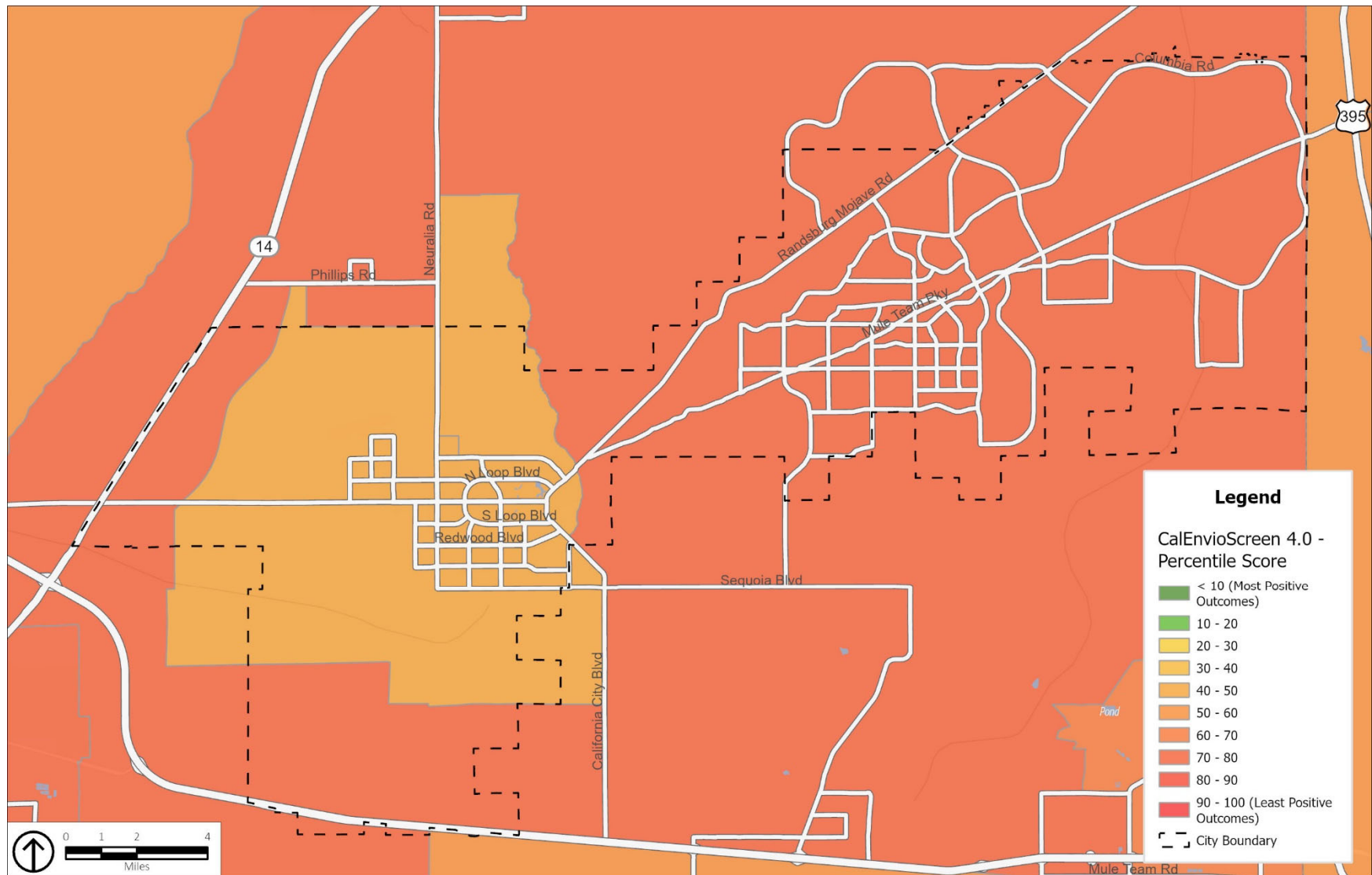
In February 2021, the California Office for Environmental Health Hazard Assessment released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. Cumulative scores are calculated using the individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone and PM_{2.5} concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more, which may negatively impact health outcomes among residents. Population Characteristics scores the rate of negative health conditions and access to opportunities, such as asthma, cardiovascular disease, linguistic isolation, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

The CalEnviroScreen 4.0 analysis indicates that the west side of the city has better environmental, health, and socioeconomic conditions than the east side. Specifically, Tracts 55.08 and 55.07 (called Tracts 55.11 and 55.12 in the 2021 ACS) on the west side of the city scored in the 48th and 47th percentile, respectively, while Tract 65 on the east side scored in the 77th percentile (see **Figure 4-11**). The pollution and health factors that were identified as being the greatest areas of concern in Tracts 55.08 and 55.07 were high rates of asthma and low birth weights, drinking water quality, and solid waste. Tract 65 is the only tract in the city that is considered a disadvantaged community under SB 535. A disadvantaged community is defined as “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and includes any tracts that score in the 75th percentile or above in the CalEnviroScreen analysis. The disadvantaged community in California City encompasses the majority of areas on the east side of the city, apart from census tracts in the central areas of the west side (Tracts 55.08 and 55.11), as mentioned previously. The Hispanic or Latino population predominantly resides in those disadvantaged communities. **This census tract also includes the California City Correctional Facility.** Factors that were identified as being the greatest areas of concern were cleanup sites, hazardous waste, solid waste, and drinking water quality. Local cleanup sites include the Mojave Gunnery Range “B” and an electronic waste collection site.

In addition to CalEnviroScreen, according to Version 3.0 of the Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California, the census tracts on the city’s west side are in the lowest quartile of its ranking system, indicating conditions associated with less positive health outcomes, while the census tract on the city’s east side was excluded from the analysis. Tracts 55.08 and 55.07 in the western part fall within the 11th and 15th percentile, ranking in the bottom quartile when compared to other census tracts in the state. In particular, high rates of unemployment, low incomes, limited automobile access, limited tree canopy and park access, and low retail density were among the area’s lowest-scoring factors.

These results are similar to the overall environment and health condition in Kern County. The majority of areas in Kern County show CalEnviroScreen scores that are related to less positive environmental conditions. This is especially true in the northwest sides of the county close to San Luis Obispo County, which have the highest scores, over the 80th percentiles. Those areas and several areas in Bakersfield are also identified as SB 535 Disadvantaged Communities and have low scores in the HPI 3.0 index analysis.

FIGURE 4-11. CALENVIROSCREEN PERCENTILE



Source: OEHHA, 2021

Sites Analysis: Environment, Jobs, Education, and Transportation

As is shown in **Table 4-3**, conditions related to environmental conditions, economic opportunity, educational opportunity, and transportation are relatively similar citywide. CalEnviroScreen scores in the three tracts where **the majority of** RHNA unit capacity was identified are within one percentile of each other. Education domain scores from the TCAC/HCD analysis **in these areas** were the same, due in part to the fact that students across the city attend the same schools, so math and reading proficiency and graduation rates do not differ by tract. Economic Domain scores are similar, with scores in Tract 55.08 being slightly lower than the other two tracts. This is likely due to the tract's slightly farther distance from the downtown core. Two of the city's three bus stops are located in or around Tracts 55.08 and 55.11. However, transit access in the city is very limited in general, so it is estimated that any residents would be reliant on the use of a car to access employment opportunities or other resources. Residents in Tract 55.08 spend a slightly higher percentage of their income on housing and transportation than residents in the downtown core area. **However, sites identified are relatively close to central areas of the city, which is expected to mitigate transportation costs. Though Tract 65 is considered a Disadvantaged Community and has a TCAC economic development score of 0, this is likely heavily influenced by the small number of households and the presence of the correctional facility. However, most sites identified to meet the RHNA within Tract 55.08 are close to the boundary of the other tracts, so this difference in distance is not likely to be meaningful.** As such, it is not estimated that the development of housing on the sites identified to meet RHNA at the affordability levels identified is likely to disproportionately negatively affect lower-income households.

TABLE 4-3. RHNA CAPACITY BY CENSUS TRACT COMPARED TO ENVIRONMENT, JOBS, EDUCATION, AND TRANSPORTATION FACTORS

Tract	RHNA Unit Capacity					CalEnviroScreen Percentile	TCAC Economic Domain Score	TCAC Education Domain Score	Housing and Transportation as a Percentage of Income (by Block Group)
	Lower	Moderate	Above Moderate	Total	Percentage of Total				
55.08	38111564	66413373	3218	381782469355	46.8%73.7%78.5%	48	0.12	0.21	51% - 60%
55.11	44133810	215188	426	442328244	13.9%12.9%9.7%	47	0.15	0.21	40% - 51%
55.12	29187320	42531	4622	2915588553	33.4%13.4%11.7%	47	0.15	0.21	41% - 56%
65	0	0	98	998	5.9%4.5%	77	0	0.33	43%

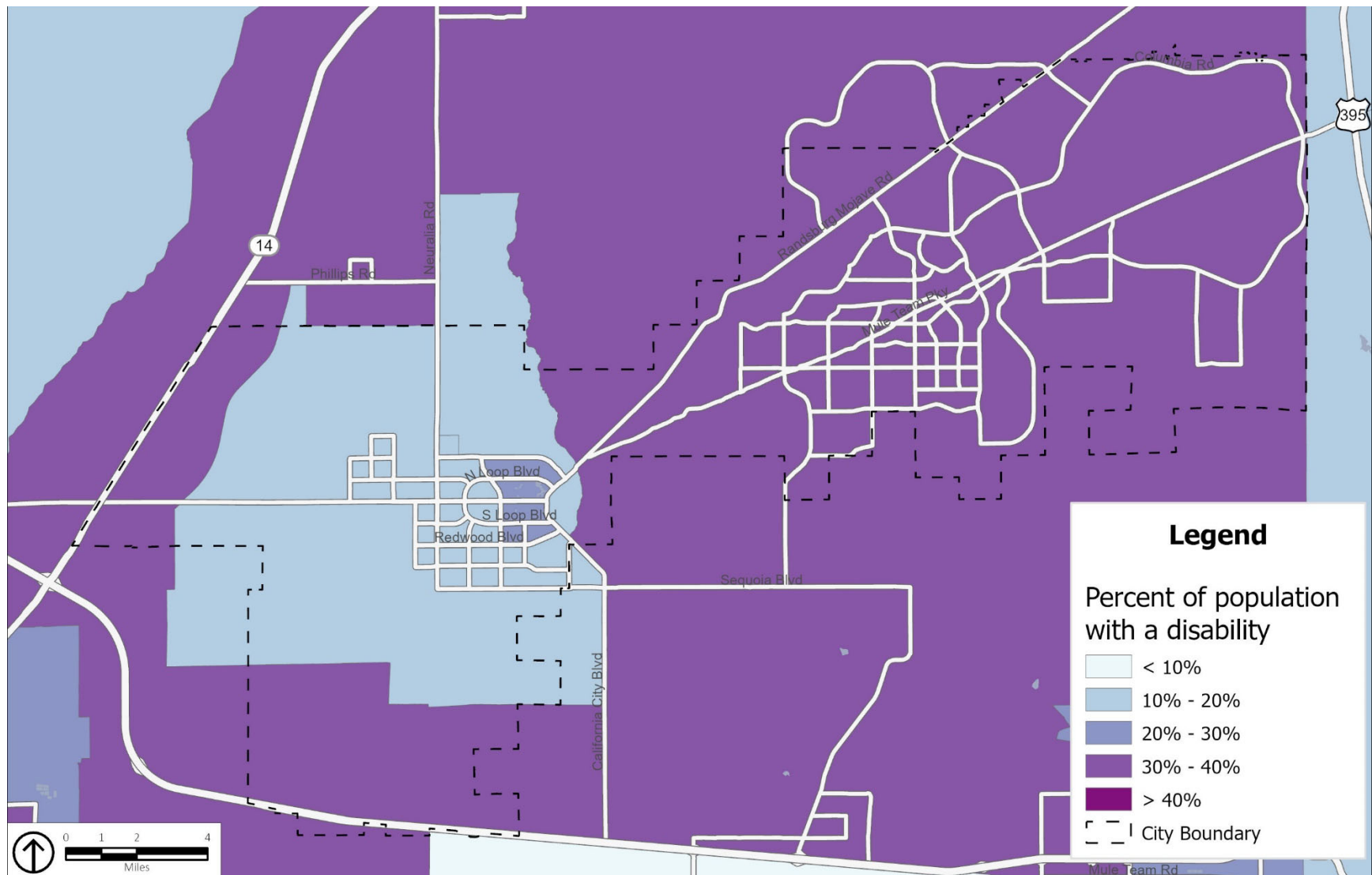
Source: City of California City, 2024; California Office for Environmental Health Hazard Assessment, 2021; TCAC/HCD Opportunity Area Analysis, 2023; ACS 2021 and 2020 5-Year Estimates

Special Housing Needs

Populations with a Disability

According to the 2017-2021 ACS, 15 to 30 percent of the population in the western part of California City has at least one disability (see **Figure 4-12**). The highest concentration on the west side is in the eastern half of the central city area, between Hacienda Boulevard, Redwood Boulevard, Mendiburu Road, and Randsburg-Mojave Road. In this tract, 27.6 percent of residents have at least one disability. The lowest concentration is on the far west side of the city, where 15.6 percent of residents have a disability. On the eastern side, 32 percent of the population has a disability. The percentage of people with disabilities in the central area of the city's west side has increased since 2014 but has slightly decreased on the city's far west side. On the eastern side, the rate was 16 percent in 2014, indicating a significant increase over the past five years. There could be several factors contributing to this, one of which may be an older population concentrated in this area, resulting in a relatively higher rate of population with a disability.

FIGURE 4-12. PERCENTAGE OF HOUSEHOLDS WITH A DISABILITY



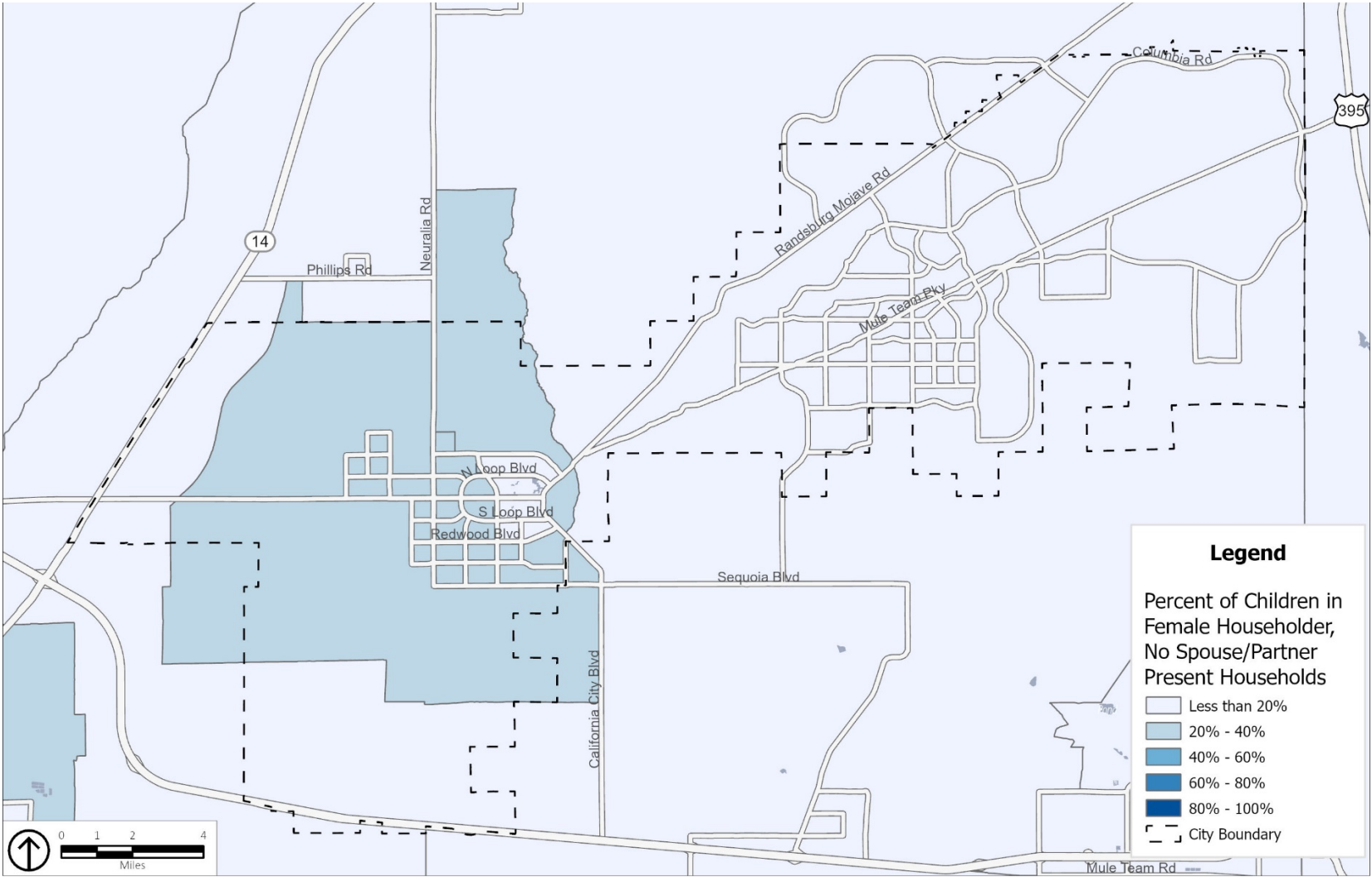
Source: ACS, 2017-2021

Family Status

The western part of California City has a higher percentage of children living in female-headed households, ranging from 20.0 to 40.0 percent, while in the eastern area of the city, less than 20.0 percent of children live in female-headed households (see **Figure 4-13**). On the east side of the city's central area, less than 20.0 percent of children live in female-headed households. However, small sections of the western side also have a high percentage of children in married-couple households, ranging from 76.2 percent to 81.5 percent. Single-parent householders with children may struggle to access affordable housing with only one income and may receive unequal treatment in the rental housing market. On average, women employed full-time earn only 83.7 percent of what men are paid, a gap that is greater among Black and Hispanic women.¹²

¹² Chun-Hoon, W. 2023, March 14, "5 Fast Facts About the Wage Gap." US Department of Labor. <https://blog.dol.gov/2023/03/14/5-fast-facts-the-gender-wage-gap#:~:text=Stats.,for%20Black%20and%20Hispanic%20women>.

FIGURE 4-13. PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS



Source: ACS, 2017-2021

Farmworkers

According to the 2022 USDA Census of Agriculture, approximately 20,472 farmworkers were employed in Kern County. Out of those, 14,221 farmworkers worked for 150 days or more, which accounts for 69.5 percent of the total farmworkers. The remaining 6,251 farmworkers, accounting for 30.5 percent of the total, worked as seasonal hires for 150 days or less.

As of June 2024, there were nine sites in Kern County registered with the State to provide employee housing, with eight of those providing housing for H-2A farmworkers. The largest site on the State's permit search tool listed 1,232 employees served, though most did not list the number of employees served. Four of these facilities are in Bakersfield, three in Shafter, and two in Lost Hills. The distribution of these sites suggests that farmworker housing is available throughout the most populous areas of the county, but not in close proximity to California City.

The Farmworker Housing Program is subsidized by the USDA and was developed to provide housing for persons who derive a minimum of \$5,753 of their annual income from farm labor. The Housing Authority owns and/or manages nine developments of this type, located in Bakersfield, Delano, Shafter, Arvin, Lamont, Lost Hills, and Wasco. In addition, the Housing Authority operates a total of 172 seasonal farm labor units under contract with HCD. These units are situated in two labor centers: one in Arvin and one in Shafter. They are open for around six months annually, from April to October. To reside in these units, individuals must be seasonal farm laborers whose permanent residence is at least 50 miles away from the center. The closest of these farmworker housing sites is in Arvin, which is approximately 55 miles to the west of California City.

Sites Analysis: Special Housing Needs

As is shown in **Table 4-4**, the majority of the unit capacity to meet the lower-income RHNA is in Tract 55.08, which has the lowest percentage of residents with disabilities (15.6 percent). It is not estimated that the development of housing to accommodate lower-income households in this area will encourage a concentration of residents with disabilities. Additionally, the development of affordable housing in this area of the city may create new affordable housing opportunities for residents with disabilities, who may have lower incomes. ~~None of the unit capacity~~ Only a small share of the unit capacity just under half of unit capacity to meet the lower-income RHNA ~~is~~ was identified in Tract 55.12, where ~~the highest concentration~~ a higher of residents with a disability are located (27.6 percent of residents). ~~Therefore, it is not estimated that the distribution of RHNA unit capacity will exacerbate an existing concentration of lower-income residents with disabilities in this area.~~ However, the close proximity to local services in this area is anticipated to be a benefit to residents with disabilities. The highest concentration of residents with a disability is located in Tract 65 (32.0 percent). Only units inventoried to meet the above moderate-income RHNA were identified in this tract. Therefore, it is not estimated that the distribution of RHNA unit capacity will exacerbate an existing concentration of lower-income residents with disabilities in this area.

Tracts 55.08 and 55.11 have rates of children living in female-headed households over 20 percent (28.5 percent and 21.8 percent, respectively) while Tract 55.12 has a rate of children in female-headed households of 15.6 percent (see **Table 4-4**). However, Tract 55.12 has a smaller overall number of households than the other two tracts, so the demographic difference may be related to the smaller overall population. Additionally, the city's schools are in Tracts 55.08 and 55.11, which may influence the housing decisions of female heads of household

with children living at home. The location of schools and daycare centers in these tracts is expected to provide positive benefit to this household type, so the identification of RHNA unit capacity in these areas, including lower-income unit capacity, is not expected to cause undue burden to female-headed households living in the area. Only a very small percentage of RHNA unit capacity was identified in Tract 65, which has a small percentage of children living in female-headed households. Therefore the development of housing in this area is not expected to exacerbate any existing concentration of children in female-headed households.

TABLE 4-4. RHNA CAPACITY BY CENSUS TRACT COMPARED TO SPECIAL HOUSING NEEDS FACTORS

Tract	Lower-Income RHNA Units	Moderate-Income RHNA Units	Above Moderate-Income RHNA Units	Total RHNA Unit Capacity	Percentage of RHNA Capacity	Percentage of Residents with a Disability	Percentage of Children in Female-Headed Households
55.08	11511864	13373664	2183	782469355	46.8%73.7%78.5	15.6%	28.5%
55.11	13381020	18836215	264	2328244	13.9%12.91%9.7	17.4%	21.8%
55.12	8732012	3151425	2246	5588553	33.4%13.4%11.7	27.6%	15.6%
65	0	0	98	98	4.55.9%	32.0%	6.2%

Source: California City, 2024; ACS 2021 5-Year Estimates

Housing Mobility, Overcrowding, and Overpayment

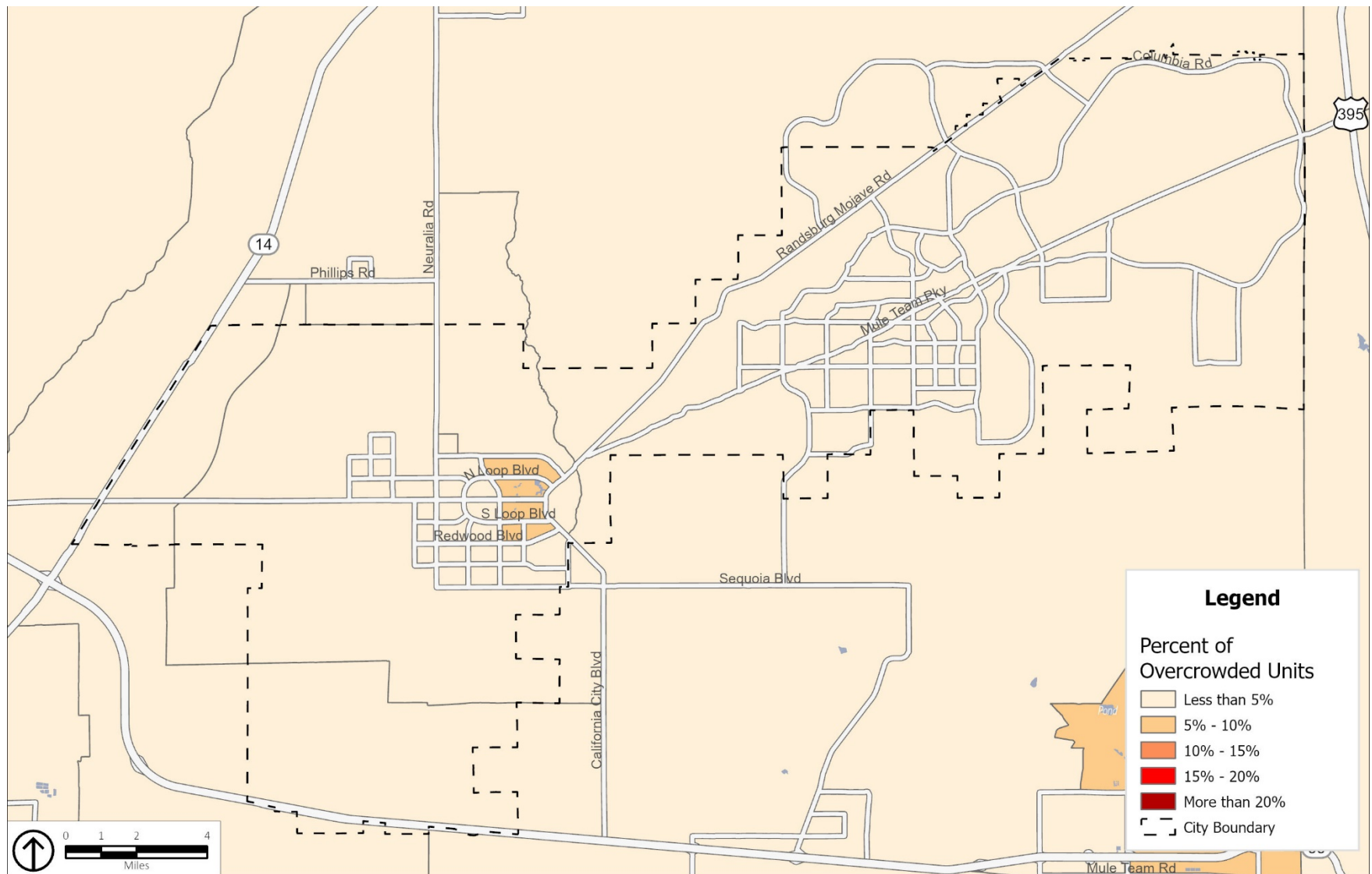
A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

Households Experiencing Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions may experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration.

In the majority of areas within the city, less than 5 percent of all housing units are overcrowded (1 to 1.5 people per room). However, there is a small portion of the west side around Central Park and the Tierra Del Sol Golf Course along Tierra Del Sol Creek where 5.83 percent of all housing units are overcrowded (see **Figure 4-14**). Many retailers, such as grocery stores, restaurants, and hotels, religious facilities, as well as government agencies, are concentrated in this area. Housing units that are severely overcrowded (more than 1.5 people per room) have not been reported across the city.

FIGURE 4-14. RATE OF OVERCROWDING



Source: ACS, 2017-2021

Renters Overpaying for Housing

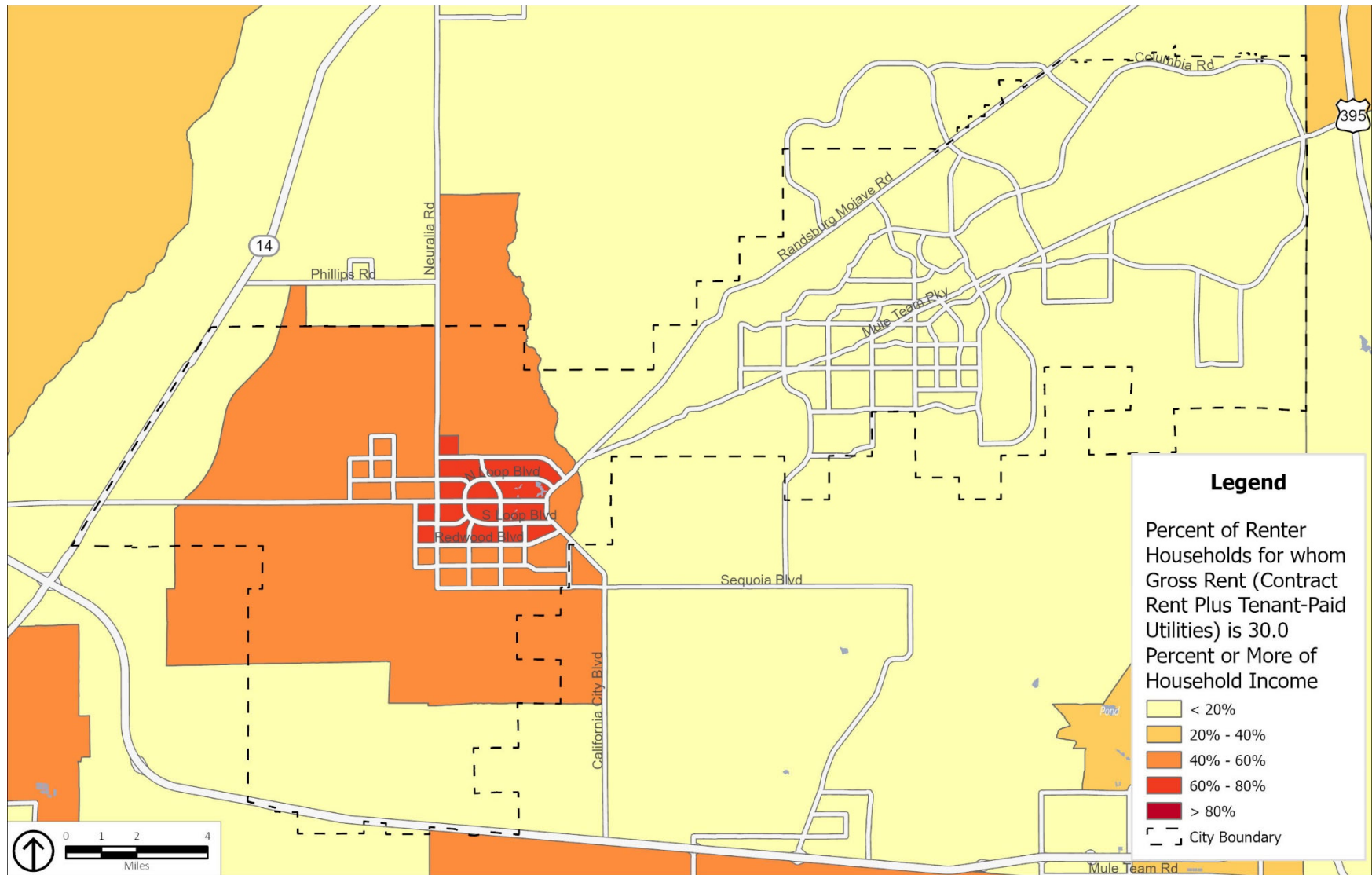
Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or “cost burdened.” Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. In general, this issue is more prominent among renting households than owner households.

In California City, there is a significant division between the west and east sides of the city. More renter households in the west are overpaying for rent compared to the east side (see **Figure 4-15**). Specifically, between 60 and 70 percent of renter households living in the areas along California City Boulevard and Hacienda Boulevard are experiencing overpayment, while 48.1 percent of renter households in the rest of the west part are cost burdened by housing costs. In contrast, only 19.3 percent of renter households in the east side experienced cost burden. Of those renter households, 78.0 percent belong to lower-income renter households are cost burdened, and of those, 41.7 percent belong to extremely low-income households.

Housing Choice Vouchers

According to HCV data from HUD, in 2021, 38 renters in California City used HCVs, all of which are found in the area centering California City Boulevard and Hacienda Boulevard. In this area, 3.45 percent of occupied rental units are inhabited by households that use HCVs. In another census tract on the west side, covering the majority of the area, 25 renters, or 4.8 percent of the total, receive HCVs. While this tract includes the city’s least diverse, consistently affluent areas, it also includes the downtown area, which likely accounts for HCV utilization.

FIGURE 4-15. RENTER OVERPAYMENT

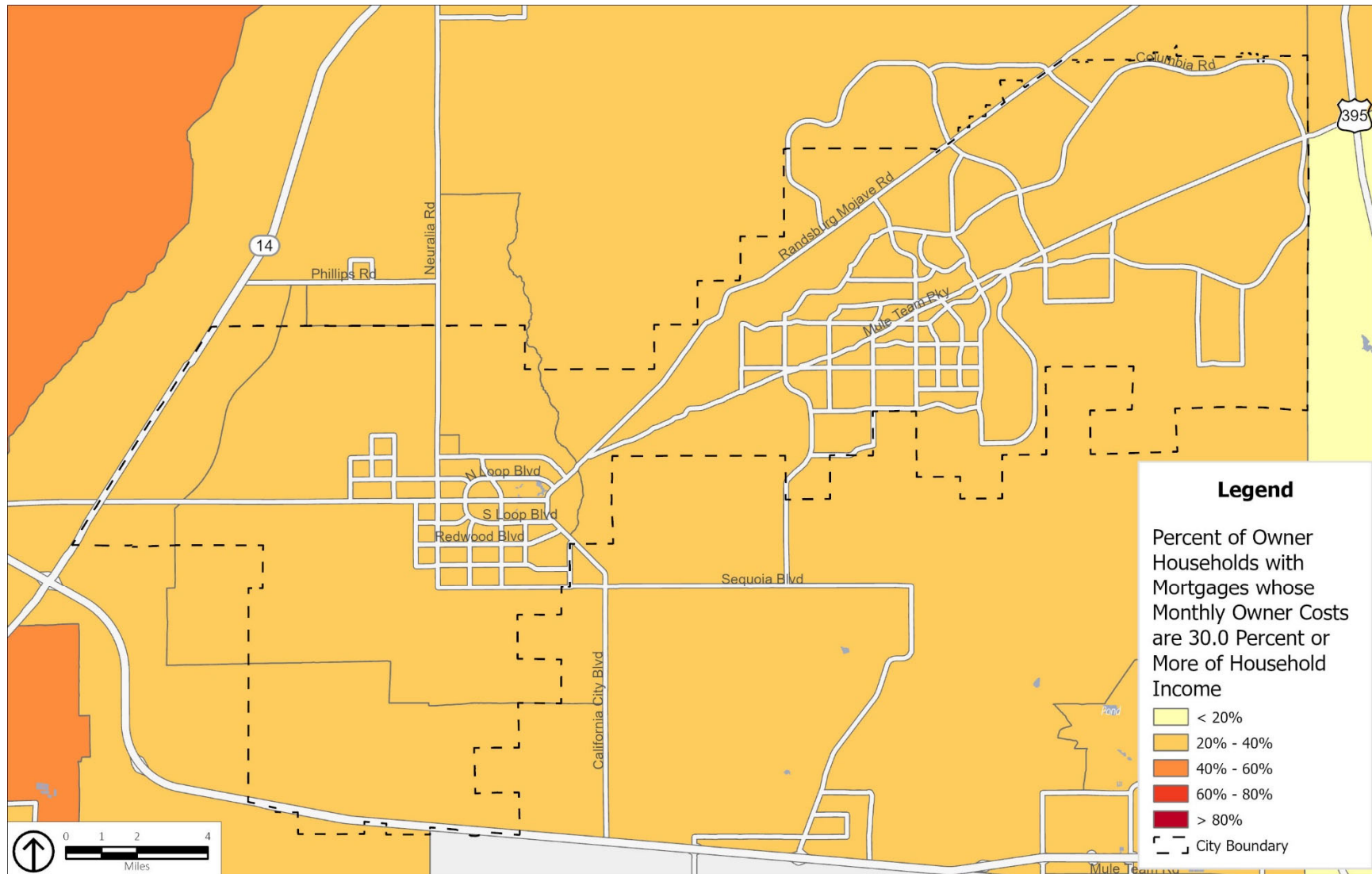


Source: ACS, 2017-2021

Homeowners Overpaying for Housing

Similar to renters, many low- to moderate-income homeowners across California spend more than 30 percent of their gross household income on housing costs and so are “cost burdened,” putting families at elevated risk of foreclosure, preventing owners from making needed repairs, and impacting local economies by diverting money to housing expenses that might otherwise be spent at local businesses. The percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 20 and 40 percent by census tract across California City. There is no significant difference between the east and west sides of the city with regard to homeowner overpayment (see **Figure 4-16**). While more renter households struggle with overpayment, there are still a significant number (35.1 percent) of lower-income owner households that are also burdened by housing costs.

FIGURE 4-16. HOMEOWNER OVERPAYMENT



Source: ACS, 2017-2021

Sites Analysis: Overcrowding and Overpayment

As shown in **Table 4-5**, the greatest share of RHNA unit capacity, including the majority of unit capacity to meet the lower-income RHNA, was identified in Census Tract 55.08, which also has the lowest share of renter households (32.0 percent of households). Because it is estimated that housing units developed to be affordable to lower-income households may be predominantly rental housing, it is not expected that an overconcentration of rental housing will be created by the development of lower-income housing in this area. Additionally, the development of affordable rental housing in this part of the community may create housing mobility opportunities for the 4.8 percent of renters in the tract that use HCVs and for renters across the city who are experiencing cost burden. ~~No lower-income~~ Only a small share of lower-income Just under half of the lower-income RHNA unit capacity was identified in Tract 55.12, which has the city's highest rate of renters (69.9 percent). However, moderate and above moderate-income unit capacity was also identified in this tract, which is expected to mitigate any concentration of lower-income units. Over half of unit capacity identified to meet the above moderate income RHNA was identified in Tract 65, which has no HCV users and relatively low rates of renter and owner overpayment. It is not expected that the development of these units will increase rates of overpayment in the community. ~~Similarly, it is expected that this will help to avoid an over-concentration of renter households.~~

By identifying the majority of moderate-income unit capacity in Tracts 55.08 and 55.12, where rates of homeowner cost burden are each over 25 percent, moderately priced housing developed in these areas may provide less-expensive housing opportunities for owners that are cost burdened by mortgages in their current homes.

Overcrowding is relatively low citywide, so the development of housing on the sites identified as part of the RHNA inventory is not expected to cause or exacerbate any concentration of households experiencing overcrowding in the city.

TABLE 4-5. RHNA CAPACITY BY CENSUS TRACT COMPARED TO OVERCROWDING AND OVERPAYMENT FACTORS

Tract	Lower-Income RHNA Units	Moderate-Income RHNA Units	Above Moderate-Income RHNA Units	Total RHNA Unit Capacity	Percentage of RHNA Capacity	Percentage of Households Experiencing Overcrowding	Percentage of Renter Households Overpaying	Percentage of Owner Households Overpaying	Percentage of Households Renters	Percentage of Renters Using Housing Choice Vouchers
55.08	115381118 64	6641337 3	3218	7821048469 355	46.8%48.3%73.7%7 8.5%	3.0	48.1	33.0	32.0	4.8
55.11	134438102 9	2151883 6	426	2322638244	13.9%12.1%12.9%9 7%	1.6	60.8	21.5	55.2	3.5
55.12	872913201 2	4253151 4	4622	5587628553	33.4%35.1%13.4%4 1.7%	5.8	69.9	27.6	44.3	3.5
65	0	0	98	98	4.55.9%	2.9	19.3	8.0	35.3	0

Source: California City, 2024; ACS 2021 5-Year Estimates

Homelessness

Homelessness is a fair housing concern, and it is often difficult to collect informative data that accurately reflects the magnitude of the population at risk, resulting in undercounting. According to the 2023 PIT count conducted by the Bakersfield-Kern Regional Homeless Collaborative, there were 1,948 total homeless residents with 931 sheltered individuals (48 percent of homeless residents counted) and 1,017 unsheltered individuals (52 percent of homeless residents counted). The total homeless population was 1,603 in 2022, respectively, which was an increase of 23 percent from 2020.

Of the individuals experiencing homelessness who were included in the PIT count, 41 percent identified as Hispanic or Latino, and 77.2 percent identified as White. Nearly half of the homeless population were adults between the ages of 25 and 44. Children (under 18 years) and youth (aged 18-24) make up 6.42 percent and 6.16 percent of the homeless population, respectively, while 5.24 percent were considered elderly. Additionally, 17.6 percent of the homeless population had a serious mental illness, and 11.29 percent had a substance use disorder.

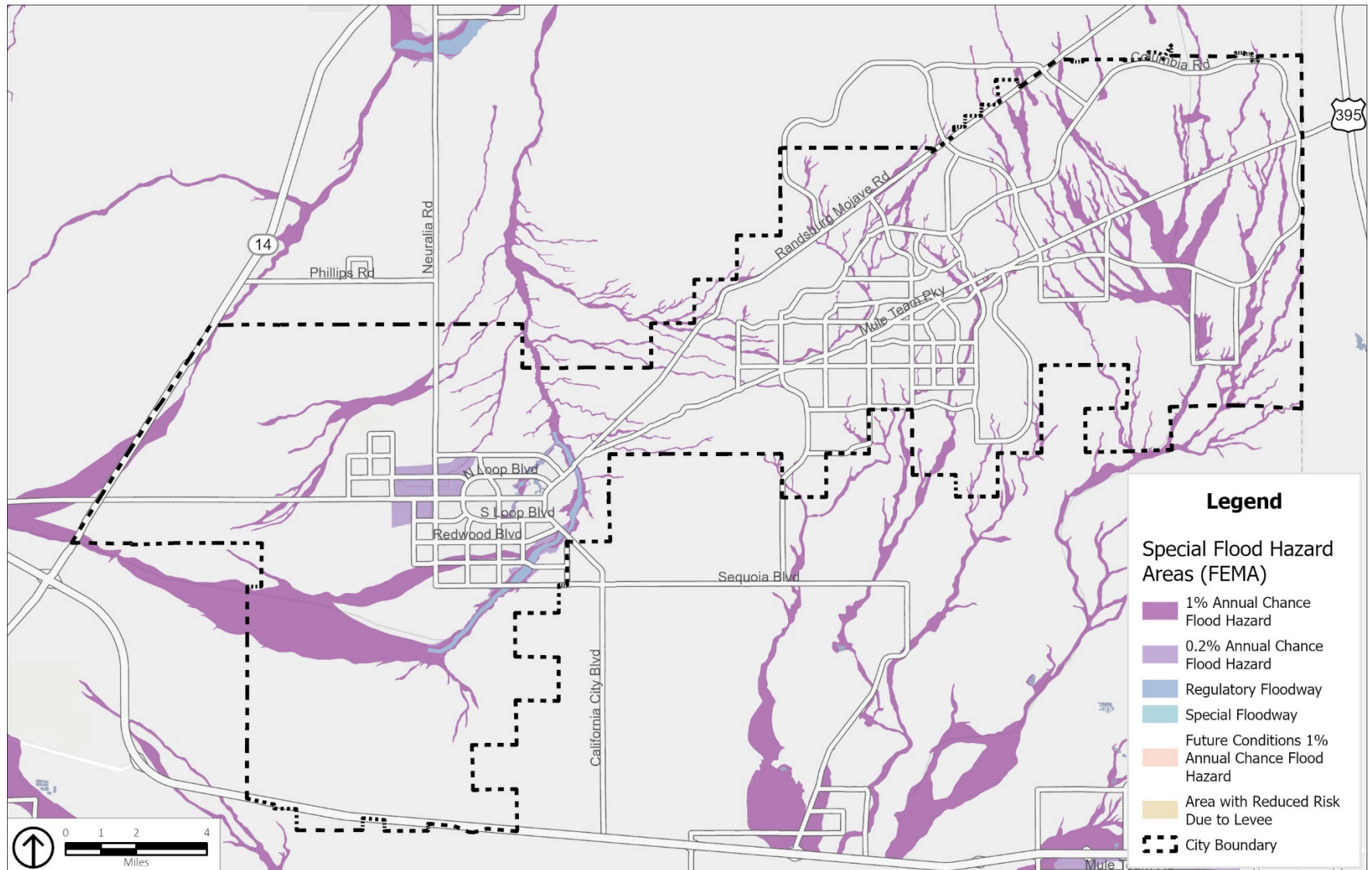
The majority of homeless residents across the county were found in Bakersfield, followed by Delano. In California City, two unsheltered individuals were reported, and seven were reported in the area east of the city. All five emergency shelters throughout the county are in Bakersfield, with none in California City according to HUD in 2021. More than 10 emergency shelters are in Lancaster, about 40 miles away from California City.

The 2024 Kern County Point-in-Time (PIT) count did not report any homeless individuals within California City or the immediate surrounding areas, as noted in the 2023 report. The 2024 report states that “there was no change in the methodology” in order to preserve the accuracy of data for comparison across multiple years, therefore, it is presumed that there are no longer homeless individuals residing within the City or in the areas immediately surrounding the City, as noted in the 2023 report. While the 2023 PIT report does not have granular detail on the type of homeless individuals (e.g., living in a car), it is likely that these individuals moved to another area. Nevertheless, an action has been added to **Program 4.1** to collaborate in the annual Point-in-Time count to assess the number of homeless individuals and any patterns of need or higher concentrations within the City and the areas immediately surrounding the City.

Disaster-Driven Displacement

Some areas of the city are within the Federal Emergency Management Agency’s (FEMA’s) 100-year flood zone, also called the 1 percent annual chance flood hazard zone (see **Figure 4-17**). Though the largest flood hazard areas are in the unpopulated southwest side of the city, many smaller hazard areas are on the sparsely populated east side. Additionally, there are several areas of the central city area that are within the 100-year flood zone, particularly in the eastern half of the central city area and just north of the central city area. All of the city is outside a Fire Hazard Severity Zone, as defined by CalFire, and no areas of the city are within Dam Inundation Areas, as defined by the California Office of Emergency Services. There are no Alquist-Priolo Fault Hazard Zones within the city, though there is one nearby just to the northwest of the city boundary.

FIGURE 4-17. FEMA SPECIAL FLOOD HAZARD AREAS



Source: FEMA, 2022

Fair Housing Outreach and Enforcement

The HUD Fair Housing and Employment Office (FHEO) reported that seven inquiries were filed by residents of California City between January 2013 and April 2021. No basis was given for six of these inquiries, and the seventh was on the basis of race. During the same period, no fair housing cases in the city were filed with the FHEO office.

The City is under the Kern Plan Jurisdiction (or County) for purposes of federal HUD funding of CDBG, HOME, and ESG programs. Other jurisdictions in the Kern Plan include the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and the unincorporated County. Residents in these areas can access the County's Fair Housing Counseling for information on fair housing, while local organizations such as the Greater Bakersfield Legal Assistance are available to aid residents with pursuing housing discriminations and lawsuits. While the City has not had any enforcement complaints within the City, Program 4.1 adds an action committing the City to establishing a method to formally track cases.

Local Data and Knowledge and Other Relevant Factors

In addition to information presented in the analysis of fair housing, additional local data and knowledge is helpful to fully analyze potential impediments to fair housing. The following summarizes local knowledge in the City:

- The City is the 3rd largest in land area in the State.
- The City relies predominantly on employers outside or on the outskirts of the City, such as Edwards Air Force Base, Mojave Air and Space Port, and the California City Correctional Center.
- Because of the concentration of residents in the central areas of the city, resources tend to also be concentrated in this area. Limited formal park space is available in the central areas of the city, though there is a large central park on California City Boulevard and another smaller park in the west side of the central area. Sidewalks are not widely available in the city and bike routes are not available in the city, though there is no difference between parts of the city in this regard. School catchment areas are not divided by neighborhood, so access to schools are not different between parts of the city. The City's limited transit access is concentrated in the central area of the community and on the far west side of the city. Environmental scores under CalEnviroScreen are moderate in this area of the city.
- Much of the eastern portion of the City is planned for with paved streets in certain areas but remains largely undeveloped. These areas do have infrastructure in place, due in part to the anticipated development boom that never took place. Therefore, much of the infrastructure upgrades will likely need to occur in the City's core area. The census tract covering this area is the City's only Disadvantaged Community under SB 535, but has a very low percentage of the city's population.
- To help recover from the COVID-19 pandemic, the City received nearly \$3.4 million in American Rescue Plan Act (ARPA) funding. The City used this funding for projects such as a splash pad and a skate park.
- The City is relatively homogenous across all AFFH factors. For example, there are no concentrations of female-headed households, persons with disabilities, or low-income households relative to other neighborhoods in the City.

- According to the latest Kern Transit Unmet Needs Report, the 250 bus service from California to Lancaster meets the highest criteria for Kern Transit, and is suggested to “Continue or Expand Service”. This service has an annual ridership of nearly 37,000.
- California City schools were rated similarly to those of adjacent, rural communities such as Mojave and Tehachapi.

Compliance with Fair Housing Laws

There have been no recent lawsuits, settlements, consent decrees or other related legal matters related to housing in California City.

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. **Table 4-6** identifies how the City complies with fair housing laws.

TABLE 4-6. COMPLIANCE WITH FAIR HOUSING LAWS

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code Section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.	To ensure compliance, the City of California City has included Program 2.3 to ensure compliance with current State law (Government Code Section 65915).
No Net Loss Law	Government Code Section 65863	The City has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	The City is in compliance.
Housing Accountability Act	Government Code Section 65589.5	The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	The City is in compliance.
Senate Bill 35	Government Code Section 65913.4	The City has established a written policy or procedure, as well as other guidance as appropriate, to streamline	The City has included Program 2.3 to establish a SB 35 streamlining approval process and

Title	Statute	Description	Compliance Efforts
		the approval process and standards for eligible projects.	standards for eligible projects.
Senate Bill 330	Government Code Section 65589.5	The City relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. To ensure compliance with SB 330, the City has included Program 2.3 to help streamline submitted applications.
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations.	The City is in compliance.
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	The City is in compliance.
Assembly Bill 686	Government Code Section 8899.50	The City has completed this AFH analysis and has identified programs to address identified fair housing issues.	The City has completed this analysis.
Equal Access	Government Code Section 1195 et seq.	The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of	The City is in compliance.

Title	Statute	Description	Compliance Efforts
		membership or perceived membership in a protected class.	

Factors Contributing to Fair Housing Issues

In discussions with stakeholders and fair housing advocates and through this assessment of fair housing issues, the City identified Factors Contributing To Fair Housing Issues, as shown in **Table 4-7**. While a variety of strategies are identified in this element to address the fair housing issues, the most pressing issues are listed below. Contributing factors are shown next to each issue, and related actions that are being taken to address these. Primary contributing factors and meaningful actions related to those factors are shown in **bold**.

TABLE 4-7. FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issue	Contributing Factor	Priority	Meaningful Actions
Low incomes citywide, high unemployment	Limited employment opportunities within the city, including high-paying employment opportunities Limited job training opportunities	Medium	Program 4.1 Access to Resources and Place-Based Revitalization
High rates of overpayment among renters	Limited number of apartments or other high-density rental options	High	Program 1.1 Support Affordable Housing Program 1.2 Housing Authority of the County of Kern (HACK) Program 1.3 Extremely Low-Income Households Program 1.5 Adequate Sites for Housing Program 1.6 Promote Accessory Dwelling Units (ADUs) Program 2.3 Zoning Amendments
Low school performance scores	High levels of socioeconomic disadvantage among students High rates of chronic absence among K-8 students Teacher retention challenges	Medium	Program 4.1 Access to Resources and Place-Based Revitalization
Lack of transportation options	Few transit stops, limited frequency No intra-city transit options beyond Dial-a-Ride services Low-density nature of development within the city and region, which limits active transportation viability Limited automobile access	Medium	Program 4.1 Access to Resources and Place-Based Revitalization

5. Housing Sites Inventory

California law (Government Code Section 65583 [a][3]) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Regional Housing Needs Allocation

The RHNA is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps.

1. Regional Determination: HCD provides each region with a regional determination of housing need—that is, the total number of units split into four income categories. This is the total number of units that the County and cities in the region must collectively plan to accommodate.

2. RHNA Methodology: Councils of Governments (COG), including Kern Council of Governments (Kern COG), are responsible for developing a RHNA methodology for allocating the Regional Determination to each City and County. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each City and County must adopt a Housing Element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s Housing Element for compliance with State law.

The City’s share of the regional housing need was determined by a methodology prepared by HCD as part of the Regional Housing Needs Plan, adopted in November 2021. In accordance with Kern County’s Regional Housing Needs Plan, the Kern COG, a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its jurisdiction. The RHNA is distributed by income category. Kern COG has allocated a total RHNA of 427 units. This is divided by income category, as shown in **Table 5-1**.

TABLE 5-1. REGIONAL HOUSING NEEDS ALLOCATION, 2023–2031

Income Category	Allocation	Percentage
Very Low*	39	9%
Low	25	6%
Moderate	101 100	24%
Above Moderate	263	61%
Total	427	100%

Source: KernCOG 6th Cycle Regional Housing Needs Allocation Plan, adopted July 21, 2022.

Note: It is assumed that 50 percent of the very low-income units (19 units) are allocated to the extremely low-income category.

Units Constructed or Approved

Since the Housing Element projection period runs from June 30, 2023, to December 31, 2031, the City's RHNA can be reduced by the number of new units built or approved since June 30, 2023. City staff compiled an inventory of all residential units that have been constructed, are under construction, or have been issued a building permit within the current Housing Element planning period. Since the beginning of the planning period, 129 units have been constructed, are under construction, or have received building permits. The 129 units have progressed beyond the project approval stage, and have received building permits. Specifically, 15 of the 129 units approved since June 30, 2023, have already received a certificate of occupancy. These are primarily projects that received building permits in the early portion of 2024. The City anticipates that, as the planning period progresses, most, if not all, the building permits will complete their project.

These are predominantly single-family homes, though one accessory dwelling unit and one duplex were permitted during this period, and one existing duplex had a third unit added. Based on a survey of current rents and sales prices in the city compared to home sizes that were permitted, it is estimated that 51 of these units may have rents or sales prices that would make them affordable to moderate-income households. However, the City has taken a conservative approach and credited all 129 units, and so were counted in this category. The remaining 78 units were inventoried to in the above moderate-income category.

Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "...identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels..." (California Government Code Section 65583[c][1]). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City's capacity to potentially meet its RHNA, an adequate sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

The sites identified are currently available and will allow for the development of a variety of housing types that will meet the needs of lower-income households identified in the RHNA Plan process as well as moderate and above moderate-income households.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to

accommodate the lower-income RHNA—unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. None of the vacant sites included in the sites inventory were included in two previous consecutive planning periods.

Zoning to Meet the RHNA

Housing Element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2[c][3][B]), the default density standard for California City is 20 dwelling units per acre (du/ac). The City has included several sites (listed in **Table 5-3A-1**) that are within zones that permit up to 40 units per acre and are assumed to accommodate the City's lower-income RHNA. All sites identified have existing water and sewer access or are within close proximity to existing water and sewer infrastructure such that access could be easily extended to the parcel.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The following assumptions were used to determine the income categories according to the allowed densities for each site:

- **Lower-Income Sites.** Pairs and clusters of 5 sites larger than 0.25 between 0.5 and 10 acres in size with common ownership that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned RM1 with a General Plan land use designation of High-Density Residential, which allows up to 40 units per acre. Additionally, four sites zoned O/RA that are larger than 1 acre were identified for rezoning to RM1 or RM2 and were inventoried as feasible for lower-income residential development.
- **Moderate-Income Sites.** Sites of 0.25 or 0.26 acres or larger that ~~were not in common ownership pairs or clusters that were zoned RM1 and had the General Plan land use designation of High-Density Residential~~ were inventoried as feasible for moderate-income residential development. Additionally, sites of 0.29 acres or larger that were zoned R1 with a land use designation of Medium-Density Residential, which allows up to six units per acre, were also inventoried as feasible for moderate-income residential development.
- **Above Moderate-Income Sites.** ~~Sites with R1 zoning and a Medium-Density Residential land use designation that were 0.29 acres or smaller were inventoried as feasible for above moderate-income residential development.~~ Sites zoned R2 with a General Plan land use designation of Medium Low-Density Residential (allowing up to four units per acre) or sites zoned R4 with a General Plan land use designation of Estate Residential (allowing up to one unit for every two acres) were also inventoried as feasible for above moderate-income residential development. Sites A small number of sites with R1 zoning and a Medium-Density Residential land use designation that were 0.29 acres or smaller were inventoried as feasible for above moderate-income residential development.

Realistic Development Potential

By comparing the net densities achieved by development projects with the maximum allowable densities for their properties, likely buildout densities of vacant land in the city can be projected. All but 4 of the 101 homes that were

issued building permits between 2018 and 2022 were individual single-family homes. The other four were projects with between two and four units. **Table 5-2** shows a sample of homes that were issued building permits and their density per acre compared to the maximum density of the zone in which they were built. All houses were considered market-rate.

The available sample projects developed at an average of 81 percent of the maximum density. However, considering the significant difference in the percentage of maximum units that were developed on sites in the R1 zone compared to sites developed in the RM1 zone, average development capacities of R1 and RM1-zoned examples were also evaluated separately. Recent development examples in the R1 zone developed at an average of 90 percent of the maximum permitted capacity. The City elected to take a conservative approach, so in the RHNA inventory listed in **Table 5-3**, sites in the R1, R2, and R4 zones were inventoried as having a realistic development capacity of 85 percent of the maximum. Recent development examples in the RM1 zone had an average development capacity of 10 percent of the maximum capacity. Sites that were identified to meet the RHNA in **Table 5-3** that were within the RM1 zone were assigned a realistic capacity based on the zone's minimum **required** density of six units per acre **rather than a percentage of the maximum**. No sites with commercial zoning were identified in the sites inventory.

TABLE 5-2. Sample Development Densities

Assessor's Parcel Number	Status	Calculated Acres	Zoning	General Plan Land Use	Maximum Density per Acre	Maximum Units Permitted	Units in Project	Percentage of Maximum Units Developed
203-131-19	Building Permit Issued 2022	0.22	RM1	High Density Residential	40	9	1	11%
203-132-17	Building Permit Issued 2022	0.31	RM1	High Density Residential	40	12	1	8%
203-323-06	Building Permit Issued 2022	0.22	RM1	High Density Residential	40	9	1	11%
208-274-01	Building Permit Issued 2022*	0.21	R1	Medium Density Residential	6	1	2	200%
203-021-09	Building Permit Issued 2022	0.22	R1	Medium Density Residential	6	1	1	100%
203-051-18	Building Permit Issued 2022	0.23	R1	Medium Density Residential	6	1	1	100%
203-073-01	Building Permit Issued 2022	0.24	R1	Medium Density Residential	6	1	1	100%
203-132-01	Building Permit Issued 2022	0.21	R1	Medium Density Residential	6	1	1	100%
203-153-20	Building Permit Issued 2022	0.23	R1	Medium Density Residential	6	1	1	100%
203-162-01	Building Permit Issued 2022	0.24	R1	Medium Density Residential	6	1	1	100%
203-183-09	Building Permit Issued 2022	0.22	R1	Medium Density Residential	6	1	1	100%
203-194-18	Building Permit Issued 2022	0.22	R1	Medium Density Residential	6	1	1	100%
203-222-15	Building Permit Issued 2022	0.25	R1	Medium Density Residential	6	2	1	50%
203-222-16	Building Permit Issued 2022	0.24	R1	Medium Density Residential	6	1	1	100%
203-222-17	Building Permit Issued 2022	0.36	R1	Medium Density Residential	6	2	1	50%
299-221-15	Building Permit Issued 2022	0.17	R1	Medium Density Residential	6	1	1	100%
209-020-10	Building Permit Issued 2022	0.51	R2	Medium Low Residential	4	2	1	50%
209-051-16	Building Permit Issued 2022	0.53	R2	Medium Low Residential	4	2	1	50%
302-500-33	Building Permit Issued 2022	0.41	R2	Medium Low Residential	4	2	1	50%
302-500-36	Building Permit Issued 2022	0.35	R2	Medium Low Residential	4	1	1	100%
302-500-48	Building Permit Issued 2022	0.35	R2	Medium Low Residential	4	1	1	100%
302-500-50	Building Permit Issued 2022	0.38	R2	Medium Low Residential	4	2	1	50%
302-500-59	Building Permit Issued 2022	0.38	R2	Medium Low Residential	4	2	1	50%
215-040-42	Building Permit Issued 2022	1.16	R4	Estate Residential	0.5	1	1	100%
234-142-12	Building Permit Issued 2022	2.14	R4	Estate Residential	0.5	1	1	100%
234-142-13	Building Permit Issued 2022	2.10	R4	Estate Residential	0.5	1	1	100%
234-142-29	Building Permit Issued 2022	1.96	R4	Estate Residential	0.5	1	1	100%
Average								81%
Average, R1 Only								90%
Average, RM1 Only								10%

Source: City of California City Annual Progress Reports, 2018-2022.

*Constructed.

Small Sites and Lot Consolidations

A small site is classified as a site that is smaller than one half acre in size. Because of the development history of California City, much of the city's central area is already divided into parcels that are smaller than one half acre. Because the City is focusing development efforts within close proximity to existing infrastructure and services in the central area, the vacant land inventory identified in **Table 5-3-4** is predominantly on sites that are less than one half acre in size. **All of the sites identified to meet the lower-income RHNA are on sites between 0.26 and 0.51 acres.** As shown in **Table 5-2**, many sites that have been developed in recent years have been on sites that were smaller than 0.5 acres, including sites as small as 0.17 acres.

Between 2018 and 2023, building permits were issued for 1,169 single-family detached homes in Kern County that were determined to be affordable to moderate- or lower-income households. Of these, 212 were determined to be affordable to lower-income households (including 16 rental units). **This represents 18 percent of all single-family detached homes developed in the county during that period.** Of the lower-income single-family detached homes, 124 reported use of affordability mechanisms such as a density bonus, the Permanent Local Housing Allocation Program (PLHA), inclusionary requirements, former redevelopment authority funding, USDA funds, CalHome, or the HOME program. An additional 36 homes affordable to lower-income households reported performing some type of comparison of home values or sale prices to affordability limits, or by using the HCD affordability calculator. This indicates that single-family development in the region has the potential to be affordable to lower-income households, either through available funding mechanisms or because of current unsubsidized prices in the housing market. While no homes in California City were reported as having affordable sale or rental prices, as part of **Program 1.5** the City will more proactively collect this data from applicants and report this data as part of the Annual Progress Report (APR) to HCD.

As discussed in Section 3, based on HCD 2023 income limits, the maximum affordable sales price for a four-person household was \$118,664 for an extremely low-income household, \$163,163 for a very low-income household, \$260,863 for a low-income household, and \$397,722 for a moderate-income household of four. In an August 2024 survey of stick-built single-family and manufactured homes on Zillow.com, there were 74 homes available in the central area of the city with a sale price ranging from \$165,000 to \$319,000 that would be affordable to moderate-income households or lower based on the estimated affordability limit for a household of four. Of these homes, 14 would be affordable to low-income households. One additional home was available on the far east side of the city with a sale price that would be affordable to a low-income household of four. No homes were available at sale prices at or below the maximum affordable sale price for a very low-income household of four. Of the 14 homes for sale that would be available to a low-income household, 2 were manufactured homes in the Desert Hacienda Park. The remaining 12 were on lots between 0.18 acres and 0.25 acres. This indicates that single-family homes on small lot sizes have the potential to be affordable to low-income households in California City. **However, only sites larger than 0.5 acres were inventoried to meet the lower-income RHNA. Sites between 0.25 and 0.5 acres were inventoried to meet the moderate and above moderate-income RHNA.**

However, lot sizes greater than half an acre may be easier to develop with housing affordable to lower-income households. Though there are a number of landowners in the city that own multiple small vacant parcels, many are not adjacent and so would not be able to be combined. However, there are pairs or clusters of parcels with shared ownership that can be combined to create parcels of 0.5 acres or larger. In order to facilitate the development of affordable housing on these parcels, the City has identified 18 such pairs or clusters of parcels, representing only 25 percent of the small high density sites, that could be consolidated into parcels of 0.5 acres or larger. Each pair or cluster

of adjacent vacant parcels, identified by alphabetical labels in Table 5-4, has shared ownership, which is expected to facilitate lot consolidation. Though the pairs and clusters of parcels included in the inventory represent a selection of sites close to the downtown area, there are many other pairs of sites further from the central area of the city that could also be developed in this manner. Through Program 2.6, the City will conduct proactive outreach to these owners to offer to facilitate lot consolidations and to proactively connect owners with developers interested in developing affordable housing.

Table 5-4 lists lot consolidation sites (5 – 22, consolidation groups A – R). These sites have been reviewed, and no sites appear to have any site or surrounding conditions that would preclude development. Sites have shared access and form cohesive sites. None of these sites are land-locked and each group of sites has common ownership. Furthermore, there are no additional impediments to development, such as site shape, that would preclude development. In many instances, these groups are located adjacent to residential development. Therefore, the City believes these sites can develop units that can meet the lower-income RHNA. However, the City is taking a conservative approach and only estimating a portion of sites as suitable to meet the lower-income RHNA.

To demonstrate consolidation potential, the City analyzed representative sites: Groups B and Q.

Group B (APNs 205-182-07 and 205-182-08)

Ownership: These sites have common ownership.

Infrastructure: Electricity, water, and sewer infrastructure are available at the site. There is sufficient infrastructure capacity to accommodate the number of units on the site.

Site Access: No issues with site access. This site is located directly off Peach Avenue, a residential neighborhood.

Site Shape: No issues with site shape. These sites are a standard size for the neighborhood, as evidenced by similarly-sized lots developing adjacent to the site and in the surrounding neighborhood.

Group Q (APNs 208-322-15 and 208-322-16)

Ownership: These sites have common ownership.

Infrastructure: Electricity, water, and sewer infrastructure are available at the site. There is sufficient infrastructure capacity to accommodate the number of units on the site.

Site Access: There are no issues with site access. This site is located directly off North Loop Boulevard, a thoroughfare road in the City.

Site Shape: No issues with site shape. These sites are a standard size for the neighborhood. In fact, across the street from these group of sites there is an 8-unit residential project on a lot of similarly-sized lot (.51 acres) demonstrating that lot consolidation is feasible not only in the City, but in the areas where the City has identified opportunities for lot consolidation.

As discussed in Section 3, based on HCD 2023 income limits, the maximum affordable rent price for a four-person household was \$2,514 for moderate-income households, \$1,649 for low-income households, \$1,031 for very low-income households, and \$750 for extremely low-income households. In an August 2024 survey of single-family or manufactured rentals listed on Zillow.com, 22 homes were listed at rents ranging from \$790 to \$1950 a month that would be affordable to moderate-income households and three of those homes were listed at rents that were affordable to low-income households. This indicates that existing single-family homes can also be rented at rates that are affordable to moderate and lower-income households within the city without subsidy.

Though the only deed-restricted affordable housing project currently in California City is an apartment complex, regionally, other affordable housing projects have been constructed in buildings of between one and four units. For example, the Housing Authority of the County of Kern (HACK) lists seven affordable developments managed by HACK that are within cottage-style projects of four or fewer units per building or are in single-family homes. Six are in the Bakersfield area and one is in Delano. This suggests that lower-density housing can be developed as affordable housing in Kern County. Through **Program 1.2** the City will partner with organizations such as HACK and Self-Help Enterprises to facilitate the development of affordable housing on smaller housing lots, including as small-lot apartment projects, single-family homes, duplexes, triplexes, or quadplexes. Additionally, the City will offer expedited processing for lot consolidations as requested to assist developers that are assembling smaller sites for purposes of developing affordable housing.

Looking at the City's current policies and procedures, new actions included in the Housing Element and recent project examples, small site development is not seen as a constraint and the identified small sites are appropriate to accommodate a portion of the City's lower-income RHNA. Additionally, while lot consolidation is an option, based on project examples, lot consolidation would not be necessary for these sites to develop, which provides for more flexibility to the property owner and/or developer. To further ensure that these sites are feasible for development, the City has included **Program 1.2** to assist with lot consolidation and provide incentives for development on these sites and continue allowing lot mergers as part of the City's current procedures.

Land Inventory

The City prepared an inventory of vacant and underutilized sites available to accommodate the City's RHNA. **Table 5-343, Vacant Residential Land Inventory**, provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figures 5-1 through 5-6-8-7** map the location of each site in the city.

Due to the availability of ample vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant non-residentially zoned land or the redevelopment of properties to generate adequate sites for new housing development. The sites identified in **Table 5-3** provides a summary of the site capacity to meet the City regional housing needs allocation and **Table A-1** in Appendix A provides a site by site listing of each parcel, can support the development of housing in excess of the City's share of the 2023-2031 regional housing needs as estimated by HCD and shown in **Table 5-43**. However, to ensure there are sites larger than an acre allowing for high density, the City has also identified sites in **Table 5-4** to be rezoned in concurrently with adoption of the Housing Element. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

A review of sites 1 – 3 shows they do not have any environmental or other constraints that would preclude development. Site 4 has a 0.2% annual floodplain; however, this does not preclude development, nor would it require property owners in this area to purchase flood insurance. No sites included in the inventory to meet the RHNA are located within a floodplain. In addition, **Program 4.1** commits to applying for funding to overcome any infrastructure accessibility concerns.

Rezoning

To create additional capacity for larger affordable housing projects and to ensure sufficient site capacity in the lower-income category, four parcels have been identified as rezone sites. All four parcels have been included in **Program 2.7**. All four parcels are currently zoned O/RA (Open Space/Residential Agricultural) and have a General Plan land use designation of Controlled Development/ Public Parks, Recreation, Public Schools. Through the rezone process, all four parcels will be redesignated to High Density Residential. Sites 1, 2, and 3 and 2 will be rezoned to RM2, to meet the city's lower income RHNA allocation. Sites 1, and 2, and 3 which will be revised to require a minimum of 20 units per acre and will be revised to clarify that multifamily housing is permitted in this zone without a conditional use permit consistent with Government Code Section 65583.2(h) and (i) (see **Program 2.7**). Sites 3 and 4 will be rezoned to RM1, to provide additional higher density capacity. Sites 3 and 4 will which permits up to 40 units per acre but has with a minimum density of 6 units per acre. The parcels range in size from 1.00 acres to 6.84 acres, and each parcel will allow for the development of at least 16 units after the rezone is completed.

Table 5-3, Vacant Sites to be Rezoned, identifies the parcels and the current and proposed zoning. The rezone to accommodate lower income RHNA will affect approximately 149.012.17 acres, creating additional capacity for a minimum of 114 18043 units of realistic developable capacity to accommodate lower income households.

TABLE 5-3. SUMMARY OF VACANT RESIDENTIAL LAND

General Plan	Zone	Total Acreage	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
High Density Residential	RM1	35.93	40	1436	215	215	0	0
Medium Density Residential	R1	198.37	6	1376	1354		1304	50
Medium Low Density Residential	R2	0.92	4	4	4			3
Estate Residential	R4	203.4	0.5	98	98			98
Total		438.62		2914	1670	215	1304	151

Vacant Sites to be Rezoned

Site	Assessor's Parcel Number	Size (Acres)	Current G/LU	Current Zoning	Proposed G/LU	Proposed Zoning	Min. DU per Acre	Max. DU per Acre	Max. Capacity	Realistic Capacity ^a	Low	Med/ Above Mod
1	204-193-18	1.00	Controlled Devt./Public Parks, Rec, Public Schools	O/RA	High Density Residential	RM2	20 ^b	40	40	20	20	0
2	204-193-19	1.17	Controlled Devt./Public Parks, Rec, Public Schools	O/RA	High Density Residential	RM2	20 ^b	40	47	23	32	0
3	218-010-06	6.84	Controlled Devt./Public Parks, Rec, Public Schools	O/RA	High Density Residential	RM21	8 ^b	40	274	13741	13741	0
4 ^c	299-200-03	5.96	Controlled Devt./Public Parks, Rec, Public Schools	O/RA	High Density Residential	RM1	6	40	209	36	36	0
Total									661	210114	210114	0

^a See Program 2-7, through which the RM2 zone will be revised to require a minimum density of 20 units per acre.

^b Minimum density per acre was used to calculate the realistic capacity.

^c Capacity from this site is assumed to go towards the lower income surplus and is not counted towards meeting the RHNA.

VACANT RESIDENTIAL LAND INVENTORY

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land-Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
A	207-071-01	0.26	High Density Residential	RM1	6	40	10	2	2		

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
A	207-051-06	0.31	High Density Residential	RM1	6	40	13	12	12		
B	205-182-07	0.26	High Density Residential	RM1	6	40	10	10	10		
B	205-182-08	0.26	High Density Residential	RM1	6	40	10	10	10		
C	229-104-13	0.26	High Density Residential	RM1	6	40	10	10	10		
C	229-104-14	0.26	High Density Residential	RM1	6	40	10	10	10		
D	205-201-04	0.26	High Density Residential	RM1	6	40	10	10	10		
D	205-201-05	0.26	High Density Residential	RM1	6	40	10	10	10		
E	210-090-09	0.26	High Density Residential	RM1	6	40	11	10	10		
E	210-090-10	0.26	High Density Residential	RM1	6	40	11	10	10		
F	205-260-03	0.27	High Density Residential	RM1	6	40	11	10	10		
F	205-260-04	0.28	High Density Residential	RM1	6	40	11	10	10		
G	208-180-09	0.25	High Density Residential	RM1	6	40	10	10	10		
G	208-180-10	0.26	High Density Residential	RM1	6	40	10	10	10		
H	205-072-11	0.26	High Density Residential	RM1	6	40	10	10	10		
H	205-072-12	0.26	High Density Residential	RM1	6	40	10	10	10		
I	213-050-14	0.25	High Density Residential	RM1	6	40	10	10	10		
I	213-050-15	0.25	High Density Residential	RM1	6	40	10	10	10		
I	213-304-13	0.27	High Density Residential	RM1	6	40	11	10	10	10	
I	213-304-14	0.27	High Density Residential	RM1	6	40	11	10	10	10	
I	213-304-15	0.27	High Density Residential	RM1	6	40	11	10	10	10	
J	208-123-02	0.27	High Density Residential	RM1	6	40	11	10	10	10	
J	208-123-03	0.27	High Density Residential	RM1	6	40	11	10	10	10	
J	205-260-20	0.30	High Density Residential	RM1	6	40	12	10	10	10	
J	205-260-21	0.30	High Density Residential	RM1	6	40	12	10	10	10	
K	205-182-18	0.26	High Density Residential	RM1	6	40	10	10	10	10	
K	205-182-19	0.26	High Density Residential	RM1	6	40	10	10	10	10	
L	205-271-01	0.26	High Density Residential	RM1	6	40	10	10	10	10	
L	205-271-02	0.26	High Density Residential	RM1	6	40	10	10	10	10	
O	208-180-03	0.29	High Density Residential	RM1	6	40	11	10	10	10	
O	208-180-04	0.28	High Density Residential	RM1	6	40	11	10	10	10	
P	205-211-04	0.26	High Density Residential	RM1	6	40	10	10	10	10	
P	205-211-05	0.26	High Density Residential	RM1	6	40	10	10	10	10	

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
10	208-322-15	0.26	High Density Residential	RM1	6	40	16	10	10	10	
10	208-322-16	0.26	High Density Residential	RM1	6	40	16	10	10	10	
12	213-316-11	0.35	High Density Residential	RM1	6	40	17	10	10	10	
10	213-316-12	0.29	High Density Residential	RM1	6	40	13	10	10	10	
	207-072-01	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-072-15	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-093-14	0.25	High Density Residential	RM1	6	40	16	10	1	10	1
	207-052-01	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-052-12	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-053-13	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-052-05	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-052-08	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-052-04	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-052-09	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-072-01	0.26	High Density Residential	RM1	6	40	16	10	1	10	1
	207-071-01	0.26	High Density Residential	RM1	6	40	16	10	10	1	1
	207-052-03	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-052-10	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-052-02	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-052-11	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-053-09	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-053-10	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-053-11	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-053-12	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-051-03	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-051-04	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-051-05	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-093-05	0.26	High Density Residential	RM1	6	40	16	10	10	10	1
	207-091-04	0.26	High Density Residential	RM1	6	40	17	10	10	10	1
	207-071-02	0.26	High Density Residential	RM1	6	40	17	10	10	10	1
	203-132-19	0.28	High Density Residential	RM1	6	40	17	10	10	10	1
	203-132-18	0.30	High Density Residential	RM1	6	40	17	10	10	10	1

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
	207-052-07	0.30	High Density Residential	RM1	6	40	13	12	12	12	1
	207-052-06	0.31	High Density Residential	RM1	6	40	12	12	12	12	1
	207-053-08	0.31	High Density Residential	RM1	6	40	12	12	12	12	1
	207-072-15	0.25	High Density Residential	RM1	6	40	16	12	1	12	1
	207-051-06	0.31	High Density Residential	RM1	6	40	13	12	12	1	1
	299-182-06	0.40	High Density Residential	RM1	6	40	16	12	12	12	1
	210-111-20	0.42	High Density Residential	RM1	6	40	13	12	12	12	1
	210-111-18	0.43	High Density Residential	RM1	6	40	13	12	12	12	1
	299-182-04	0.43	High Density Residential	RM1	6	40	13	12	12	12	1
	210-263-06	0.44	High Density Residential	RM1	6	40	16	12	12	12	1
	210-111-16	0.44	High Density Residential	RM1	6	40	16	12	12	12	1
	299-232-17	0.45	High Density Residential	RM1	6	40	16	12	12	12	1
	212-316-15	0.45	High Density Residential	RM1	6	40	16	12	12	12	1
	212-316-16	0.51	High Density Residential	RM1	6	40	21	12	12	12	1
	207-112-14	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-15	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-16	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-17	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-102-10	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	211-062-20	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-102-02	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-161-02	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-300-05	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-101-21	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-342-16	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-18	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-101-28	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	299-062-10	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-19	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-11	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	299-063-04	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-271-10	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
	209-332-27	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-12	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-131-27	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-09	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-120-12	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-070-02	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-20	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-070-03	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-13	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-070-04	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-310-22	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-11	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-10	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-13	0.25	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-12	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	211-033-18	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-10	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-12	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-11	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-322-33	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-284-01	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-09	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	211-033-01	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	213-445-16	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-250-02	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-131-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-131-05	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-322-05	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-08	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-09	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-131-12	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-131-11	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
	207-131-10	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-161-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-08	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-070-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-120-09	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-284-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-06	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-093-10	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-08	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-310-20	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-07	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-101-06	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-06	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-092-06	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-284-09	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-284-06	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-091-05	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-284-08	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-300-04	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-101-23	0.26	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-101-08	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-070-22	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-232-08	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	209-123-14	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	211-062-14	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	207-112-22	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-310-16	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	210-101-19	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	211-070-27	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12
	212-090-08	0.22	Medium Density Residential	R1	N/A	6	12	12	1	1	12

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
	209-192-19	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-350-38	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-322-31	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-300-03	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	212-482-39	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	212-120-15	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	211-062-19	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-101-26	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	212-162-08	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-322-01	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	211-191-41	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	212-131-04	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	211-043-01	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-350-37	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-101-09	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-123-04	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-322-13	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	212-070-04	0.22	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	212-200-44	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-310-21	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	207-131-09	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-310-30	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-250-50	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	211-033-19	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	205-374-02	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-101-37	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	209-322-04	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-111-04	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	207-112-31	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	210-300-02	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	211-053-01	0.28	Medium Density Residential	R1	N/A	6	6	6	1	1	6
	211-070-29	0.29	Medium Density Residential	R1	N/A	6	6	6	1	1	6

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
	218-172-22	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-250-47	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-250-36	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	211-211-16	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-310-31	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-322-32	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	213-445-22	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	207-250-15	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-122-15	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-242-06	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-101-10	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-310-01	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	218-172-12	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-300-01	0.29	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-310-02	0.30	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	211-062-18	0.30	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-111-15	0.30	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-161-03	0.30	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	213-296-31	0.30	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	212-110-15	0.30	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	218-172-13	0.31	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	212-070-06	0.31	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	211-232-13	0.31	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-310-03	0.31	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-174-01	0.32	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-101-22	0.32	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-174-19	0.32	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-322-02	0.32	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-350-11	0.33	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-310-18	0.34	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	209-322-12	0.34	Medium Density Residential	R1	N/A	6	12	12	1	1	1
	210-101-24	0.35	Medium Density Residential	R1	N/A	6	12	12	1	1	1

Consolidation Potential	Assessor's Parcel Number	Size (Acres)	General Plan Land Use Designation	Zoning	Minimum Density per Acre	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
	218-172-22	0.36	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	211-061-12	0.36	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	212-120-14	0.36	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	210-250-35	0.39	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	210-310-19	0.41	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	210-250-34	0.42	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	210-250-21	0.45	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	210-310-17	0.42	Medium Density Residential	R1	N/A	6	6	6	1	6	1
	212-280-04	4.79	Medium Density Residential	R1	N/A	6	26	26	1	26	1
	207-250-07	0.27	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-04	0.53	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-05	0.53	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-06	0.53	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-07	0.53	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-08	0.53	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-09	0.54	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-10	0.54	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-11	0.54	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-020-12	0.60	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-040-01	0.51	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-040-03	0.52	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-040-04	0.46	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-040-05	0.55	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	209-040-06	0.55	Medium Low Density Res.	R2	N/A	4	4	4	1	1	4
	215-130-10	2.58	Estate Residential	R4	N/A	0.5	4	4	1	1	4
	215-140-08	2.22	Estate Residential	R4	N/A	0.5	4	4	1	1	4
	215-150-11	2.25	Estate Residential	R4	N/A	0.5	4	4	1	1	4
851661	452408	7426	113182220	266266							

Source: City of California City, 2024.

Note: Realistic capacity on sites zoned RM1 is based on a minimum density of six units to the acre rather than a percentage of the maximum permitted density.

Site and Environmental Constraints

The City's Safety Element addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The Housing Element sites inventory was screened for the presence of the following hazard zones:

1. FEMA, 100-year flood zone
2. Department of Water Resources (DWR), Dam Inundation Zone
3. Alquist-Priolo Earthquake Fault Zones
4. California Geological Survey, California Department of Conservation, landslide susceptibility
5. California Geological Survey, California Department of Conservation, liquefaction susceptibility
6. California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zones (FHSZ)
 - a. State Responsibility Areas (SRAs)
 - b. Local Responsibility Areas (LRAs)

There are no known environmental constraints or conditions in the city that could preclude development on identified sites within the planning period, including hazards, airport compatibility, and related land use controls, shape, contamination, easements, or overlays.

Meeting the RHNA

Table 5-4 compares California City's RHNA to the sites inventory capacity. Accounting for units constructed or approved and the current site capacity, including sites to be rezoned, the City will have a surplus of 101,241 units for lower-income households (including extremely low, very low, and low), 63,182 units available to moderate-income households, and 81,132 units available to above moderate-income households, for a total surplus of 154,155 units. Additionally, while the City is not relying on accessory dwelling units to meet the RHNA, **Program 1.6** has been included to promote and incentivize this housing type to provide an additional unit surplus.

Table 5-3. TABLE 5-4. SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA

Income Category	2023 – 2031 RHNA	Units Constructed or Approved	Vacant Residential Site Capacity (Table 5-4A-1)	Vacant Sites to be Rezoned (Table 5-3)	Total Capacity	Unit Surplus
Very Low	39	0	74,215	114	215,741	151,101
Low	25					
Moderate	101,100	510	112,182	0	1,304,163	1,204,636
Above Moderate	263	78,129	266,151	0	280,813	178,132
Total	427	129	452,522	114	1,799,581	1,372,454

Source: California City, 2024.

It is assumed that some of the moderate capacity will be available to accommodate the above moderate RHNA to provide additional surplus, if needed.

Adequacy of Public Facilities

The vacant parcels selected for the Sites Inventory have access to necessary utilities. Domestic water service and wastewater service in California City is provided by the City. The City's water and sewer system is run as a municipal water enterprise, meaning that maintenance and improvements are funded by user fees and connection fees.

California City utilizes groundwater and imported surface water. Imported surface water can be purchased from AVEK through standing agreements with the City. Additional supplies are available from AVEK and increased groundwater pumping is also available. The Wonder Acres area of California has a separate water system. Water for this area is purchased from AVEK but "wheeled" through the Mojave Public Utility District (MPUD) system. The City pays a "wheeling" charge for water delivered by MPUD. AVEK water delivered from MPUD is used exclusively in the Wonder Acres area, near Highway 14 and California City Boulevard. Currently, there are 38 service connections with water consumption remaining relatively consistent. Discussions with the General Manager of MPUD indicated that increased water supply to this community would not be a problem. The current agreement limits this water supply to a peak of 500 gallons per minute (gpm). A 1978 agreement provides for delivery of AVEK water that is transferred to California City via MPUD's infrastructure. The City has significantly more water rights than it currently uses. The City groundwater (well) production is not limited by water rights but by pumping capacity. The City continuously addresses water supply and infrastructure capacity limits and, as part of **Program 1.4** of the Housing Element, will give priority to affordable housing units.

California City also provides sewer service to the community. The City maintains one wastewater treatment plant with a design capacity of one million gallons per day. The plant serves only residents of the city. -The City's existing collection system has capacity to meet the needs of future development. In areas where municipal sewer infrastructure has not yet been extended, individual on-site septic systems are used for wastewater disposal. These systems are subject to lot size and density limitations and are regulated by the Kern County Environmental Health Services Department. The vacant parcels selected for the Sites Inventory are located within areas served by the City's sewer system. The available capacity of both water and sewer infrastructure is sufficient to accommodate the housing unit growth anticipated in the RHNA.

6. Housing Constraints

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and nongovernmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints include land availability, land cost, construction costs, and availability of financing.

Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A)) and (a)(1)(B)), all zoning and development standards, and fees are available on the City’s website.

Governmental Constraints

Land Use Controls

The California City General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. **Table 6-1** shows the residential land use designations established by the General Plan.

TABLE 6-1. GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL

Designation	Maximum Units per Acre	Notes
Estate Density Residential	1 unit/2 acres	The area known as Wonder Acres has land designated for residential use not to exceed one dwelling unit for each five acres of land.
Rural Density Residential	1 units/acre	This land use designation allows for single-family houses and single-family subdivisions.
Low-Density Residential	2 units/acre	This land use designation allows for single-family houses and single-family subdivisions.
Medium Low-Density Residential	4 units/acre	Shall mean land designated for single-family residential development not to exceed four dwelling units per acre for sewered properties and two dwelling units per acre for unsewered properties.
Medium-Density Residential	6 units/acre	Shall mean land designated for single-family residential development attached or detached housing.
High-Density Residential	6-40 units/acre	Shall mean land designated for single- and multifamily residential development attached and/or detached housing.

Source: 2009 - 2028 California City General Plan.

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance preserves the character and integrity of existing neighborhoods. **Table 6-2** shows the residential zones and permitted densities in each. Where the standards shown below entail a range of values, this is typically the result of differing standards for interior lots and corner lots. However, when the range of values applies to building height or lot coverage, the difference is due to dwelling type. Residential Zone Districts and Development Standards.

TABLE 6-2. RESIDENTIAL DEVELOPMENT STANDARDS

<u>Zoning District</u>	<u>Density Range (du/ac)</u>	<u>Minimum Lot Size (sq. ft.)</u>	<u>Minimum Lot Width (ft)</u>	<u>Maximum Lot Coverage</u>	<u>Maximum Building Height (stories)</u>	<u>Front Yard Setback (ft)</u>	<u>Single Story Rear Yard Setback (ft)</u>	<u>Two Story Rear Yard Setback (ft)</u>
RA - Residential/Agricultural	1 du/ac	43,560 sq. ft.	120 ft	-	2 stories	25 ft	25 ft	20 ft
R1 - One-Family Residential	6 du/ac	6,000 sq. ft.	60 ft	45%	2 stories	25 ft	5 ft	10 ft
R2 - One-Family Residential	4 du/ac	10,000 sq. ft.	80 ft	4,500 sq. ft.	2 stories	25 ft	20 ft	20 ft
R3 - One-Family Residential	2 du/ac	20,000 sq. ft.	80 ft	6,000 sq. ft.	2 stories	25 ft	20 ft	20 ft
R4 - One-Family Residential	1 du/2 ac	80,000 sq. ft.	200 ft	11,750 sq. ft.	2 stories	25 ft	25 ft	50 ft
R5 - Estate Density Residential	1 du/2 ac	200,560 sq. ft.	200 ft	15,250 sq. ft.	2 stories	25 ft	25 ft	50 ft
RM1 - Multiple Family Residential	6 – 40 du/ac	4,356 sq. ft.	60 ft	50%	23 stories	15 ft	5 ft	10 ft
RM2 - Multiple Family Residential	620 – 40 du/ac	2,178 sq. ft.	60 ft	50%	23 stories	15 ft	5 ft	10 ft

Source: City of California City, 2025

¹ New RM2 Zoning District will be created as a part of Program 2.7.

² As a part of program 2.2, the City will increase height limits to allow for 3 stories.

<u>Zoning Designation</u>	<u>Density</u>	<u>Minimum Width</u>	<u>Minimum Depth</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Yard</u>
	1 du/ac	120 ft.	150 ft	25 ft.	10 ft. (single)	25 ft. (single story)

RA—Residential Agriculture					15 ft. (two-story)	20 ft. (two-story)
					20 ft. (street corner)	
R1—Single-Family Residential	6 du/ac	60 ft.	100 ft.	25 ft.	5 ft. (single)	5 ft. (single-story)
					10 ft. (two-story)	10 ft. (two-story)
					15 ft. (street corner)	
R2—Single-Family Residential	4 du/ac	80 ft.	100 ft.	25 ft.	5 ft. (single)	20 ft. (single-story)
					10 ft. (two-story)	20 ft. (two-story)
					15 ft. (street corner)	
R3—Single-Family Residential	2 du/ac	80 ft.	200 ft.	25 ft.	5 ft. (single)	20 ft. (single-story)
					10 ft. (two-story)	20 ft. (two-story)
					15 ft. (street corner)	
R4—Single-Family Residential	1 du/2 ac	200 ft.	200 ft.	25 ft.	25 ft. (single)	25 ft. (single-story)
					50 ft. (two-story)	50 ft. (two-story)
					25 ft. (street corner)	
R5—Single-Family Residential	1 du/2 ac	200 ft.	500 ft.	25 ft.	25 ft. (single)	25 ft. (single-story)
					50 ft. (two-story)	50 ft. (two-story)
					25 ft. (street corner)	
RM1—Multiple Family Residential	6—40 du/ac	60 ft.	100 ft.	15 ft.	5 ft. (single)	5 ft. (single-story)
					10 ft. (two-story)	10 ft. (two-story)
					10 ft. (street corner)	
RM2—Multiple Family Residential	6—40 du/ac	60 ft.	100 ft.	15 ft.	5 ft. (single)	5 ft. (single-story)
					10 ft. (two-story)	10 ft. (two-story)
					10 ft. (street corner)	

Source: California City Municipal Code Zoning Standards, 2022

To prevent traffic congestion and shortage of curb spaces, off-street parking shall be provided incidental to buildings or structures and major alterations and enlargements of existing uses. Off-street parking shall be in proportion to the need created by the land use. Off-street parking shall be laid out to protect the public safety and insulate surrounding land uses from their impact. Parking standards in all residential districts require a minimum of two parking spaces per unit (**Table 6-3**). These requirements are minimal and not considered a constraint to development. Government Code Section 65583(a)(4) requires the City to allow sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. For the purposes of tabulating the number of off-street parking spaces, the term "floor area" shall mean the gross floor area of a building and its accessory buildings on the same site measured from the outside wall. Applications for land use permits shall be accompanied by a detailed tabulation of the gross floor area and a calculation of the required number of off-street spaces. California City has included **Program 2.4** to review parking standards for emergency shelters and revise as necessary to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone, in compliance with State law.

TABLE 6-3. RESIDENTIAL PARKING STANDARDS

Unit Type	Number of Parking Spaces Required
Single-Family	2 covered parking spaces for each dwelling unit
Multifamily	2 off-street parking spaces for each dwelling unit; 0.25 guest parking space per dwelling unit for developments consisting of more than 50% one guest space of for the units as three- or four-bedroom units upon Commission approval.
Group Care Facilities	1 off-site parking space for each three beds.
Emergency Shelter ¹	1 off-site parking space for each three beds.
Mobile Home Park	2 covered parking spaces

Source: California City, updated October 2015

¹ **Program 2.4** has been included to ensure compliance with Government Code Section 65583 (a)(4) to ensure parking standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone

Cumulative Impact of Development Standards

As shown in **Table 6-4**, the City evaluated the cumulative impact of its land use controls that limit sites' building envelopes (setbacks, private open space, and parking) and lot coverage restrictions as potential constraints to development. The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage permitted. The next step was to determine the maximum allowed developable space given the lot coverage and setback and parking requirements. Occupiable area on the second floor, and additional floors, was set equal to the first floor building footprint, based on the smaller of either the maximum lot coverage or the remaining lot area once setbacks and parking spaces were subtracted. The average unit size was calculated by dividing the total occupiable building area by the permitted number of units (site acreage x density). Density bonus units are not factored into the calculations.

Current development standards for zones allowing multifamily housing were analyzed hypothetical sites. In the RM-1 zone (1,004 square feet of lot area per unit; maximum 40 units per acre), the City analyzed development feasibility on a one-acre hypothetical site and found that the maximum permitted density could be achieved. Similarly, a half-acre

hypothetical site in the RM-2 zone (855 square feet of lot area per unit; maximum 40 units per acre) was also able to achieve the maximum permitted density. The cumulative impact of the land use controls in California City, including zoning, fees, building codes, and development standards, do not pose a significant or unique constraint to housing production. To enhance development potential and provide greater flexibility in the RM-1 and RM-2 zones, the City has included Program 2.2 to modify parking standards to remove the two off-street parking requirements and set up a sliding scale by unit size and to increase the height limit to allow for three-story buildings.

TABLE 6-4. CUMULATIVE IMPACTS ANALYSIS, MULTIFAMILY ZONES

Zone	RM1	RM2
Site or Hypothetical Scenario	One-Acre Hypothetical	Half-Acre Hypothetical
Lot Area (square feet):	43,560	21,780
Length (feet):	150	120
Width (feet):	290	182
Lot coverage:	50%	50%
Maximum building footprint based on lot coverage (square feet):	43,560	10,890
Maximum building envelope given lot coverage requirements, setbacks, and parking (see below for spaces per unit):	20,070	8,550
Parking spaces per unit	2	2
Area required for parking (square feet)	13,680	6,840
Number of stories	2	2
Maximum occupiable building square footage:	40,140	17,100
Number of units:	40	20
Average unit square footage:	1,004	855
Achievable Density (units per acre):	40	40
Maximum permitted Density (units per acre):	40	40

Notes: Each dwelling unit shall have a minimum floor area of 850 square feet in the RM1 zone and 700 square feet in the RM2 zone.

Typical Densities for Development

California City is a small city in Kern County with physical constraints to outward expansion. Single-family residential lots generally vary from approximately 2,500 to 5,400 square feet in the low-density residential zone. Multifamily densities are typically between 10 and 20 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the City did not receive any requests to develop below the assumed capacity in the sites inventory.

On- and Off-Site Improvements

The City requires both on- and off-site improvements. These include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, they are required as part of the building permit. Curbs/gutters and

drainage facilities direct storm and runoff water out of residential developments and are retained on-site in park basins or landscaped areas.

Water/Sewer

Development of and connection to municipal water and sewer services are required as a condition of tract maps. Water service is necessary for a constant supply of potable water. According to the 2010 Central Core Water Map, eight-inch, six-inch, and four-inch water lines service many of the existing residential tracts along local roadways. Water lines with larger capacity of 20-inch, 16-inch, 12-inch, and 10-inch water lines service major arterial, arterial, and collector streets. Sewer services are necessary for the disposal of liquid waste. These off-site requirements allow for the development of much higher residential densities. —According to the 2010 Central Core Sewer Map, sewer lines are found mainly around schools, commercial businesses, and government buildings ranging from 6 to 24 inches in capacity. The north side of California City Boulevard has more sewer service available to residential lots than on the south side. Newer residential tracts and pending residential housing starts are required to hookup to City sewer. Many of the older residential tracts are on private septic systems. New construction in the older residential tracts on spot lots are required to hookup to the sewer system if the sewer is less than 200 feet away; over 200 feet, a private septic system is allowed.

Streets/Roadways

Local streets, including cul-de-sacs, provide direct access to abutting parcels and are used for local traffic movements. Arterial and collector roads are designated on the General Plan according to existing and projected needs. Sidewalks allow for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children.

Local streets are located as needed throughout residential development. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relative safe traffic movements. Developers are responsible for development of roadways associated with the residential project. **Table 6-54** shows roadways are classified in the city according to traffic needs.

~~Table 6-4.~~TABLE 6-5. ALIGNMENT OF STREETS

Street Classification	Lane	Minimum Right-of-Way (feet)	Pavement Width (feet)
Local Street	2	60	40
Collector	4	90	68
Major Arterial	6	110	90

Source: California City Public Works Department, 2023.

Density Bonus

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

To ensure compliance, the City has included **Program 2.3** to ensure compliance with current State law (Government Code Section 65915).

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Ordinance and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, senior housing, supportive housing, and single-room occupancy units.

Some housing types are allowed by right, and others are allowed with a conditional use permit. **Table 6-56** summarizes the housing types permitted, conditionally permitted, or excluded under the City's Zoning Ordinance. The City has included **Program 2.4** to amend the Municipal Code in compliance with State law.

~~Table 6-5~~ **TABLE 6-6. RESIDENTIAL USES PERMITTED BY ZONE**

Residential Uses	RA	R1	R2	R3	R4	R5	RM1	RM2
Single-Family Dwellings	P	P	P	P	P	P	P	P
Multifamily Dwellings	-	-	-	-	-	-	P	P
Mobile Home Parks	C	C	C	C	C	C	C	C
Manufactured Home	P	C	C	C	C	C	C	C
Group Care Facilities (six or fewer persons) ¹	-	C	C	C	C	C	-	-
Single-Room Occupancy Units								
Transitional Housing and Supportive Housing ²	-	-	-	-	-	-	-	-
Emergency Shelters ³								
Farmworker Housing/Employee Housing ⁴	P	--	--	-	P	P	--	--

Source: City of California City Zoning District Regulations, 2023.

Notes: - = Not Permitted P = Permitted; C = Conditional Use Permit

¹ Program 2.4 has been included to allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.

² Program 2.4 has been included to amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

³ Emergency shelters are permitted by right without discretionary review in C-5, Regional Commercial District.

⁴ Program 2.4 has been included to amend the Municipal Code to allow employee/farmworker housing in compliance with State law (Health and Safety Code Sections 17021.5 and 17021.6).

Accessory Dwelling Units (Second-Unit Housing)

Another type of housing appropriate for lower-income persons are accessory dwelling units (ADUs). ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the existing single-family dwelling. The city refers to ADUs as "Second Units" in the Municipal Code.

The City currently requires that a second unit must have a floor area of at least 500 square feet and no more than 1,000 square feet. A Second Unit shall have ingress and egress to the second unit independent of the primary unit. It must use the primary residence sewer system, provided that system has adequate capacity, otherwise a separate septic or sewer system must be installed. However, this may not have independent water, electric, or gas service(s). The second unit square footage is included with the primary residence for the purpose of calculating lot coverage.

The City has included **Programs 1.6 and 2.4** to amend the Zoning Code to comply with State ADU law and to include incentives to promote the development of ADUs.

Group Homes/Residential Care Facilities

Facilities licensed by the State of California that provide 24-hour primarily non-medical care permanent living accommodations for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including convalescent facilities, group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, rehabilitation facilities, and hospice facilities.

Health and Safety Code Sections 1267.8 and 1566.3 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The City currently has some provisions for group housing types, including care facilities for a maximum of six individuals, and allows them with a conditional use in R1, R2, R3, R4, and R5. The City has included **Program 2.4** to allow group homes with six or fewer persons in all zones in the same manner as single-family residences in compliance with State law. Further, the Zoning Code does not currently contain provisions for group housing with seven or more persons and **Program 2.4** has included to comply with State law.

Reasonable Accommodation

The City adopted a Reasonable Accommodation Ordinance in 2015 that gives persons with disabilities a procedure to seek equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act. Reasonable accommodation requests are reviewed by the City Manager/Planning Director. The City Manager/Planning Director shall issue a written determination within 60 days of the date of receipt of a completed application.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the fair housing acts. The following findings must be made to approve a request for reasonable accommodation:

- The requested accommodation is requested by or on behalf of one or more individuals with disabilities protected under the Fair Housing Laws.
- The requested reasonable accommodation is necessary to make housing available to one or more individuals with disabilities protected under the Fair Housing Laws.

- The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies, and/or procedures of the City. If, based on all of the evidence presented to the City Manager/Planning Director, the above findings may reasonably be made, the City Manager/Planning Director shall grant the requested reasonable accommodation.

The City's current definition of family states "An individual, two or more persons who are related by blood, adoption, or marriage, or a group of not more than six persons not necessarily related by blood, adoption, or marriage living together in a dwelling unit." To comply with State law, the City has **included Program 2.4** to update the definition of family to state "One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit."

Transitional and Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, no limit on the length of stay, and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain the necessary life skills to support independent living.

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and subject only to the restrictions that apply to other residential uses of the same type in the same zone. Additionally, State law requires jurisdictions to allow supportive housing by right in multifamily zones and mixed-use and nonresidential zones allowing multifamily.

The City's Municipal Code currently allows supportive housing and transitional housing by right in the same manner as other single-family dwellings, multifamily dwelling units, residential care facilities, or boarding house uses. To ensure compliance with Government Code Section 65651(a), the City has included **Program 2.4** to amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in ~~the same zone~~all zones allowing residential uses of the same type in the same zone. As part of Program 2.4, the City will also revise the zoning ordinance to ~~and~~ allow permanent supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Emergency Shelters

Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure

that local governments share the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied that are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City Code defines emergency shelters as temporary, short-term residences providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less. Supplemental services may include counseling and access to social programs, and no individual or household may be denied to emergency shelter because of an inability to pay.

Emergency shelters are permitted by right without discretionary review in the C5 zone (which allows residential uses as an accessory use) and subject to the following standards under Section 9-2. 1903 of the Municipal Code.

- The maximum length of stay shall not exceed 120 days in a 365-day period.
- Each shelter may have a maximum of 30 beds.
- Off-site parking shall be provided at a parking rate of one parking space for three beds and parking shall be ADA compliant.
- Stays at the emergency shelter facility shall be limited between the hours of 5:00 p.m. and 8:00 a.m.
- Non-operational and unregistered vehicles shall not be kept on-site. Towing shall be the responsibility of the shelter operator.
- Each emergency shelter shall provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of-way. An exterior waiting area shall be physically separated and visually screened from the public right-of-way.
- The emergency shelter facility shall provide an on-site resident manager on-site at all times.
- A minimum distance of 300 feet shall be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.
- The shelter operator shall provide minimum exterior lighting. In addition, the operator shall regularly patrol the area surrounding the shelter site during hours that the shelter is in operation to ensure that homeless persons who have been denied access are not congregating in the neighborhood.
- Alcohol and narcotics use and consumption are prohibited within the facility and on the property.
- An operations plan shall be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan shall include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor management of the facility.

The City has included **Program 2.4** to review and revise these development and managerial standards to ensure compliance with State law.

According to the 2023 Kern County PIT count, there was an estimated nine unsheltered individual experiencing homelessness in California City. Conservatively assuming 250 gross square feet as necessary to accommodate a shelter

bed, the City's unmet shelter need could be satisfied by a single small shelter or in conjunction with another use. There are 63 potential vacant sites with a total of 76.82 acres in the C-5 zone. Sites range in size from 0.39 to 8 acres with the majority being 0.25 to 0.5 acres.

Though the City has a relatively low demonstrated need for emergency shelters, it is farther away from Kern County's more established homelessness support services (primarily located in Bakersfield) and recognizes that homelessness is on the rise in the region; the unsheltered homeless count in Kern County increased by 40 percent between 2022 and 2023 alone. To this end, **Program 4.1** is proposed, which commits the City to collaborate with the community's existing religious institutions and social service providers to identify and facilitate the provision of emergency shelter (or other interim interventions) on their premises. This approach will increase the likelihood that sufficient shelter resources will be developed during the planning period. Additionally, given California City's relatively small size and the location of many of the community's existing religious facilities and social service providers, this approach will also ensure that shelter resources will be near amenities that serve people experiencing homelessness.

Low-Barrier Navigation Centers

Low-Barrier Navigation Centers (LBNCs) are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. LBNCs must be allowed by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. The City's Municipal Code does not specifically address LBNCs pursuant to AB 101 (Government Code Section 65660 et seq.) and therefore **Program 2.4** has been included to comply with State law.

Single-Room Occupancy Units

The Housing Element must identify zoning to encourage and facilitate housing for all segments of the community. Single-room occupancy units (SRO) are often the most appropriate type of housing for extremely low-income persons. The Zoning Code does not currently contain provisions for SRO units. The City has included **Program 2.4** to amend the Municipal Code to define and adopt provisions for SRO units permitting in at least one zoning district explicitly with appropriate development standards in the respective zones and encourage the development of SRO types.

Housing for Farmworkers

Health and Safety Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (of 12 units or less) designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. The City's Municipal Code does not currently contain provisions for farmworker housing. The City has included **Program 2.4** to comply with Health and Safety Code Sections 17021.5 and 17021.6.

Development and Processing Fees

California City charges a number of planning and building, fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new

development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees to ensure they do not unduly constrain the development of housing. **Tables 6-76** and **Table 6-87** provide the master fee schedules for the City as of 2020. **Table 6-89** indicates the building and development fees for a 2,000-square-foot single-family home and 12-unit multifamily development with 1,000 square feet. For new residential dwellings, the connection fee and impact fee for water service are currently (2024) being waived for water and sewer connections.

Table 6-6. TABLE 6-7. DEVELOPMENT FEES

Facility	Fee Per Dwelling Unit	
	Single-Family ¹	Multifamily ²
Water Connection Fee (3/4")	-	-
Sewer Connection Fee	\$0	\$0
School Impact Fee ³	\$3,800 ¹	\$22,800 ²
Total	\$3,800	\$22,800

Source: Fee Schedule, California City, 2023.

Notes:

¹ 2,000-square-foot single-family residential construction.

² 1,000-square-feet with 12-unit multifamily residential construction.

³ \$1.90 per square foot. Fees are for informational purposes only and are subject to change.

Table 6-7. TABLE 6-8. PLANNING PERMIT FEES

Fee Type	Fee
Architectural Design and Site Plan Review (Staff Development Review) - Multifamily Residential	\$1,545
Conditional Use Permit – Minor	\$842
Conditional Use Permit – Moderate	\$1,414
Conditional Use Permit –Major	\$2,061
Conditional Use Permit – Planned Development	\$2,443
Lot Line Adjustment	\$375
Variance	1,024
Zoning Amendment	\$2,066
Zoning Amendment – Planned Development	\$2,257
Subdivision (5 or more lots)	\$1,814 + \$30 per lot
Subdivision (4 or less lots)	\$1,414
Negative Declaration (Prepared by City Staff)	\$3,080
Negative Declaration (Review City Staff)	\$68 per hour (\$500 Deposit)
Environmental Impact Report	Varies, Actual Cost-plus 10%
General Plan Amendment	1,526

Source: California City, 2023

Notes: Fees are for informational purposes only and are subject to change.

In addition to the above fees, applicants shall be required to reimburse California City for any additional costs of issuing permit, including, but not limited to, extraordinary fees for legal counsel and/or consultant costs.

Engineering and planning consultant fees are assessed on a per-hour basis. An initial fee based on an estimated number of hours for the individual project will be determined at the start of the project and must be paid by the applicant in addition to the application fee prior to commencement of the application process.

Table 6-8: TABLE 6-9. FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE

Fee Type	Single-Family ¹	Multifamily ²
Residential Building Permit ³	\$500	\$500
Plan Check ⁴	\$544	\$1,224
Architectural Review (Site Plan Review) – Staff Development Review	\$0	\$1,545
Water Connection ⁵	\$0	\$0
Sewer Connection ⁵	\$0	\$0
School Fee	\$3,800	\$22,800
Total	\$4,368	\$24,845

Source: California City, 2023.

¹Fees based on a typical 2,000-square-foot, single-family home with a ¾-inch water connection.

²Fees based on a typical, 12-unit multifamily project with 1,000-square-foot units

³ Building, electric, mechanical & plumbing will be charged \$75.00 per hour after the first one-half hour.

⁴ \$68.00 per hour

⁵For new residential properties, the water and sewer connection and impact fees are currently being waived.

The estimated minimum cost of a 2,000-square-foot single dwelling is \$4,368 and for a 12-unit apartment complex multifamily unit is \$24,845 (see **Table 6-98**). While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, they are deemed necessary to maintain the quality of life desired by city residents and do not constrain the development of affordable housing. See **TABLE 6-109** for the proportion of fees in the overall development cost for a typical unit.

Table 6-9: TABLE 6-10. PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

Fee Description	Amount		
	Single Family ¹	Entire 12-Unit Development ²	Notes
Building Permit Fees	\$500	\$1,545	-
Building Plan Check	\$544	\$1,224	\$68 per hour
School Impact Fee	\$3,800 ¹	\$22,800 ²	1.90 per square foot
Antelope Valley East Kern District	\$5,387	\$10,774	Base Fee \$5,387 for 0.75-inch meter
Total City Fees	\$10,231	\$36,343	-
Typical Construction Cost per Unit	\$371,740	\$2,230,440	-

Fee Description	Amount		
	Single Family ¹	Entire 12-Unit Development ²	Notes
Total Cost (Fees Plus Construction Cost per Unit)	\$381,971	\$2,266,783	-
Fees as a Percentage of Total Cost	2.7%	1.6%	-

Source: California City, 2023.

¹ Fees based on a typical 2,000-square-foot single-family home with a 0.75-inch water connection.

² Fees based on a typical 1,000-square-foot multifamily unit with a 2-inch water connection as part of a 12-unit project

Permit Processing Time

The time involved in processing development applications can become a constraint to affordable housing development. **However, in an effort to promote development the City has aimed to make this a streamlined process for all development.** In California City, most development applications for single-family and multifamily developments take up to two weeks for ministerial review and staff development reviews. If an applicant proposes a development that requires discretionary review, such as one that requires a conditional use permit, the processing time can extend to four to six months regardless of whether it is for a single-family or multifamily project. **Table 6-11** lists the typical review times for each type of City permit or approval process. These review periods do not present constraints to development because some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

~~Table 6-10.~~ **TABLE 6-11. PLANNING PROCESSING TIMES**

Type of Approval or Permit	Typical Processing Time	Approving Body
Ministerial Review	2 weeks	City Manager/Planning Director
Architectural Review-Staff Development Review	2 weeks	Staff Level Review
Conditional Use Permit (CUP)	4-6 weeks	Planning Commission
Zone Change with Negative Declaration	60 days	Planning Commission (PC) review & recommend/City Council (CC) Approval
Zone Change with Environmental Impact Report	4-6 months	PC review & recommend/ CC Approval
General Plan Amendment	60–90 days	PC review & recommend/ CC Approval
Parcel Maps	75–90 days	PC review & recommend/ CC Approval
Initial Study (CEQA)	60–90 days	PC review & recommend/ CC Approval
Environmental Impact Report (CEQA)	8–10 months	PC review & recommend/ CC Approval

Source: California City, 2023.

Note: As of August 2024, the Planning Commission is temporarily suspended¹³.

¹³ Gatlin, A. "Cal City suspends its planning commission" (August 30, 2024) Antelope Valley Press. https://www.avpress.com/news/cal-city-suspends-its-planning-commission/article_84237268-667b-11ef-86a3-37734da2e61c.html

Multifamily residential developments with four (4) or more units are subject to a Site Plan Review. The Planning Director will review the proposal to ensure compliance with the requirements outlined in Section 9-2.212 of the City's Zoning Code. A public hearing is not required, and the Planning Director's decision is final unless an appeal is filed with the Planning Commission by an interested party before a building permit is issued.

As part of the Site Plan Review process, proposed multifamily residential developments must include the following:

- (1) Name and address of the applicant;
- (2) Name(s) and address(s) of the property owner(s);
- (3) Assessor's parcel number(s);
- (4) A plan drawn at the scale specified by the Planning Director, including the following:
 - a. Topography and proposed grading;
 - b. Location of existing buildings and structures with required setbacks;
 - c. Location of proposed buildings and structures with required setbacks;
 - d. Location of all existing and proposed utilities, including water, natural gas, electrical and drainage facilities;
 - e. Exterior elevations showing the height of the building, the location of doors, windows, chimneys, mechanical equipment and the types and colors of materials proposed;
 - f. Dimensions of the existing and proposed buildings or structures or other information (e.g., seating capacity) of the proposed buildings allowing the Planning Director to determine parking needs in accordance with the requirements set out in the City Zoning Ordinance;
 - g. Layout of proposed parking lot, including location of parking spaces, internal circulation pattern, ingress and egress points and location of trash enclosures;
 - h. Dimensions of parking stalls and aisles;
 - i. Location of landscaping and irrigation system, including identification of plant materials to be used; and
 - j. Location of on-site and off-site lighting.

Single-family residential developments are not subject to Site Plan Review and only rely on a plan check which is a staff level review and can be completed in one day.

The City does not have approval findings. Instead, a project meeting zoning standards (such as those listed above) and General Plan requirements is approved at the staff level. No public hearings are required. Therefore, local processing and permit procedures are not an impediment to development in the City.

The typical processing times for development and permit approval are presented in **Table 6-11-120** by project type.

Table 6-11-120. TABLE 6-12. PERMIT PROCESSING TIME

Process	Length of Time		
	Single-Family Unit	Subdivision	Multifamily < 5 units

Step 1: Ministerial Approval	14 days	-	14 days
Step 2: Site Plan ¹	14 days	14 days	14 days
Step 3: EIR (CEQA)	-	8 to 10 months	-
Step 4: Use Permit	4-6 weeks	4-6 weeks	4-6 weeks
Total Estimated Time²	12 months to 42 months	10 months to 1.5 year	2-1 months to 24 months

Source: California City, 2023

¹ Includes parcel maps.

² This estimate accounts for the time between approval and building permit issuance, assuming a complete and correct application at first submittal. The final length of time between a project's approval and building permit issuance is determined by the applicant. If corrections are necessary after the City's initial review, the applicant will need to complete the corrections, and the timing for addressing corrections varies.

Senate Bill 330 Procedure

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

California City offers optional pre-application meetings for all development proposals to advise prospective applicants about current City standards and requirements, and to identify issues in an effort to shorten the length of time required to process a development proposal once it has been accepted. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and City departments. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. To ensure compliance with SB 330, the City has included **Program 2.3** to help streamline submitted applications.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Currently, California City does not have a process for SB 35. The City has included **Program 2.3** to establish a SB 35 streamlining approval process and standards for eligible projects. The established procedure will aid in minimizing the review time required for development processes and, in turn, reduce costs to developers, which may increase housing production in the city.

Building Codes and Enforcement

The City has adopted the 2022 California Building Code (CBC) as of February 2023, including all NEPA standards to be known as the Fire Code and the Building and Safety Code per Municipal Code sections Sec. 4-1.101 and Sec.8-1.01, respectively. With this adoption to protect public health and safety, there is no significant constraint to the production or improvement of housing in California City.

Code enforcement typically occurs when a building inspector is processing other permits on the site, or when complaints are filed. The City's code building inspector is charged with the enforcement of the latest adopted editions of the CBC, the California Electrical Code, the California Plumbing Code, the California Mechanical Code, the Uniform

Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. Code enforcement remains a priority for the City, and a code enforcement program will be developed and implemented as soon as funding allows. The City has not made any local amendments to the CBC.

CEQA Streamlining

In accordance with Government Code section 65943, the City will provide a written determination of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the City and the applicant. In accordance with Public Resources Code sections 21080.1 and 21080.2, the City will determine whether a housing project is exempt from CEQA within 30 days of receiving a complete application. In compliance with Government Code section 65950, the City will approve or disapprove projects within the timelines specified by statute. Projects will be approved or denied within the applicable statutory timeframe:

1. Where an Environmental Impact Report (EIR) is prepared, the City will approve or disapprove the project within 180 days from the date of EIR certification by the lead agency, or within 120 days for a "development project." A "development project" refers to a project that is either entirely residential or a mixed-use development where non-residential uses comprise less than 50 percent of the total square footage and are limited to first-floor neighborhood commercial uses in a building of two or more stories.
2. Where an EIR is prepared for a development project, the City will approve or disapprove the project within 90 days from the date of EIR certification by the lead agency, provided that at least 49 percent of the units are affordable to very low- or low-income households and deed-restricted as affordable for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant confirming that an application has been made or will be made for an allocation or commitment of financing (e.g., tax credits, bond authority, or other financial assistance from a public or federal agency). This notice must specify the type of financial assistance sought, the application deadline, and confirm that project approval is a prerequisite for funding. The applicant must provide verification that the application for financial assistance has been submitted before the EIR is certified.
3. Where a Negative Declaration is completed and adopted for the development project, the City will approve or disapprove the project within 60 days from the date of adoption by the lead agency.
4. Where a project is determined to be exempt from CEQA, the City will approve or disapprove the project within 60 days from the determination of exemption by the lead agency.

Nongovernmental Constraints

Market Overview: For-Sale Development

As shown in the Needs Assessment the region's home values have increased significantly since 2012, when they had reached a low point following the Recession (2009-2012). From 2012 to 2022, the median home sales price in Kern County increased by 169 percent. Since 2012, the typical home value in California City has increased 155 percent, from \$153,900 to \$392,770. Redfin data provides more recent estimates, which demonstrate that as of March 2022, California City's median home sales price was \$392,770 and the overall county home sales price was \$345,246.

Following the recovery from the Recession and until 2020, interest rates remained at low levels of 3.5 to 4.5 percent. When interest rates are low, capital investment and housing production generally increase, and more buyers are likely to take out a mortgage than when interest rates are higher. In addition, consumers can borrow more money for the same monthly payment. During the COVID-19 pandemic, national 30-year mortgage rates dropped to even lower levels, declining to as low as 2.65 percent in January 2021. However, interest rates began to increase in early 2022, to 5.3 percent by May 2022, the highest rate since June 2009. The increase in home borrowing rates may impact the performance of the home-buying market, but the severity of these impacts is uncertain due to the unusual conditions during the pandemic recovery, including a shortage of housing supply, increased savings, and significant changes to how many Americans work and live.

Market Overview: Rental

As shown in the Needs Assessment, California City rents have risen alongside rents in Kern County. According to U.S. Census data, the median rent in California City in 2020 was \$893 per month and had increased by 27.6 percent from 2010 to 2020. In the same time period, median rent increased by 22.2 percent in Kern County. Since U.S. Census data often lags market rates, Realtor.com rental data was obtained to provide more current market rates. May 2023 Realtor.com data shows the median rent price at approximately \$2,200 per month in California City and \$1,940 per month in Kern County.

Per the Needs Assessment, homeowners are less cost burdened than renters, who bear the brunt of an overall rise in housing costs without the benefit of fixed-rate mortgages. When looking at cost burden across tenure in California City, 14 percent of renters spend 30 to 50 percent of their income on housing compared to 12 percent of those that own their home. Additionally, 30 percent of renters spend 50 percent or more of their income on housing and are considered severely cost burdened, while 7 percent of homeowners are severely cost burdened. In total, 19 percent of homeowners and 44 percent of renters experience some level of cost burden in California City.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices even in small geographic regions. Factors affecting the costs of land include overall availability in a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have larger and less expensive parcels available, and smaller, more expensive parcels are closer to or in urbanized areas.

Land cost was estimated through a review of vacant land sale transactions within the past year (2022-2023). There is a surplus of vacant and undeveloped land in California City. The estimated cost an average of \$3.50 per square foot (PSF), or \$152,452 per acre. Individual lots ranged from \$0.71 PSF to \$8.51 PSF, or \$30,870 to \$370,598 per acre. These lots ranged in size from 0.17 to 9.88 acres. Land is not considered a constraint to development, as vacant land is available for future residential construction.

Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. According to a March 2020 report published by the Turner Center for Housing Innovation, construction costs for multifamily housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as lumber, concrete, and steel, as well as prevailing wage requirements. According to RSMeans Data (construction cost-estimating software), construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the California City area ranged between \$166.07 to \$205.67 per square foot in 2023. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to their smaller scale, single-family homes tend to be more expensive to construct on a per-square-foot basis than larger, multifamily developments. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive exterior and interior finishes, outdoor spaces, fireplaces, swimming pools, etc.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the city. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable-rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable-rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable-rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 6-123** illustrates interest rates as of July 1, 2024. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

During the COVID-19 pandemic, mortgage interest rates fell below 3 percent for the first time in 2020. However, these rates surged from 3 percent to a high of 7 percent over the years 2022, 2023, and 2024. **Table 6-132** shows the average interest rates and APRs by the type of loan as of July 1, 2024.

~~Table 6-12.~~TABLE 6-13. LOAN INTEREST RATES

Loan	Interest Rate	Annual Percentage Rate
Conforming		
30-year fixed	6.500%	6.710%
15-year fixed	6.125%	6.068%
Jumbo		
30-year fixed	6.625%	6.750%
15-year fixed	6.625%	6.770%

Source: www.wellsfargo.com, accessed on July 1, 2024.

Summary

Market conditions in California City indicate lower median home sale prices and rental rates compared to other areas in Kern County. As a result, there are opportunities to increase residential development for both sale and rental housing. Furthermore, particularly relatively lower land costs, are also favorable for attracting new housing development in California City. Most of the new construction, however, is expected to be for above moderate-income households while housing projects affordable to moderate- and lower-income households are less common. In addition, increased construction and labor costs, high mortgage interest rates, as well as the lack of water and sewer capacity, are hindrances to residential developments.

Infrastructure

Water

California City provides potable water service to the residents and businesses in the city. California City currently has a service population of approximately 15,333 people. In 2020, approximately 742 million gallons (MG) of water was delivered to an estimated 4,437 water service connections, of which, approximately 4,273 (96 percent) are residential services. The remainder are for commercial and industrial uses.

The City currently utilizes six groundwater wells and surface water purchased from AVEK for its water supply. The City's groundwater wells currently have the capability to produce 5,100 gpm. The City has six primary wells. All production wells are disinfected with sodium hypochlorite and meet all drinking water quality standards set by federal and State health agencies. Well 3 (700 gpm) runs on natural gas and is available in the event of a power outage. The wells are in the First Community, or the west half of the city. Above ground water storage is located in the Second Community, or the east half of the city. Water levels in the wells range from 339 to 497 feet below ground surface. Future plans include the reconstruction or rehabilitation of Well 1 (550 gpm) and Well 11 (300 gpm).

The City maintains approximately 313 miles of water main lines ranging in size from 4 to 16 inches in diameter and a 20-inch transmission line connects the City wells to the reservoirs in the foothills. The city has seven different pressure zones to maintain pressure ranges between 50 and 100 psi. One zone has pressures as high as 130 psi and the city is planning on installing a pressure reducing valve to reduce this pressure. Most residential and commercial connections have pressure-reducing regulators. Customer meters are typically located on the property line and the average length of customer service lines is 25 feet.

The City maintains 5 aboveground water storage reservoirs totaling 5.85 MG. These tanks are Reservoir B1 (2.5 MG), Reservoir C2 (1 MG), Reservoir D3 (1 MG), Reservoir E4 (1 MG) and Rancho Reservoir (0.350 MG).

Wastewater

Prior to the 1970s, California City was subjected to extensive periodic flooding from heavy precipitation or snowmelt due to runoff from the mountains south of town. A series of dams and diversion structures were constructed under the leadership of the United States Soil Conservation Service (now known as the National Resource Conservation Service) following the creation of a Watershed Flood Study produced in 1972.

The City's wastewater collection system includes numerous gravity lines and lift stations. All City sewage is collected into sewage mains and delivered to the City's sanitary facility located on Nelson Drive, in the northeast part of the city. The wastewater treatment plant owns and operates a 1 MGD wastewater treatment plant. The plant serves only the residents of the city. The Wastewater Operation Division provides for the following:

- » Domestic and commercial sewage collection, transportation, and treatment for the California City community.
- » Maintenance of all sewage collection and transportation infrastructure.
- » Monitoring and implementation of wastewater-related laws.

The City owns and operates a 1 MGD wastewater treatment plant. The plant only serves residents of the city. Overall, the City's sanitary sewer districts have adequate capacity to treat wastewater for the service area to accommodate anticipated future development.

Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas of the city. There is sufficient capacity to meet the current need and any future need. Electricity in California City is provided by Southern California Edison (SCE). Natural gas is provided by Southern California Gas. Additional dry utilities include cable TV/internet (DirecTV, Dish Network, Frontier Internet & TV, Race Communications, Spectrum) and weekly garbage service (Waste Management). Kern County Public Works operates the landfill in [MojaveCalifornia City](#). The estimated closure date of the landfill is April 2032.

Most dry utility providers are timely and accommodating to development with the exception of SCE. SCE costs and procedures inject sizable uncertainty and expense into the housing development process. For example, SCE development procedures require a developer to complete Building Plans before SCE will begin electrical infrastructure design. This SCE design phase can last 6 to 18 months. Therefore, this SCE procedure effectively requires a developer to advance their project to a construction-ready state before SCE will begin considering the project in detail. Whenever a developer must extend large sums of money that they cannot recoup for extensive periods of time, this becomes a barrier to development.

As of 2024, the city currently has water, wastewater, and dry utility capacity to accommodate the 6th cycle RHNA.

Energy Conservation

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home; physical modification of existing structures or land uses; and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in California City due to the requirements of CBC Title 24, which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weather stripping. Incorporating new technology in residential developments offers developers a chance to design projects with maximum energy conservation. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. Though it is not feasible for all possible conservation features to be included in every development, there are often a number of economically feasible measures that can result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features as well as retrofitting existing structures will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient a building is and what improvements can be made, if needed. Many modern building design methods reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
 - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles, that absorb heat during the day and release heat at night.
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
 - Location of openings and the use of ventilating devices that take advantage of natural air flow.
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
 - Zone heating and cooling systems that reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling.
 - Minimizing the southern and western exposure of exterior surfaces.
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.
4. In addition to these naturally based techniques, modern methods include:
- Use of solar energy to heat water.
 - Use of radiant barriers on roofs to keep attics cool.
 - Use of solar panels and other devices to generate electricity.
 - High-efficiency coating on windows to repel summer heat and trap winter warmth.
 - Weather stripping and other insulation to reduce heat gain and loss.
 - Use of energy-efficient home appliances.
 - Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the city will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing solar energy.

Weatherization of substandard housing in California City is provided by the Community Action Partnership of Kern (CAPK), a community-based nonprofit that serves the needs of Kern County residents. As a nonprofit, CAPK assists more than 1,000 local families with free weatherization services for households at or below 150 percent of federal poverty income guidelines.

7. Review of Previous 2015-2023 Housing Element

Per California Government Code Section 65588, each local government shall review its Housing Element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal; (2) the effectiveness of the Housing Element in attainment of the community's housing goals and objectives; (3) the progress of the City, County, or City and County in implementation of the Housing Element; (4) the effectiveness of the Housing Element goals, policies, and related actions to meet the community's needs, pursuant to California Government Code Section 65583(7)(a).

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community's special housing needs. This includes the needs of seniors, persons with physical and developmental disabilities, large families, farmworkers, families with female heads of households, extremely low-income households, and households and persons in need of emergency shelters. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 7-1, Review of Previous 2015-2023 Housing Element Programs**), the City has made an effort to promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- The City amended the Municipal Code on September 22, 2015, in compliance with State law. The amendments include the following:
 - Allow emergency shelters in the Regional Commercial District (C5).
 - Adopted development and operational standards.
 - Amended definitions as per SB 2 for transitional and supportive housing.
- The City amended the Municipal Code in 2014 to comply with AB 1866, by permitting second units on residential sites with only a ministerial review.
- The City Council voted on May 28, 2019, to waive water and sewer impact fees for connections (\$1,649 for water and \$1,898 for sewer) for new residential dwellings within city limits to reduce the cost of developing affordable housing.

Limited staff and other administrative limitations, including funding, have precluded the City's ability to consistently track and report program outcomes as they relate to special housing needs. Additionally, the programs from this last Housing Element cycle did not have quantitative metrics to track the status of its objectives. The City will continue to seek ways to implement programs efficiently and create systems for record keeping. Finally, according to the constraints analysis in Section 6, the programs listed in Table 7-1 will be updated, removed, or replaced to best address the housing needs and encourage housing in California City.

Progress Toward Meeting Housing Element Programs

Table 7-1, Review of Previous 2015-2023 Housing Element Programs, summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, they are reorganized and presented in **Chapter 8, Goals, Policies, and Programs**.

TABLE 7-1 REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action (Continue/Modify/ Delete)
<p>1.a. Special Needs Housing Identify a zone for emergency shelters for victims of domestic violence and abuse, unforeseen circumstances such as fire, <i>and for all persons who become homeless.</i> The City is seeking to implement SB 2 by amending the California City Municipal Code (CCMC) to permit emergency shelters without a conditional use permit or discretionary action in the Regional Commercial (C5). Emergency shelters shall be subject to the same development and management standards as other permitted uses in the C5 zone, except for any written, objective standards for emergency shelters the City may develop as prescribed in SB 2. The City is also seeking to implement SB 2 by amending the CCMC to permit transitional housing and supportive housing as a residential use, and subject only to those restrictions imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing or supportive housing is located, as required by law.</p>	<p>The City amended the Municipal Code on September 22, 2015, to complete the following:</p> <ul style="list-style-type: none"> • Allow emergency shelters in the Regional Commercial district (C5). • Reviewed the City’s site inventory to ensure capacity to meet the RHNA • Adopted development and operational standards • Amended definitions as per SB 2 for transitional and supportive housing. 	<p>Completed. Delete.</p>
<p>1.b. Rural Housing Service (RHS) Section 515 Rental Housing Program Description: Provide housing alternatives to low-income and senior populations. Very low-, low-, and moderate-income families; the elderly; and persons with disabilities are eligible for tenancy of Section 515-financed housing. Very low is defined as below 50 percent of the area median income (AMI); low-income is between 50 and 80 percent of AMI; moderate-income is capped at \$5,500 above the low-income limit. Those living in substandard housing are given first priority for tenancy. When rental assistance is used top priority is given to very low-income households.</p>	<p>The City made an Informational Guide on Affordable Housing available on their website and a free brochure was available in the City’s Planning Department. Copies were also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.</p>	<p>Completed. Delete.</p>
<p>1.c. Housing Information Hot Line: Developed an instant access information page on all City computers to ensure that all first-line personnel have information on City meetings, public hearing dates,</p>	<p>The City has developed a housing information hotline for the public on its website: http://www.californiacity-ca.gov. Additionally, the City’s online calendar provides information on City meetings, public hearing dates, times and places, and</p>	<p>Completed. Delete.</p>

Program	Implementation Status	Action (Continue/Modify/ Delete)
times and places, and other pertinent information at their fingertips. Assign staff to keep page updated.	other pertinent information. The online Local Business Directory provides telephone numbers for the local businesses, including the local realtors that would provide the best source of information on available affordable housing in the city. A similar trifold directory is given to the public for free at City Hall and at local businesses throughout the city.	
1.d.(1) Zoning Code Review and Update: Through this review and update, the City will have the opportunity to consider any modifications which might improve the potential for additional housing supply, as outlined in the existing Housing Element. Improving the potential for additional housing supply. (1) Review and update Zoning Code (2) Review and update development codes and ordinances to eliminate constraints to special needs housing and provide reasonable accommodation. (3) Adopted a second unit ordinance. Develop a brochure and informational guide explaining the process and make it available to the public. (4) Distribute the Code Enforcement FAQ's brochure to the public and make available an <i>informational guide on City website</i> .	The City continues to have the zoning code and any amendments available on the City's website.	Modify. Continue as Program 2.2.
1.d.(2) SB 520 Compliance: Review of all City building codes, development codes, and regulations to eliminate constraints for group homes (six or less), 24-hour foster homes, elder care, residential care facilities, housing and facilities for the disabled, child day care (eight or less) and other similar facilities pursuant to the reasonable accommodation provisions of SB 520 (Chapter 671 of the Government Code). Currently all are permitted uses in the residential zones without any City permit as required by law.	The City adopted a reasonable accommodation procedure in September 2015 to comply with State law.	Completed. Delete.
1.d.(3) AB 1866 Compliance: The California City Municipal Code (CCMC) will be amended to comply with AB 1866, by permitting second units on residential sites with only a ministerial review. An Informational guide for second unit housing is available on the City's website or at City Hall's planning department as a brochure at no charge. Continuing this in future housing element updates,	The City amended the Municipal Code in 2014 to comply with AB 1866, by permitting second units on residential sites with only a ministerial review. An informational guide for second-unit housing is available on the City's website or at the City Planning Department as a brochure at no charge. Continuing this in future Housing Element updates assures	Modify to comply with new State law regarding accessory dwelling units. New Program 1.6.

Program	Implementation Status	Action (Continue/Modify/ Delete)
assures compliance is not inadvertently removed by political desirability.	compliance is not inadvertently removed by political desirability.	
1.d.(4) Code Enforcement: The City's Building Official works in cooperation with the City's Code Enforcement to quickly remedy any code violations. Citizens can file complaints in person at the police department or on the City's website. The Code Enforcement Program ensures the health and safety of the City's residents. The Code Enforcement department has been moved under the jurisdiction of the police and fire departments.	<p>The California City Special Tax was approved for six years on March 6, 2018. Funding for the Code Enforcement Department, a Division of the City's Fire Department, which is also funded by the special tax, as well as the Police Department, will require a new funding source in the future, unless a new special tax is approved by a two-thirds majority vote by the City's registered voters.</p> <p>An informational guide on Frequently Asked Questions (FAQs) is available on the City's website or a brochure can be obtained at City Hall's Planning Department or at the police department at no charge. This guide is distributed by the Fire Department at special events such as National Night Out.</p>	Continue. New Program 3.1.
1.e.(1) "Fast Track" Development Processing: The time consumed in the development approval process can add to housing price; extended processing time increases developers' carrying costs. An evaluation of development permit processing procedures are done on a continuing basis to determine whether unnecessary time delays are inherent in the process and to identify methods by which proposed residential developments, especially those serving the needs of low and moderate-income people, can be achieved.	The City developed a fast-track development approval process.	Completed. Delete.
1.e.(2): Design the discretionary permit process system to promote a coordinated review process among affected City departments to reduce delays and processing time.	The City developed a fast-track development approval process.	Completed. Delete.
1.e.(3): Implement provisions of state law that exempt certain affordable housing projects from the California Environmental Quality Act (CEQA), if specified criteria are met.	<p>The City implements the provisions of State law that exempt certain affordable housing projects from the California Environmental Quality Act (CEQA), if specified criteria are met.</p> <p>Projects that require Staff Development Review (SDR), the Planning Staff reviews and applies any CEQA exemption for which the project qualifies, such as Categorical Exemptions,</p>	Delete. Required per State law.

Program	Implementation Status	Action (Continue/Modify/ Delete)
	Statutory Exemptions, or Special Situations. CEQA fees and requirements are discussed with the applicant prior to and following receipt of any biota study. Recommendations are made based on the biota study results and may involve further consultation with the California Department of Fish and Wildlife (CDFW) and its counterpart, the U.S. Fish and Wildlife Service (USFWS). A biota study is not required for projects moving into an existing structure.	
1.e.(4): Consider the impact on housing affordability of all regulations and fee changes, policies, and development projects.	The City Council voted on May 28, 2019, to waive water and sewer impact fees (\$1,649 for water and \$1,898 for sewer) for new residential dwellings. Changes in fees were reported by the Building Department as follows: School tax \$0.51 per sq. ft. for commercial and \$3.20 per sq. ft. for residential, Antelope Valley-East Kern Water Agency fee of \$5,387.00 per water meter unit.	Modify. New Program 2.5.
1.e.(5): Enhance tax lien sales monitoring.	The City did not make any progress towards implementation.	Delete.
1.e.(6): Provide assistance, insofar as practical to the development of housing affordable to lower income households.	The City did not make any progress towards implementation.	Modify. New Program 1.1.
1.f Energy Conservation Library: Through the use of materials available from the free public library, site design and building location can be accomplished to maximize the use of residential solar energy. The City and the County encourages innovative designs, which allow residents to take advantage of a climate well-suited for solar energy utilization.	The City's website has informational guides available on Reducing Greenhouse Gas Emissions and the Effects of Global Warming, Benefits of Recycling, How to Recycle in California City and Energy Tips. Brochures are available in the City's Planning and Building Departments at no charge. These informational guides and brochures provide energy-saving tips, websites, telephone numbers, and a brief description of some of the low-income energy assistance programs available through various organizations such as Southern California Edison (SCE) and Southern California Gas (SCG). Edison Smart Connect, SCE Energy Management Solutions, Kern County Waste Management Department Household Hazardous Waste, Tarp Your Trash, Kern County Recycling Guide, Waste Management's AB 341 Frequently Asked Questions, Mandatory Water Conservation Measures	Modify. New Program 1.1

Program	Implementation Status	Action (Continue/Modify/ Delete)
	<p>and current Regional Transit Bus Schedule. Additionally, the City's building and planning departments has informational materials available to the public doing rehabilitation or retrofitting on existing structures, as well as information for new construction.</p> <p>Energy conservation articles are provided in publications such as the City's quarterly newsletter, Senior Center Monthly Newsletter, Parks and Recreation Monthly Calendar of Events and Activities, also conservation information is mailed to residents in their monthly water and sewer bills.</p>	
<p>1.g.(1) Equal Housing Opportunity: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color by continuing to use the County's Fair Housing Commission.</p>	<p>The City provides resources in public areas of the Planning and Building and Safety Departments at city hall, a notice advising those with disabilities or their representatives that they may request a reasonable accommodation in accordance with the procedures established in this Article.</p>	Modify.
<p>1.g.(2): Develop a Fair Housing Informational Guide.</p>	<p>The City developed a Fair Employment and Housing Informational Guide and made it available on their website. There is also a brochure available at the City's Planning Department at no charge that highlights (1) telephone numbers for the State of California Department of Fair Employment and Housing Act (FEHA), (2) descriptions of types of discrimination, and (3) a statement regarding both federal and State fair housing laws. Also available in the Planning Department is information on the Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project.</p>	Modify
<p>1.g.(3): The Fair Employment and Housing Act (FEHA) prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of the presence of children in the household (familial status). The City will fund, support and promote programs to "affirmatively further" fair housing through (1) outreach and education by providing an informational guide on the City's website and the</p>	<p>The City directs public complaints to the telephone numbers and email address available in the brochure and informational guide. Complaints affecting health and safety are directed to the Code Enforcement Unit.</p>	Modify

Program	Implementation Status	Action (Continue/Modify/ Delete)
brochure available in the City's planning department at no charge, (2) an easy access public complaint system through the City's Code Enforcement Unit, and (3) tracking activities and complaints for follow- up action through the City's Code Enforcement Unit.		
1.g.(4): Develop an Affordable Housing Informational Guide	An Affordable Housing Informational Guide was developed with contact information for Fair Employment and Housing and the Housing and Urban Development (HUD).	Modify
1.g.(5): Broadly distribute copies of brochures in an effort to educate the public of resources that are available to residents and other interested persons.	The City provided copies of several brochures to the public, including Fair Employment and Housing, Affordable Housing, Help for the Needy, Code Enforcement FAQ's Informational Guides, and information on the Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project. This information is also available at other public locations such as the public library, senior center, social service provider offices, churches, nonprofit organizations and rental agent offices, on-site rental complex offices, at City-sponsored events, and at other public locations to be determined.	Modify
1.g.(6): Continue to support College Community Health Services located in Mojave, California.	The City refers residents to the College Community Services, which offers credit counseling to low- and moderate-income households and to low- and moderate-income people. While there is no outreach office available in California City, there is free credit counseling available through Housing and Urban Development (HUD).	Delete
1.g.(7): Monitor average processing times for discretionary development permits on an annual basis.	The City continues to monitor processing times and has not determined any constraints to the development of housing.	Delete
1.g.(8): Adopt Establish a flexible time frame policy for permit processing on a ministerial level stressing the importance of "flexibility" in review and processing of permit and other application processing. Establish an "in-house" group to review regulations and determine the best and most economical approaches to providing affordable housing without compromising health and safety, and the purpose and intent of the City's design regulations.	The City's Building Official established a flexible time frame policy for permit processing on a ministerial level. The City's Staff Development Review (SDR) is a staff-level review committee that reviews applications for all commercial, industrial, and large residential (four or more units) projects, including tentative tract maps for subdivisions.	Consider modifying to consolidate with program above or discontinue and delete the program.

Program	Implementation Status	Action (Continue/Modify/ Delete)
1.h Rural Housing Service (RHS) Section 520 Program: RHS provides direct loans for the purchase, relocation or rehabilitation of ownership housing to lower-income households. Subdivisions may receive pre-commitments of Section 502 financing for eligible potential homebuyers. Applicants apply directly to HUD.	The City made an Informational Guide on Affordable Housing available on their website and a free brochure was available in the City's Planning Department. Copies were also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	Modify
1.i.(1) Rural Housing Service (RHS) Section 523 for Mutual Self-Help: RHS housing programs contain provisions for mutual self-help in housing production, particularly under the RHS ownership-housing program (Section 502). Under mutual self-help provisions, families participating in RHS housing production programs by contributing labor on a mutually-supportive basis in order to further reduce housing costs are eligible to receive technical assistance grants to assist them in carrying out their projects. Applicants apply directly to HUD.	To assist households participating in mutual self-help projects to carry out their housing construction activities, the City made an Informational Guide on Affordable Housing available on their website and a free brochure was available in the City's Planning Department. Copies were also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	Modify
1.i.(2): Self-Help Enterprises, that has used this program to advantage in western Kern County, will be welcomed in California City. The City welcomes any enterprise, as long as they follow the rules and regulations established by the City.	The city made an Informational Guide on Affordable Housing available on the City's website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events. Encourage and promote Self-Help Enterprises.	Modify
1.j.(1) California Housing Finance Agency (CHFA) Mortgage Assistance: The CHFA has provided below-market interest rate construction and long-term financing for selected development projects. Through this program, individual homebuyers are able to take advantage of very favorable mortgage interest rates. This program depends upon continuing Congressional approval of tax-exempt status of bonds sold to finance housing. Though this status is not certain, this program should be retained in the Housing Element. Applicants apply directly to CHFA.	The City made an Informational Guide on Affordable Housing available on the City's website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	Consider consolidating all programs that commit to affordable housing incentives and other related programs to one program.

Program	Implementation Status	Action (Continue/Modify/ Delete)
<p>1.j.(2): The CHFA Program also is applicable to rental housing under which the program financing is used as a construction loan and converts to permanent financing. Twenty percent of those units must be occupied by low-and moderate-income families. The low interest rates result from the State agency's ability to sell tax exempt revenue bonds. This program depends upon continuing Congressional approval of tax-exempt status of bonds sold to finance housing. Though this status is not certain, this program should be retained in the Housing Element. Applicants apply directly to CHFA.</p>	<p>The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.</p>	
<p>1.k.(1) Energy Conservation Incentives: The City desires to encourage builders and those remodeling homes to incorporate cost effective energy conservation features into the housing stock. The City has no programs due to lack of funding and offers no incentive programs. California City is geographically isolated with 50,604 subdivided undeveloped lots with many affordable housing opportunities for a variety of housing types.</p> <ul style="list-style-type: none"> • The City will support SCE and So Cal Gas programs to promote energy conservation. • The City's will support the Water Utilities Department's programs to promote water conservation. • The City will support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing. • The encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation. • The City will utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water, and land. 	<p>The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.</p>	<p>Combine all Energy programs into one and modify</p>

Program	Implementation Status	Action (Continue/Modify/ Delete)
<ul style="list-style-type: none"> • The City will support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation. • Insofar as practical, the City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources. • The City promotes educating the public on energy conservation by providing informational guides on the City's website and at City Hall at no charge to the public. 		
1.k.(2): Make information available to all residents through the City's quarterly newsletter available on the City's website, regarding programs which contain incentives to retrofit residences with energy conserving materials and equipment offered by the major suppliers of residential energy, Southern California Gas (SCG) and Southern California Edison (SCE).	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify.
1.k.(3): Make sure developers comply with the State mandatory energy regulations that apply to new residential construction. Developers are encouraged to use energy and conservation techniques and reduce greenhouse gas emissions in an effort to reduce the effects of global warming through the SDR process and building permitting process.	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify.
1.k.(4): Make developers aware of State tax incentives for installing upgraded energy efficient appliances. The City has no programs due to lack of funding and offers no incentive programs. The California Public Utilities Commission gives information on rebates and incentive programs.	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify.
1.k.(5): The City's planning and building departments will continue to review energy usage as part of the environmental and building design process for residential construction and incorporate energy efficient uses in the Staff Development Review (SDR) and building permit stages. The building department encourages water-efficient	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock. The City has no programs due to lack of funding and offers no incentive programs.	Combine all Energy programs into one and modify.

Program	Implementation Status	Action (Continue/Modify/ Delete)
landscaping and the City will work towards amending the municipal code to address water-efficient landscaping.		
<p>2 Rural Housing Service (RHS) 504 Loan Program: This program is directed to very low-income homeowners. Persons over, 62 years of age and who otherwise qualify may receive assistance in the form of a grant. Make information regarding the program available on the City’s website and at City Hall. The City has no programs due to lack of funding and offers no incentive programs. However, information is contained on the City’s website at http://www.californiacity-ca.gov under planning department informational guides such as Affordable Housing. The brochures are available at “no charge” to the public.</p> <p>HUD offers an Energy Efficient Mortgage Insurance, purchase or refinance of a principal residence and incorporate the cost of energy-efficient improvements into the mortgage. Their website is www.hud.gov/offices/hsg/sfh/eem/energy-r.cfm. These brochures are distributed with planning application packets.</p>	The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City’s Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City sponsored events.	Modify.
<p>3.a Neighborhood “Clean-Up/Fix-Up”: This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists of the designation of a day or weekend as “neighborhood clean-up/fix-up” day, with public sponsorship of the activities.</p> <p>Establish dates on a semi-annual basis and publish them in a City Calendar posted on the website and in the monthly Parks and Recreation Calendar of Events and Activities, include them in the City’s quarterly newsletters and the Senior Center Monthly Newsletter. Also use Public Service Announcements sent to local radio and television stations. This program is related both to the prevention of neighborhood deterioration through the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities.</p>	The City did not make any progress towards implementation.	Delete

Program	Implementation Status	Action (Continue/Modify/ Delete)
<p>3.b.(1): Increased use of this program can have the effect of promoting housing conservation efforts. Frequently, in order for a dwelling to be place in the program, minor repairs must be made. Result: The City has no programs due to lack of funding. Interested applicants are encouraged to apply directly to HUD for any self-help housing opportunities at http://www.hud.gov.</p>	<p>The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City sponsored events.</p>	<p>Modify.</p>
<p>3.b.(2): Work with the Housing Authority of the County of Kern (HACK) to obtain increased number of vouchers for residents in California City and support their efforts at lobbying HUD for additional certificates and vouchers. Result: The City has no programs due to lack of funding. Interested applicants are encouraged to apply directly to HUD for any self-help housing opportunities at http://www.hud.gov.</p>	<p>The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.</p>	<p>Modify.</p>

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8. Goals, Policies, and Programs

This section of the element sets forth the City's goals, policies, and programs relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community regarding the future supply of housing within the city and represent the ends to which housing efforts and resources are directed. Policy statements provide well-defined guidelines for decision-making. Programs are more specific statements and, in many instances, quantified statements that give guidance for later evaluation of housing actions.

Housing goals, policies, and programs presented in this section describe the City's attempt to meet the housing needs of its residents. The City readily acknowledges that it is not solely accountable or responsible for developing housing affordable to all income levels. The City, along with county, state, and federal governments, the housing market, mortgage and banking institutions, for- and non-profit developers, and the public, all play a role in the development of affordable housing for all residents in the city.

Goal #1: Provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City.

Policies:

- Policy 1.1: Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents.
- Policy 1.2: Encourage the private development of housing designed and priced to suit the special needs of the senior and disabled.
- Policy 1.3: Encourage the private development of additional rental units at a variety of prices.
- Policy 1.4: Encourage the private development of additional ownership housing opportunities at prices affordable by all segments of the community.
- Policy 1.5: Maintain the low-density residential character of California City.
- Policy 1.6: Encourage the use of passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing costs.

Programs:

Program 1.1 Support Affordable Housing

The City will expand opportunities for affordable lower-income housing to assist special needs groups, including persons with disabilities, including developmental disabilities, seniors, female-headed households, large families, extremely low-income households, farmworkers, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities. In support of this, the City will:

- Seek partnerships and proactively reach out at least every other year with agencies, housing developers, community stakeholders, and employers to identify development opportunities, and to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent

households, and persons experiencing homelessness. Additionally, consult with housing developers at least twice during the planning period regarding the cost of on- and off-site improvements to ensure that these are not a barrier to the development of affordable housing.

- Conduct proactive outreach to the California City Landowners Association on an annual basis to identify member landowners interested in partnering with affordable housing developers, including on self-help housing projects.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special-needs populations, including seniors and larger families, and take all actions necessary to expedite processing of such projects.
- Promote State density bonus and provide streamlined processing to facilitate affordable housing development and provide additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced-parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.
- Monitor the California Department of Housing and Community Development's (HCD's) website annually for Notices of Funding Ability (NOFA) and, prepare or support at least 2 applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Allow phasing of infrastructure whenever possible at time of project review.
- Continue to promote and maximize innovative design to maximize energy conservation, such as promoting the use of solar panels and other strategies.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Proactively reach out to the development community every other year regarding development opportunities and support or prepare funding applications at least twice during the planning period. Conduct proactive outreach to the California City Landowners Association annually.

Objective: Facilitate development of at least 5-1020 units of housing affordable to the special housing needs groups listed in the programs. In addition, support or prepare at least two funding applications during the planning period.

Geographic Targeting: Citywide

Program 1.2 Housing Authority of the County of Kern (HACK)

In partnership with HACK, the City will refer residents seeking Housing Choice Vouchers to HACK for additional information about the program. The City will also coordinate outreach with HACK to encourage landlords and property owners within the City to advertise their units on HACK's Listings page. Last, the City will partner with organizations such as HACK and Self-Help Enterprises to facilitate the development of affordable housing on smaller housing lots, including as small-lot apartment projects, single-family homes, duplexes, triplexes, or quadplexes.

Responsible Agency: HACK, Planning and Development Department

Funding Source: HUD, General Fund

Time Frame: Every other year, coordinate outreach to landlords and property owners in the City to list their vacant units with HACK. Ongoing referrals to City residents.

Objective: Refer at least 30 residents to HACK. Develop 2 units of affordable housing on smaller lots.

Geographic Targeting: Citywide

Program 1.3 Extremely Low-Income Households

The City will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities.

In addition, the City will:

- Provide support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities) and individuals and families in need of emergency/transitional housing.
- Encourage the development of Single Room Occupancy (SRO) Units, transitional and supportive housing, and other special housing arrangements.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Adopt incentives by December 31, 2026.

Objective: Develop 5 SRO units throughout the planning period, geared towards extremely low-income residents.

Geographic Targeting: Citywide

Program 1.4 Water and Wastewater Procedure

As the water and wastewater provider for the City, the City will establish a procedure to grant priority to projects that include housing units affordable to lower-income households, consistent with the provisions of California Government Code Section 65589.7.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Service prioritization ongoing; formal policy adopted by December 2025

Program 1.5 Adequate Sites for Housing

The City will monitor the Sites Inventory annually and as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers. The City will also proactively collect affordable sale or rental prices, as information is made available.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Annually

Objective: Ensure sufficient capacity to accommodate the RHNA at all income levels.

Program 1.6 Promote Accessory Dwelling Units (ADUs)

The City will encourage the development of accessory dwelling units by adopting incentives and various other actions, as follows:

- Develop a brochure to promote awareness in the community of ADUs, including permitting requirements. The City will distribute the brochure to homeowners Citywide at least once during the planning period.
- Develop incentives, as appropriate based on community input, including, but not limited to, waiving planning fees, modifying development standards, other regulatory concessions, and providing technical assistance to homeowners considering adding an ADU.
- Monitor the development of ADUs permitted every other year relative to affordability and meeting the RHNA. Modify or add incentives as needed to ensure ADU assumptions are being met.
- As additional funds become available, assist homeowners to apply for funding to California Housing Finance Agency (CalHFA) ADU Grant Program or other similar programs to assist with pre-development costs.

Responsible Agency: Planning and Development Department

Funding Source: General Fund, CalHFA or other similar sources (as available)

Time Frame: Implement incentives as ADUs are submitted for approval.

Objective: Develop 5 ADUs throughout the planning period to encourage place-based strategies and provide housing opportunities for lower income households.

Geographic Targeting: Citywide

Goal#2: To reduce governmental and nongovernmental barriers to providing housing within the City.

Policies:

- Policy 2.1: Eliminate zoning inconsistencies with State Housing Law and other housing-related law.
- Policy 2.2: Increase housing access and opportunities for persons with protected characteristics.
- Policy 2.3: Reduce, mitigate, and/or remove barriers for residential development within the City.

Program 2.1 Increasing Access for Persons with Disabilities

To ensure that persons with disabilities, including developmental disabilities, have increased access/placement in residential units, the City will:

- Meet with the Kern Regional Center by May 2025 to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and housing-related training for individuals/families through workshops.
- Continue to ensure new developments comply with standards in the Americans with Disabilities Act (ADA) for persons with disabilities.
- Encourage "universal design" features, such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs.

Responsible Agency: Kern Regional Center, Planning and Development Department

Funding Source: General Fund

Time Frame: Meet with Kern Regional Center by May 2025, implement outreach program no later than December 2025.

Objective: Inform 25 residents about services available through the Kern Regional Center.

Program 2.2 Land Use Controls

The City will modify the following standards to ensure there are no constraints to residential development.

Parking: The City will review and modify parking standards to remove the two off street parking requirements and set up a sliding scale by unit size, (i.e. studio 1 space, 1 bedroom 1.5 spaces, etc.). In addition, the City will consider modifications to the Zoning Code to better encourage infill development, consider parking reductions, eliminating parking minimums, and explore instituting parking maximums.

Height Limits: The City will modify current height limits and will allow for up to three stories in the RM-1 and RM-2 zoning districts.

RM-2 Development Standards: The City will review and revise development standards (e.g. setbacks, heights, and lot coverage) in the RM-1 and RM-2 to ensure maximum density can be achieved.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Review and ~~modify parking standards and by December 2026, revise land use controls by~~
December 2025.

Objective: Reduce constraints associated with development standards.

Program 2.3 Zoning Amendments

The City will amend the Zoning Code as follows:

- **Density Bonus:** The City will codify compliance with State Density Bonus Law.
- **Preliminary Applications (SB 330):** The city will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD pursuant to SB 330.
- **Streamlined Approval (SB 35):** The city will also establish a written policy and/or procedure and other guidance, as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Amend the Zoning Code by December 2026. Implement State Law in the interim.

Quantified Objective: Facilitate construction of two very low-income units and two low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.

Program 2.4 Zoning for a Variety of Housing Types

The City will amend the Zoning Code to address the following development standards and barriers to special-needs housing opportunities:

- **Family Definition.** Amend the definition of family in the Zoning Ordinance in compliance with State Law.
- **Group Homes/Residential Care Facilities.** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.
- **Farmworker Housing.** Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds.
- **Emergency Shelters.** Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Adopt parking standards for emergency shelters that do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4). Furthermore, the City will amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

- **Single Room Occupancy Units.** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and establish specific development standards that encourage and facilitate the development these units.
- **Transitional and Supportive Housing.** Amend the Municipal Code to permit both transitional and supportive housing subject only to the same restrictions applied to other residential uses in the same zone as a single-family use, treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Low Barrier Navigation Centers.** Permit low barrier navigation centers – defined as low barrier, temporary, service-enhanced shelters to help homeless individuals and families quickly obtain permanent housing – by-right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Mobile Homes/Manufactured Housing.** Allow and permit mobile homes/manufactured housing on permanent foundations in the same manner and in the same zone as conventional single-family residential dwellings.
- **Accessory Dwelling Units.** Update the Municipal Code to align with recent changes to State ADU Law.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Adopt amendments by December 2026.

Program 2.5 Fee Monitoring

The City will continuously monitor the fees levied on new residential development. Every other year, the City will assess if fees associated with development are necessary and modify, as appropriate.

Responsible Agency: Planning and Development Department, City Council.

Funding Source: General Fund

Time Frame: Ongoing monitoring, review fees every other year and modify within one year, if necessary.

Program 2.6 Lot Consolidation

To create additional opportunities for infill development and affordable housing, the City will help to facilitate lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing. The City will meet with local developers and conduct outreach to property owners throughout 2025 and 2026 to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. Property owner outreach will include, but will not be limited to, owners of properties identified in Table 5-4. As developers and owners approach the City with interest in lot consolidation for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, flexibility in parking standards (including tandem or shared parking), waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By July 1, 2027, the City will review the effectiveness of this program

and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

Responsible Agency: Planning and Development Department, City Council.

Funding Source: General Fund

Time Frame: Outreach to property owners and meeting with local developers throughout 2025 and 2026.

Review effectiveness by July 1, 2027, and revise as appropriate. Establish incentives by July 1, 2027.

Objective: Complete at least 15 lot consolidations during the planning period.

Program 2.7 Rezone to Allow Additional High-Density Development

To ensure that the City has sufficient sites zoned appropriately to achieve the City's Regional Housing Needs Allocation (RHNA) the City will rezone require sites listed in Table 5-3 to be developed with a minimum of 20 units per acre through a rezoning process. The rezone will include 15 acres of residential land that will allow for a realistic capacity of at least 144210 units.

Sites 1 and, 2, and 3 listed in Table 5-3 will be rezoned to RM-2 and will require a minimum of 20 units per acre and will comply with Government Code Section 65583.2(h) and (i). These sites are assumed to meet a portion of the City's RHNA.

Sites 3 and 4 listed in Table 5-3 will be rezoned to RM-1 and will provide for surplus capacity beyond the RHNA.

These sites are within close proximity to infrastructure. Program 4.1 will prioritize the extension of infrastructure to these sites to ensure the viability of development.

Responsible Agency: Planning and Development Department, City Council.

Funding Source: General Fund

Time Frame: Complete zoning text revision and parcel rezones concurrent with adoption of the Housing Element.

Objective: Facilitate the development of 114716 units of housing affordable to lower-income households.

Goal 3: To maintain the supply of sound housing in the City through the conservation and rehabilitation of the currently sound housing stock, as well as newly constructed and rehabilitated units and the affordability of the units.

Policies:

- Policy 3.1 - Promote increased awareness among property owners and residents of the importance of continuous maintenance to long-term housing quality.
- Policy 3.2 - Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.
- Policy 3.3 - Promote community self-help efforts in support of housing conservation.

Program 3.1 Code Enforcement

The City will continue to work cooperatively between departments, such as the Building and Code Enforcement teams, to assist property owners with remedying any code violations. In addition, the City will identify households in need of rehabilitation and improvements and the City will proactively refer these property owners to Kern County's residential rehabilitation programs, such as the rehabilitation of owner and rental units, and the reconstruction of residential units. The City will also, at least annually, coordinate with regional providers, such as the Community Action Partnership of Kern and Southern California Edison on weatherization improvements. Lastly, the City will pursue funding in coordination with the County, for funding for improvements resulting from code enforcement. The pursuit of funding can be on the behalf of property owners, or as part of a government-led program.

Objective: Assist 3525 property owners with identifying appropriate mitigation measures.

Responsible Agency: Building Official and Code Enforcement, Kern County Planning and Natural Resources Department

Funding Source: General Funds

Time Frame: Conduct code enforcement on a complaint basis and evaluate the need for a proactive basis by December 2026; implement a proactive code enforcement within 8 months if need is identified. Annually coordinate with regional providers and pursue funding at least twice during the planning period.

Geographic Targeting: Citywide, with an emphasis on the City's core.

Goal #4: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Policies:

- Policy 4.1: Promote housing mobility throughout the City.
- Policy 4.2: Align ongoing City public infrastructure improvements with anticipated residential development.

Program 4.1 Access to Resources and Place-Based Revitalization

The City will ensure that all persons regardless of race, religion, sex, gender, national origin, age, marital status, ancestry, disability, national origin, color, or other protected characteristics have access to opportunities within the City.

The City shall take the following actions to improve access to resources and opportunities citywide:

- Provide updated information and resources regarding requesting reasonable accommodations.
- Update the existing Fair Employment and Housing Informational Guide and post on the City's website.
- Continue to direct fair housing inquiries to the appropriate entities, such as the Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project. Begin record keeping on complaints and enforcement cases related to fair housing by June 2026.
- Coordinate with organizations such as Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project to develop informational materials and/or conduct trainings for landlords on fair housing policies

- Coordinate fair housing efforts with Kern County, including referring City residents to programs available through the County. Collaborate in the annual Point-in-Time count to assess the number of homeless individuals and examine patterns of need or areas of higher concentrations.
- At least twice during the planning period, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks, street lighting, road paving, and other infrastructure and community revitalization strategies. Target the implementation of at least one project during the planning period, prioritizing project implementation in the central areas of the city.
- At least twice during the planning period, coordinate with the Eastern Kern Air Pollution Control District to conduct outreach to residents, organizations such as the School District, and businesses about available incentive programs and grants to improve air quality in the city.
- Continue to implement the City's plan to upgrade City facilities and infrastructure to meet ADA standards.
 - Prioritize the extension of infrastructure to housing sites, particularly Sites #1 – 4.
- Develop strategies to expand low-barrier, low-skill job opportunities in the city. Target implementing at least one opportunity during the planning period. Strategies may include:
 - Partnering with agencies such as the Greater Bakersfield Chamber and the Kern County Hispanic Chamber of Commerce to identify and implement opportunities to encourage economic development and job training within the City. This may include identifying a partner to provide resume and interview assistance. Through these partnerships, the town will coordinate at least two trainings or other services for job seekers- during the planning period.
 - Reviewing and revising the Zoning Code to alleviate constraints on small business establishments, such as the process to secure home occupation permits.
 - Reviewing and revising business license requirements and procedures to alleviate constraints, such as cost or requiring a physical business address.
- Partner with existing religious institutions and social service providers to identify and facilitate the provision of emergency shelter or other interim interventions on their premises.
- Meet with Mojave Unified School District representatives by June 2026 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (*not including projects that are exclusive to senior residents*) with the goal of connecting at least 5 district households with affordable housing opportunity. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant fundings applications at least once during the planning period.
- Meet with Kern County Human Services and Mojave Unified School District by June 2026 to develop a program to assist school districts in training at least three classroom aides during the planning period through programs such as CalWorks and placing them in local schools to improve educational opportunities for local students.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Review funding opportunities at least twice during the planning period and apply as opportunities are available, at least once during the planning period. See bullet points for additional timeframes.

Objective: Fund and implement at least two infrastructure projects during the planning period, with at least one project assisting with residential development. Connect 5 school district households with affordable housing opportunities.

TABLE 8-1. SUMMARY OF QUANTIFIED OBJECTIVES

Income Categories						
Action	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	20	19	15	101 100	263	427
Rehabilitation	5	10	10	0	0	25
Conservation/ Preservation	<u>105</u>	<u>127</u>	<u>12</u>	<u>59</u>	0	14

Source: City of California City, October 2024

Appendix A – Sites Inventory

TABLE A-1. VACANT SITES INVENTORY

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
1	205-330-03	5.79	High Density Residential	RM1	40	232	35	35		
2	208-340-04	7.38	High Density Residential	RM1	40	95	14	14		
3	210-160-52	6.37	High Density Residential	RM1	40	255	38	38		
4	213-182-10	0.56	High Density Residential	RM1	40	22	4	4		
5	213-316-04	0.59	High Density Residential	RM1	40	24	4	4		
6	213-316-16	0.51	High Density Residential	RM1	40	20	4	4		
7	213-454-09	0.57	High Density Residential	RM1	40	23	4	4		
8	216-032-01	0.64	High Density Residential	RM1	40	26	4	4		
9	216-032-02	0.65	High Density Residential	RM1	40	26	4	4		
10	216-032-03	0.65	High Density Residential	RM1	40	26	4	4		
11	216-032-04	1.05	High Density Residential	RM1	40	42	6	6		
12	216-032-06	0.65	High Density Residential	RM1	40	26	4	4		
13	216-032-07	0.65	High Density Residential	RM1	40	26	4	4		
14	216-032-08	0.66	High Density Residential	RM1	40	26	4	4		
15	216-052-01	0.72	High Density Residential	RM1	40	29	4	4		
16	216-052-02	0.68	High Density Residential	RM1	40	27	4	4		
17	216-052-03	0.67	High Density Residential	RM1	40	27	4	4		
18	216-052-04	0.99	High Density Residential	RM1	40	40	6	6		
19	216-052-05	0.6	High Density Residential	RM1	40	24	4	4		
20	216-052-06	0.66	High Density Residential	RM1	40	26	4	4		
21	216-052-07	0.66	High Density Residential	RM1	40	26	4	4		
22	216-052-08	0.65	High Density Residential	RM1	40	26	4	4		
23	216-052-09	0.7	High Density Residential	RM1	40	28	4	4		
24	216-081-03	0.67	High Density Residential	RM1	40	27	4	4		
25	216-081-04	0.67	High Density Residential	RM1	40	27	4	4		
26	216-081-05	0.65	High Density Residential	RM1	40	26	4	4		
27	216-081-06	1.04	High Density Residential	RM1	40	42	6	6		
28	216-081-07	0.66	High Density Residential	RM1	40	26	4	4		

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
29	216-102-03	0.66	High Density Residential	RM1	40	26	4	4	1	1
30	216-102-04	1.02	High Density Residential	RM1	40	41	6	6	1	1
31	216-102-05	0.65	High Density Residential	RM1	40	26	4	4	1	1
32	216-102-06	0.66	High Density Residential	RM1	40	26	4	4	1	1
33	216-102-07	0.66	High Density Residential	RM1	40	26	4	4	1	1
34	218-061-15	0.53	High Density Residential	RM1	40	21	3	3	1	1
Subtotal		35.93				1436	215	215	4	4
35	203-172-03	0.25	Medium Density Residential	R1	8	2	2	1	2	1
36	203-172-04	0.25	Medium Density Residential	R1	8	2	2	1	2	1
37	203-172-05	0.25	Medium Density Residential	R1	8	2	2	1	2	1
38	203-173-01	0.27	Medium Density Residential	R1	8	2	2	1	2	1
39	203-173-25	0.25	Medium Density Residential	R1	8	2	2	1	2	1
40	203-174-06	0.28	Medium Density Residential	R1	8	2	2	1	2	1
41	203-175-14	0.31	Medium Density Residential	R1	8	2	2	1	2	1
42	205-021-11	0.26	Medium Density Residential	R1	8	2	2	1	2	1
43	205-021-13	0.25	Medium Density Residential	R1	8	2	2	1	2	1
44	205-023-20	0.32	Medium Density Residential	R1	8	2	2	1	2	1
45	205-051-10	0.25	Medium Density Residential	R1	8	2	2	1	2	1
46	205-051-11	0.25	Medium Density Residential	R1	8	2	2	1	2	1
47	205-051-14	0.29	Medium Density Residential	R1	8	2	2	1	2	1
48	205-051-15	0.26	Medium Density Residential	R1	8	2	2	1	2	1
49	205-051-26	0.25	Medium Density Residential	R1	8	2	2	1	2	1
50	205-051-28	0.25	Medium Density Residential	R1	8	2	2	1	2	1
51	205-051-30	0.25	Medium Density Residential	R1	8	2	2	1	2	1
52	205-053-05	0.26	Medium Density Residential	R1	8	2	2	1	2	1
53	205-053-06	0.26	Medium Density Residential	R1	8	2	2	1	2	1
54	205-053-10	0.25	Medium Density Residential	R1	8	2	2	1	2	1
55	205-054-02	0.25	Medium Density Residential	R1	8	2	2	1	2	1
56	205-054-03	0.25	Medium Density Residential	R1	8	2	2	1	2	1
57	205-054-04	0.25	Medium Density Residential	R1	8	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
58	205-082-12	0.26	Medium Density Residential	R1	6	2	2	1	2	1
59	205-082-13	0.26	Medium Density Residential	R1	6	2	2	1	2	1
60	205-082-14	0.26	Medium Density Residential	R1	6	2	2	1	2	1
61	205-082-15	0.26	Medium Density Residential	R1	6	2	2	1	2	1
62	205-082-16	0.26	Medium Density Residential	R1	6	2	2	1	2	1
63	205-082-17	0.26	Medium Density Residential	R1	6	2	2	1	2	1
64	205-082-18	0.26	Medium Density Residential	R1	6	2	2	1	2	1
65	205-082-19	0.26	Medium Density Residential	R1	6	2	2	1	2	1
66	205-082-20	0.26	Medium Density Residential	R1	6	2	2	1	2	1
67	205-082-21	0.26	Medium Density Residential	R1	6	2	2	1	2	1
68	205-082-22	0.26	Medium Density Residential	R1	6	2	2	1	2	1
69	205-082-23	0.26	Medium Density Residential	R1	6	2	2	1	2	1
70	205-082-24	0.26	Medium Density Residential	R1	6	2	2	1	2	1
71	205-082-25	0.26	Medium Density Residential	R1	6	2	2	1	2	1
72	205-082-26	0.26	Medium Density Residential	R1	6	2	2	1	2	1
73	205-082-27	0.3	Medium Density Residential	R1	6	2	2	1	2	1
74	205-082-28	0.34	Medium Density Residential	R1	6	2	2	1	2	1
75	205-101-16	0.31	Medium Density Residential	R1	6	2	2	1	2	1
76	205-172-12	0.28	Medium Density Residential	R1	6	2	2	1	1	2
77	205-172-13	0.26	Medium Density Residential	R1	6	2	2	1	1	2
78	205-221-23	0.28	Medium Density Residential	R1	6	2	2	1	1	2
79	205-221-24	0.34	Medium Density Residential	R1	6	2	2	1	1	2
80	205-221-25	0.28	Medium Density Residential	R1	6	2	2	1	1	2
81	205-221-26	0.29	Medium Density Residential	R1	6	2	2	1	1	2
82	205-221-31	0.25	Medium Density Residential	R1	6	2	2	1	1	2
83	205-221-32	0.25	Medium Density Residential	R1	6	2	2	1	1	2
84	205-221-33	0.25	Medium Density Residential	R1	6	2	2	1	1	2
85	205-290-19	0.26	Medium Density Residential	R1	6	2	2	1	2	1
86	205-290-20	0.29	Medium Density Residential	R1	6	2	2	1	2	1
87	205-301-12	0.25	Medium Density Residential	R1	6	2	2	1	1	2

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
88	205-301-13	0.25	Medium Density Residential	R1	8	2	2			2
89	205-302-12	0.25	Medium Density Residential	R1	8	2	2			2
90	205-302-13	0.25	Medium Density Residential	R1	8	2	2			2
91	205-310-01	0.25	Medium Density Residential	R1	8	2	2			2
92	205-310-02	0.25	Medium Density Residential	R1	8	2	2			2
93	205-310-05	0.25	Medium Density Residential	R1	8	2	2			2
94	205-310-08	0.27	Medium Density Residential	R1	8	2	2			2
95	205-310-10	0.27	Medium Density Residential	R1	8	2	2			2
96	205-310-34	0.29	Medium Density Residential	R1	8	2	2			2
97	205-310-35	0.37	Medium Density Residential	R1	8	2	2			2
98	205-310-36	0.25	Medium Density Residential	R1	8	2	2			2
99	205-310-37	0.25	Medium Density Residential	R1	8	2	2			2
100	205-310-38	0.25	Medium Density Residential	R1	8	2	2			2
101	205-320-26	6.59	Medium Density Residential	R1	8	40	34		34	
102	205-361-16	0.28	Medium Density Residential	R1	8	2	2		2	
103	205-371-11	0.34	Medium Density Residential	R1	8	2	2		2	
104	205-371-12	0.35	Medium Density Residential	R1	8	2	2		2	
105	205-373-01	0.25	Medium Density Residential	R1	8	2	2		2	
106	205-374-02	0.28	Medium Density Residential	R1	8	2	2		2	
107	208-021-02	0.3	Medium Density Residential	R1	8	2	2		2	
108	208-021-06	0.33	Medium Density Residential	R1	8	2	2		2	
109	208-022-12	0.32	Medium Density Residential	R1	8	2	2		2	
110	208-023-02	0.25	Medium Density Residential	R1	8	2	2		2	
111	208-023-11	0.26	Medium Density Residential	R1	8	2	2		2	
112	208-023-12	0.25	Medium Density Residential	R1	8	2	2		2	
113	208-023-13	0.26	Medium Density Residential	R1	8	2	2		2	
114	208-031-01	0.25	Medium Density Residential	R1	8	2	2		2	
115	208-031-04	0.25	Medium Density Residential	R1	8	2	2		2	
116	208-031-11	0.25	Medium Density Residential	R1	8	2	2		2	
117	208-031-14	0.25	Medium Density Residential	R1	8	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
118	208-041-13	0.25	Medium Density Residential	R1	8	2	2		2	
119	208-041-14	0.25	Medium Density Residential	R1	8	2	2		2	
120	208-041-16	0.25	Medium Density Residential	R1	8	2	2		2	
121	208-041-17	0.27	Medium Density Residential	R1	8	2	2		2	
122	208-042-01	0.28	Medium Density Residential	R1	8	2	2		2	
123	208-042-21	0.27	Medium Density Residential	R1	8	2	2		2	
124	208-052-03	0.27	Medium Density Residential	R1	8	2	2		2	
125	208-052-05	0.26	Medium Density Residential	R1	8	2	2		2	
126	208-062-23	0.25	Medium Density Residential	R1	8	2	2		2	
127	208-101-10	0.25	Medium Density Residential	R1	8	2	2		2	
128	208-101-25	0.28	Medium Density Residential	R1	8	2	2		2	
129	208-101-26	0.31	Medium Density Residential	R1	8	2	2		2	
130	208-111-02	0.26	Medium Density Residential	R1	8	2	2		2	
131	208-111-08	0.25	Medium Density Residential	R1	8	2	2		2	
132	208-111-12	0.25	Medium Density Residential	R1	8	2	2		2	
133	208-111-13	0.25	Medium Density Residential	R1	8	2	2		2	
134	208-111-14	0.25	Medium Density Residential	R1	8	2	2		2	
135	208-112-23	0.25	Medium Density Residential	R1	8	2	2		2	
136	208-112-27	0.25	Medium Density Residential	R1	8	2	2		2	
137	208-121-12	0.25	Medium Density Residential	R1	8	2	2		2	
138	208-122-10	0.25	Medium Density Residential	R1	8	2	2		2	
139	208-152-08	0.25	Medium Density Residential	R1	8	2	2		2	
140	208-152-10	0.27	Medium Density Residential	R1	8	2	2		2	
141	208-152-11	0.3	Medium Density Residential	R1	8	2	2		2	
142	208-152-12	0.24	Medium Density Residential	R1	8	2	2		2	
143	208-152-13	0.33	Medium Density Residential	R1	8	2	2		2	
144	208-152-14	0.35	Medium Density Residential	R1	8	2	2		2	
145	208-191-13	0.3	Medium Density Residential	R1	8	2	2		2	
146	208-191-14	0.27	Medium Density Residential	R1	8	2	2		2	
147	208-191-15	0.28	Medium Density Residential	R1	8	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
148	208-191-16	0.27	Medium Density Residential	R1	6	2	2		2	
149	208-191-17	0.25	Medium Density Residential	R1	6	2	2		2	
150	208-191-18	0.25	Medium Density Residential	R1	6	2	2		2	
151	208-191-19	0.25	Medium Density Residential	R1	6	2	2		2	
152	208-191-20	0.25	Medium Density Residential	R1	6	2	2		2	
153	208-191-21	0.25	Medium Density Residential	R1	6	2	2		2	
154	208-192-05	0.25	Medium Density Residential	R1	6	2	2		2	
155	208-192-11	0.27	Medium Density Residential	R1	6	2	2		2	
156	208-192-17	0.27	Medium Density Residential	R1	6	2	2		2	
157	208-192-18	0.27	Medium Density Residential	R1	6	2	2		2	
158	208-200-09	0.25	Medium Density Residential	R1	6	2	2		2	
159	208-210-05	0.25	Medium Density Residential	R1	6	2	2		2	
160	208-210-06	0.26	Medium Density Residential	R1	6	2	2		2	
161	208-210-12	0.27	Medium Density Residential	R1	6	2	2		2	
162	208-210-13	0.26	Medium Density Residential	R1	6	2	2		2	
163	208-210-14	0.25	Medium Density Residential	R1	6	2	2		2	
164	208-220-02	0.27	Medium Density Residential	R1	6	2	2		2	
165	208-220-05	0.25	Medium Density Residential	R1	6	2	2		2	
166	208-220-08	0.3	Medium Density Residential	R1	6	2	2		2	
167	208-220-11	0.29	Medium Density Residential	R1	6	2	2		2	
168	208-220-12	0.29	Medium Density Residential	R1	6	2	2		2	
169	208-220-13	0.26	Medium Density Residential	R1	6	2	2		2	
170	208-220-23	0.25	Medium Density Residential	R1	6	2	2		2	
171	208-220-26	0.26	Medium Density Residential	R1	6	2	2		2	
172	208-231-09	0.27	Medium Density Residential	R1	6	2	2		2	
173	208-231-10	0.25	Medium Density Residential	R1	6	2	2		2	
174	208-231-11	0.26	Medium Density Residential	R1	6	2	2		2	
175	208-232-12	0.25	Medium Density Residential	R1	6	2	2		2	
176	208-240-14	0.27	Medium Density Residential	R1	6	2	2		2	
177	208-240-15	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
178	208-240-17	0.26	Medium Density Residential	R1	6	2	2		2	
179	208-250-01	0.28	Medium Density Residential	R1	6	2	2		2	
180	208-250-02	0.28	Medium Density Residential	R1	6	2	2		2	
181	208-250-03	0.28	Medium Density Residential	R1	6	2	2		2	
182	208-250-05	0.27	Medium Density Residential	R1	6	2	2		2	
183	208-250-06	0.25	Medium Density Residential	R1	6	2	2		2	
184	208-250-13	0.26	Medium Density Residential	R1	6	2	2		2	
185	208-250-14	0.26	Medium Density Residential	R1	6	2	2		2	
186	208-250-15	0.26	Medium Density Residential	R1	6	2	2		2	
187	208-250-16	0.25	Medium Density Residential	R1	6	2	2		2	
188	208-250-17	0.25	Medium Density Residential	R1	6	2	2		2	
189	208-292-42	0.26	Medium Density Residential	R1	6	2	2		2	
190	208-302-01	0.29	Medium Density Residential	R1	6	2	2		2	
191	208-303-04	0.3	Medium Density Residential	R1	6	2	2		2	
192	208-312-21	0.28	Medium Density Residential	R1	6	2	2		2	
193	208-312-22	0.28	Medium Density Residential	R1	6	2	2		2	
194	208-312-23	0.28	Medium Density Residential	R1	6	2	2		2	
195	208-321-15	0.28	Medium Density Residential	R1	6	2	2		2	
196	208-321-16	0.27	Medium Density Residential	R1	6	2	2		2	
197	208-321-17	0.28	Medium Density Residential	R1	6	2	2		2	
198	208-321-20	0.25	Medium Density Residential	R1	6	2	2		2	
199	208-331-03	0.25	Medium Density Residential	R1	6	2	2		2	
200	210-021-23	0.53	Medium Density Residential	R1	6	2	2		2	
201	210-021-28	0.28	Medium Density Residential	R1	6	2	2		2	
202	210-021-29	0.36	Medium Density Residential	R1	6	2	2		2	
203	210-021-30	0.37	Medium Density Residential	R1	6	2	2		2	
204	210-021-31	0.31	Medium Density Residential	R1	6	2	2		2	
205	210-021-32	0.25	Medium Density Residential	R1	6	2	2		2	
206	210-021-38	0.25	Medium Density Residential	R1	6	2	2		2	
207	210-021-39	0.42	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
208	210-021-40	0.34	Medium Density Residential	R1	6	2	2	1	2	1
209	210-021-41	0.31	Medium Density Residential	R1	6	2	2	1	2	1
210	210-021-42	0.32	Medium Density Residential	R1	6	2	2	1	2	1
211	210-021-43	0.32	Medium Density Residential	R1	6	2	2	1	2	1
212	210-032-01	0.27	Medium Density Residential	R1	6	2	2	1	2	1
213	210-032-16	0.25	Medium Density Residential	R1	6	2	2	1	2	1
214	210-032-30	0.26	Medium Density Residential	R1	6	2	2	1	2	1
215	210-040-14	0.27	Medium Density Residential	R1	6	2	2	1	2	1
216	210-040-15	0.25	Medium Density Residential	R1	6	2	2	1	2	1
217	210-040-16	0.28	Medium Density Residential	R1	6	2	2	1	2	1
218	210-040-17	0.3	Medium Density Residential	R1	6	2	2	1	2	1
219	210-040-18	0.26	Medium Density Residential	R1	6	2	2	1	2	1
220	210-040-27	0.25	Medium Density Residential	R1	6	2	2	1	2	1
221	210-040-28	0.31	Medium Density Residential	R1	6	2	2	1	2	1
222	210-040-29	0.26	Medium Density Residential	R1	6	2	2	1	2	1
223	210-040-30	0.28	Medium Density Residential	R1	6	2	2	1	2	1
224	210-040-31	0.3	Medium Density Residential	R1	6	2	2	1	2	1
225	210-082-02	0.26	Medium Density Residential	R1	6	2	2	1	1	2
226	210-082-03	0.25	Medium Density Residential	R1	6	2	2	1	1	2
227	210-160-41	0.83	Medium Density Residential	R1	6	21	35	1	35	1
228	210-160-42	0.54	Medium Density Residential	R1	6	2	3	1	2	1
229	210-330-13	0.25	Medium Density Residential	R1	6	2	2	1	2	1
230	210-330-33	0.26	Medium Density Residential	R1	6	2	2	1	2	1
231	211-051-23	0.25	Medium Density Residential	R1	6	2	2	1	2	1
232	212-041-12	0.26	Medium Density Residential	R1	6	2	2	1	2	1
233	212-042-23	0.26	Medium Density Residential	R1	6	2	2	1	2	1
234	212-050-02	0.26	Medium Density Residential	R1	6	2	2	1	2	1
235	212-050-06	0.26	Medium Density Residential	R1	6	2	2	1	2	1
236	212-050-07	0.26	Medium Density Residential	R1	6	2	2	1	2	1
237	212-050-10	0.26	Medium Density Residential	R1	6	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
238	212-050-15	0.26	Medium Density Residential	R1	6	2	2	1	2	1
239	212-060-16	0.3	Medium Density Residential	R1	6	2	2	1	2	1
240	212-070-07	0.26	Medium Density Residential	R1	6	2	2	1	2	1
241	212-070-27	0.27	Medium Density Residential	R1	6	2	2	1	2	1
242	212-070-28	0.3	Medium Density Residential	R1	6	2	2	1	2	1
243	212-080-07	0.25	Medium Density Residential	R1	6	2	2	1	2	1
244	212-080-12	0.31	Medium Density Residential	R1	6	2	2	1	2	1
245	212-080-13	0.28	Medium Density Residential	R1	6	2	2	1	2	1
246	212-080-17	0.26	Medium Density Residential	R1	6	2	2	1	2	1
247	212-090-02	0.38	Medium Density Residential	R1	6	2	2	1	2	1
248	212-090-03	0.29	Medium Density Residential	R1	6	2	2	1	2	1
249	212-090-07	0.27	Medium Density Residential	R1	6	2	2	1	2	1
250	212-090-08	0.27	Medium Density Residential	R1	6	2	2	1	2	1
251	212-090-19	0.31	Medium Density Residential	R1	6	2	2	1	2	1
252	212-090-20	0.27	Medium Density Residential	R1	6	2	2	1	2	1
253	212-090-21	0.36	Medium Density Residential	R1	6	2	2	1	2	1
254	212-090-22	0.29	Medium Density Residential	R1	6	2	2	1	2	1
255	212-090-23	0.28	Medium Density Residential	R1	6	2	2	1	2	1
256	212-090-24	0.25	Medium Density Residential	R1	6	2	2	1	2	1
257	212-090-25	0.27	Medium Density Residential	R1	6	2	2	1	2	1
258	212-110-12	0.26	Medium Density Residential	R1	6	2	2	1	2	1
259	212-120-11	0.26	Medium Density Residential	R1	6	2	2	1	2	1
260	212-120-12	0.25	Medium Density Residential	R1	6	2	2	1	2	1
261	212-161-07	0.26	Medium Density Residential	R1	6	2	2	1	2	1
262	212-161-09	0.25	Medium Density Residential	R1	6	2	2	1	2	1
263	212-161-10	0.27	Medium Density Residential	R1	6	2	2	1	2	1
264	212-161-19	0.25	Medium Density Residential	R1	6	2	2	1	2	1
265	212-161-21	0.26	Medium Density Residential	R1	6	2	2	1	2	1
266	212-162-08	0.27	Medium Density Residential	R1	6	2	2	1	2	1
267	212-163-01	0.27	Medium Density Residential	R1	6	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
268	212-170-03	0.2	Medium Density Residential	R1	5	2	2		2	
269	212-170-04	0.26	Medium Density Residential	R1	5	2	2		2	
270	212-170-19	0.25	Medium Density Residential	R1	5	2	2		2	
271	212-170-29	0.28	Medium Density Residential	R1	5	2	2		2	
272	212-180-07	0.49	Medium Density Residential	R1	5	2	2		2	
273	212-180-11	0.25	Medium Density Residential	R1	5	2	2		2	
274	212-192-07	0.31	Medium Density Residential	R1	5	2	2		2	
275	212-192-08	0.25	Medium Density Residential	R1	5	2	2		2	
276	212-200-12	0.3	Medium Density Residential	R1	5	2	2		2	
277	212-200-14	0.34	Medium Density Residential	R1	5	2	2		2	
278	212-200-15	0.32	Medium Density Residential	R1	5	2	2		2	
279	212-200-23	0.28	Medium Density Residential	R1	5	2	2		2	
280	212-200-25	0.31	Medium Density Residential	R1	5	2	2		2	
281	212-200-31	0.26	Medium Density Residential	R1	5	2	2		2	
282	212-200-37	0.29	Medium Density Residential	R1	5	2	2		2	
283	212-200-39	0.32	Medium Density Residential	R1	5	2	2		2	
284	212-200-44	0.27	Medium Density Residential	R1	5	2	2		2	
285	212-210-11	0.28	Medium Density Residential	R1	5	2	2		2	
286	212-210-12	0.28	Medium Density Residential	R1	5	2	2		2	
287	212-210-13	0.26	Medium Density Residential	R1	5	2	2		2	
288	212-210-19	0.25	Medium Density Residential	R1	5	2	2		2	
289	212-220-01	0.26	Medium Density Residential	R1	5	2	2		2	
290	212-220-05	0.25	Medium Density Residential	R1	5	2	2		2	
291	212-220-12	0.27	Medium Density Residential	R1	5	2	2		2	
292	212-220-26	0.26	Medium Density Residential	R1	5	2	2		2	
293	212-220-29	0.28	Medium Density Residential	R1	5	2	2		2	
294	212-220-33	0.29	Medium Density Residential	R1	5	2	2		2	
295	212-240-09	0.37	Medium Density Residential	R1	5	2	2		2	
296	212-240-22	0.32	Medium Density Residential	R1	5	2	2		2	
297	212-240-31	0.35	Medium Density Residential	R1	5	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
298	212-251-23	1.75	Medium Density Residential	R1	5	11	5	1	5	1
299	212-271-10	0.25	Medium Density Residential	R1	5	2	2	1	2	1
300	212-280-03	4.08	Medium Density Residential	R1	5	24	20	1	20	1
301	212-280-04	4.77	Medium Density Residential	R1	5	25	25	1	25	1
302	212-300-04	0.28	Medium Density Residential	R1	5	2	2	1	2	1
303	212-300-07	0.26	Medium Density Residential	R1	5	2	2	1	2	1
304	212-300-08	0.25	Medium Density Residential	R1	5	2	2	1	2	1
305	212-300-09	0.25	Medium Density Residential	R1	5	2	2	1	2	1
306	212-300-10	0.25	Medium Density Residential	R1	5	2	2	1	2	1
307	212-300-13	0.25	Medium Density Residential	R1	5	2	2	1	2	1
308	212-300-18	0.36	Medium Density Residential	R1	5	2	2	1	2	1
309	212-300-19	0.42	Medium Density Residential	R1	5	2	2	1	2	1
310	212-300-24	0.25	Medium Density Residential	R1	5	2	2	1	2	1
311	212-300-28	0.25	Medium Density Residential	R1	5	2	2	1	2	1
312	212-300-31	0.33	Medium Density Residential	R1	5	2	2	1	2	1
313	212-300-32	0.36	Medium Density Residential	R1	5	2	2	1	2	1
314	212-300-34	0.25	Medium Density Residential	R1	5	2	2	1	2	1
315	212-300-36	0.29	Medium Density Residential	R1	5	2	2	1	2	1
316	212-300-37	0.26	Medium Density Residential	R1	5	2	2	1	2	1
317	212-300-41	0.4	Medium Density Residential	R1	5	2	2	1	2	1
318	212-300-43	0.26	Medium Density Residential	R1	5	2	2	1	2	1
319	212-300-45	0.25	Medium Density Residential	R1	5	2	2	1	2	1
320	212-300-46	0.25	Medium Density Residential	R1	5	2	2	1	2	1
321	212-300-49	0.36	Medium Density Residential	R1	5	2	2	1	2	1
322	212-300-50	0.35	Medium Density Residential	R1	5	2	2	1	2	1
323	212-300-51	0.45	Medium Density Residential	R1	5	2	2	1	2	1
324	212-331-08	0.28	Medium Density Residential	R1	5	2	2	1	2	1
325	212-332-04	0.25	Medium Density Residential	R1	5	2	2	1	2	1
326	212-332-05	0.26	Medium Density Residential	R1	5	2	2	1	2	1
327	212-332-06	0.29	Medium Density Residential	R1	5	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
328	212-332-07	0.25	Medium Density Residential	R1	8	2	2	1	2	1
329	212-332-08	0.26	Medium Density Residential	R1	8	2	2	1	2	1
330	212-332-18	0.28	Medium Density Residential	R1	8	2	2	1	2	1
331	212-332-19	0.32	Medium Density Residential	R1	8	2	2	1	2	1
332	212-332-21	0.25	Medium Density Residential	R1	8	2	2	1	2	1
333	212-332-22	0.32	Medium Density Residential	R1	8	2	2	1	2	1
334	212-332-23	0.27	Medium Density Residential	R1	8	2	2	1	2	1
335	212-332-33	0.3	Medium Density Residential	R1	8	2	2	1	2	1
336	212-332-34	0.28	Medium Density Residential	R1	8	2	2	1	2	1
337	212-332-35	0.3	Medium Density Residential	R1	8	2	2	1	2	1
338	212-332-38	0.34	Medium Density Residential	R1	8	2	2	1	2	1
339	212-332-39	0.25	Medium Density Residential	R1	8	2	2	1	2	1
340	212-332-40	0.25	Medium Density Residential	R1	8	2	2	1	2	1
341	212-332-41	0.27	Medium Density Residential	R1	8	2	2	1	2	1
342	212-332-42	0.25	Medium Density Residential	R1	8	2	2	1	2	1
343	212-332-45	0.26	Medium Density Residential	R1	8	2	2	1	2	1
344	212-341-04	0.32	Medium Density Residential	R1	8	2	2	1	2	1
345	212-341-05	0.31	Medium Density Residential	R1	8	2	2	1	2	1
346	212-341-06	0.31	Medium Density Residential	R1	8	2	2	1	2	1
347	212-342-01	0.25	Medium Density Residential	R1	8	2	2	1	2	1
348	212-342-03	0.25	Medium Density Residential	R1	8	2	2	1	2	1
349	212-342-04	0.25	Medium Density Residential	R1	8	2	2	1	2	1
350	212-342-05	0.26	Medium Density Residential	R1	8	2	2	1	2	1
351	212-342-07	0.28	Medium Density Residential	R1	8	2	2	1	2	1
352	212-342-16	0.25	Medium Density Residential	R1	8	2	2	1	2	1
353	212-352-31	0.38	Medium Density Residential	R1	8	2	2	1	2	1
354	212-510-02	0.42	Medium Density Residential	R1	8	2	2	1	2	1
355	213-021-01	0.26	Medium Density Residential	R1	8	2	2	1	2	1
356	213-021-02	0.26	Medium Density Residential	R1	8	2	2	1	2	1
357	213-022-01	0.26	Medium Density Residential	R1	8	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
358	213-022-02	0.26	Medium Density Residential	R1	6	2	2	1	2	1
359	213-023-01	0.26	Medium Density Residential	R1	6	2	2	1	2	1
360	213-023-02	0.26	Medium Density Residential	R1	6	2	2	1	2	1
361	213-080-09	0.25	Medium Density Residential	R1	6	2	2	1	2	1
362	213-080-10	0.26	Medium Density Residential	R1	6	2	2	1	2	1
363	213-080-13	0.25	Medium Density Residential	R1	6	2	2	1	2	1
364	213-080-14	0.25	Medium Density Residential	R1	6	2	2	1	2	1
365	213-131-04	0.27	Medium Density Residential	R1	6	2	2	1	2	1
366	213-131-05	0.39	Medium Density Residential	R1	6	2	2	1	2	1
367	213-263-14	0.25	Medium Density Residential	R1	6	2	2	1	2	1
368	213-263-27	0.25	Medium Density Residential	R1	6	2	2	1	2	1
369	213-296-31	0.3	Medium Density Residential	R1	6	2	2	1	2	1
370	213-296-32	0.25	Medium Density Residential	R1	6	2	2	1	2	1
371	213-445-16	0.26	Medium Density Residential	R1	6	2	2	1	2	1
372	213-445-22	0.26	Medium Density Residential	R1	6	2	2	1	2	1
373	213-482-33	0.44	Medium Density Residential	R1	6	2	2	1	2	1
374	213-482-39	0.27	Medium Density Residential	R1	6	2	2	1	2	1
375	213-482-40	0.25	Medium Density Residential	R1	6	2	2	1	2	1
376	216-031-15	0.27	Medium Density Residential	R1	6	2	2	1	2	1
377	216-031-23	0.25	Medium Density Residential	R1	6	2	2	1	2	1
378	216-041-01	0.29	Medium Density Residential	R1	6	2	2	1	2	1
379	216-041-19	0.25	Medium Density Residential	R1	6	2	2	1	2	1
380	216-042-01	0.26	Medium Density Residential	R1	6	2	2	1	2	1
381	216-042-19	0.27	Medium Density Residential	R1	6	2	2	1	2	1
382	216-043-15	0.26	Medium Density Residential	R1	6	2	2	1	2	1
383	216-044-08	0.26	Medium Density Residential	R1	6	2	2	1	2	1
384	216-051-15	0.25	Medium Density Residential	R1	6	2	2	1	2	1
385	216-062-01	0.25	Medium Density Residential	R1	6	2	2	1	2	1
386	216-063-01	0.3	Medium Density Residential	R1	6	2	2	1	2	1
387	216-063-19	0.28	Medium Density Residential	R1	6	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
388	216-064-01	0.2	Medium Density Residential	R1	5	2	2	1	2	1
389	216-064-19	0.35	Medium Density Residential	R1	5	2	2	1	2	1
390	216-072-01	0.25	Medium Density Residential	R1	5	2	2	1	2	1
391	216-073-01	0.26	Medium Density Residential	R1	5	2	2	1	2	1
392	216-073-19	0.25	Medium Density Residential	R1	5	2	2	1	2	1
393	216-074-01	0.25	Medium Density Residential	R1	5	2	2	1	2	1
394	216-074-19	0.3	Medium Density Residential	R1	5	2	2	1	2	1
395	216-083-01	0.25	Medium Density Residential	R1	5	2	2	1	2	1
396	216-091-01	0.35	Medium Density Residential	R1	5	2	2	1	2	1
397	216-091-19	0.28	Medium Density Residential	R1	5	2	2	1	2	1
398	216-092-01	0.28	Medium Density Residential	R1	5	2	2	1	2	1
399	216-092-19	0.3	Medium Density Residential	R1	5	2	2	1	2	1
400	218-030-17	0.25	Medium Density Residential	R1	5	2	2	1	2	1
401	218-030-52	0.25	Medium Density Residential	R1	5	2	2	1	2	1
402	218-030-54	0.25	Medium Density Residential	R1	5	2	2	1	2	1
403	218-041-01	0.27	Medium Density Residential	R1	5	2	2	1	2	1
404	218-041-02	0.27	Medium Density Residential	R1	5	2	2	1	2	1
405	218-041-03	0.27	Medium Density Residential	R1	5	2	2	1	2	1
406	218-041-06	0.27	Medium Density Residential	R1	5	2	2	1	2	1
407	218-041-11	0.27	Medium Density Residential	R1	5	2	2	1	2	1
408	218-041-14	0.26	Medium Density Residential	R1	5	2	2	1	2	1
409	218-041-17	0.25	Medium Density Residential	R1	5	2	2	1	2	1
410	218-041-22	0.29	Medium Density Residential	R1	5	2	2	1	2	1
411	218-041-23	0.36	Medium Density Residential	R1	5	2	2	1	2	1
412	218-041-24	0.49	Medium Density Residential	R1	5	2	2	1	2	1
413	218-041-25	0.49	Medium Density Residential	R1	5	2	2	1	2	1
414	218-041-26	0.4	Medium Density Residential	R1	5	2	2	1	2	1
415	218-041-27	0.32	Medium Density Residential	R1	5	2	2	1	2	1
416	218-041-28	0.29	Medium Density Residential	R1	5	2	2	1	2	1
417	218-041-30	0.25	Medium Density Residential	R1	5	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
418	218-041-31	0.3	Medium Density Residential	R1	6	2	2	1	2	1
419	218-041-32	0.32	Medium Density Residential	R1	6	2	2	1	2	1
420	218-041-33	0.4	Medium Density Residential	R1	6	2	2	1	2	1
421	218-041-34	0.49	Medium Density Residential	R1	6	2	2	1	2	1
422	218-041-35	0.5	Medium Density Residential	R1	6	2	2	1	2	1
423	218-041-36	0.36	Medium Density Residential	R1	6	2	2	1	2	1
424	218-041-37	0.31	Medium Density Residential	R1	6	2	2	1	2	1
425	218-041-38	0.27	Medium Density Residential	R1	6	2	2	1	2	1
426	218-041-39	0.26	Medium Density Residential	R1	6	2	2	1	2	1
427	218-042-01	0.26	Medium Density Residential	R1	6	2	2	1	2	1
428	218-042-02	0.25	Medium Density Residential	R1	6	2	2	1	2	1
429	218-042-03	0.25	Medium Density Residential	R1	6	2	2	1	2	1
430	218-042-13	0.3	Medium Density Residential	R1	6	2	2	1	2	1
431	218-043-01	0.28	Medium Density Residential	R1	6	2	2	1	2	1
432	218-043-02	0.32	Medium Density Residential	R1	6	2	2	1	2	1
433	218-043-03	0.35	Medium Density Residential	R1	6	2	2	1	2	1
434	218-043-04	0.27	Medium Density Residential	R1	6	2	2	1	2	1
435	218-043-05	0.29	Medium Density Residential	R1	6	2	2	1	2	1
436	218-043-06	0.25	Medium Density Residential	R1	6	2	2	1	2	1
437	218-043-07	0.27	Medium Density Residential	R1	6	2	2	1	2	1
438	218-043-08	0.32	Medium Density Residential	R1	6	2	2	1	2	1
439	218-043-09	0.31	Medium Density Residential	R1	6	2	2	1	2	1
440	218-051-01	0.27	Medium Density Residential	R1	6	2	2	1	2	1
441	218-051-02	0.26	Medium Density Residential	R1	6	2	2	1	2	1
442	218-051-03	0.26	Medium Density Residential	R1	6	2	2	1	2	1
443	218-051-04	0.27	Medium Density Residential	R1	6	2	2	1	2	1
444	218-051-05	0.27	Medium Density Residential	R1	6	2	2	1	2	1
445	218-051-06	0.27	Medium Density Residential	R1	6	2	2	1	2	1
446	218-051-07	0.27	Medium Density Residential	R1	6	2	2	1	2	1
447	218-051-08	0.3	Medium Density Residential	R1	6	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
448	218-051-09	0.28	Medium Density Residential	R1	6	2	2		2	
449	218-051-10	0.28	Medium Density Residential	R1	6	2	2		2	
450	218-051-11	0.28	Medium Density Residential	R1	6	2	2		2	
451	218-051-12	0.28	Medium Density Residential	R1	6	2	2		2	
452	218-051-13	0.28	Medium Density Residential	R1	6	2	2		2	
453	218-053-04	0.25	Medium Density Residential	R1	6	2	2		2	
454	218-053-05	0.25	Medium Density Residential	R1	6	2	2		2	
455	218-053-16	0.34	Medium Density Residential	R1	6	2	2		2	
456	218-053-17	0.34	Medium Density Residential	R1	6	2	2		2	
457	218-053-26	0.35	Medium Density Residential	R1	6	2	2		2	
458	218-072-18	0.25	Medium Density Residential	R1	6	2	2		2	
459	218-072-20	0.25	Medium Density Residential	R1	6	2	2		2	
460	218-072-43	0.25	Medium Density Residential	R1	6	2	2		2	
461	218-072-45	0.25	Medium Density Residential	R1	6	2	2		2	
462	218-092-01	0.28	Medium Density Residential	R1	6	2	2		2	
463	218-092-02	0.27	Medium Density Residential	R1	6	2	2		2	
464	218-092-03	0.27	Medium Density Residential	R1	6	2	2		2	
465	218-092-04	0.28	Medium Density Residential	R1	6	2	2		2	
466	218-092-05	0.25	Medium Density Residential	R1	6	2	2		2	
467	218-092-06	0.26	Medium Density Residential	R1	6	2	2		2	
468	218-092-07	0.27	Medium Density Residential	R1	6	2	2		2	
469	218-092-08	0.28	Medium Density Residential	R1	6	2	2		2	
470	218-102-01	0.38	Medium Density Residential	R1	6	2	2		2	
471	218-102-02	0.27	Medium Density Residential	R1	6	2	2		2	
472	218-102-03	0.33	Medium Density Residential	R1	6	2	2		2	
473	218-102-04	0.35	Medium Density Residential	R1	6	2	2		2	
474	218-102-05	0.29	Medium Density Residential	R1	6	2	2		2	
475	218-102-07	0.29	Medium Density Residential	R1	6	2	2		2	
476	218-102-08	0.31	Medium Density Residential	R1	6	2	2		2	
477	218-102-09	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
478	218-102-12	0.25	Medium Density Residential	R1	8	2	2	1	2	1
479	218-102-13	0.28	Medium Density Residential	R1	8	2	2	1	2	1
480	218-102-17	0.34	Medium Density Residential	R1	8	2	2	1	2	1
481	218-102-18	0.26	Medium Density Residential	R1	8	2	2	1	2	1
482	218-102-27	0.32	Medium Density Residential	R1	8	2	2	1	2	1
483	218-102-28	0.28	Medium Density Residential	R1	8	2	2	1	2	1
484	218-102-30	0.25	Medium Density Residential	R1	8	2	2	1	2	1
485	218-111-01	0.36	Medium Density Residential	R1	8	2	2	1	2	1
486	218-111-02	0.26	Medium Density Residential	R1	8	2	2	1	2	1
487	218-111-03	0.25	Medium Density Residential	R1	8	2	2	1	2	1
488	218-111-05	0.27	Medium Density Residential	R1	8	2	2	1	2	1
489	218-111-07	0.29	Medium Density Residential	R1	8	2	2	1	2	1
490	218-111-08	0.29	Medium Density Residential	R1	8	2	2	1	2	1
491	218-111-10	0.27	Medium Density Residential	R1	8	2	2	1	2	1
492	218-111-11	0.26	Medium Density Residential	R1	8	2	2	1	2	1
493	218-141-11	0.25	Medium Density Residential	R1	8	2	2	1	2	1
494	218-151-01	0.26	Medium Density Residential	R1	8	2	2	1	2	1
495	218-151-02	0.26	Medium Density Residential	R1	8	2	2	1	2	1
496	218-151-03	0.26	Medium Density Residential	R1	8	2	2	1	2	1
497	218-151-04	0.26	Medium Density Residential	R1	8	2	2	1	2	1
498	218-151-05	0.26	Medium Density Residential	R1	8	2	2	1	2	1
499	218-151-06	0.25	Medium Density Residential	R1	8	2	2	1	2	1
500	218-151-07	0.27	Medium Density Residential	R1	8	2	2	1	2	1
501	218-151-09	0.29	Medium Density Residential	R1	8	2	2	1	2	1
502	218-151-10	0.25	Medium Density Residential	R1	8	2	2	1	2	1
503	218-151-11	0.25	Medium Density Residential	R1	8	2	2	1	2	1
504	218-151-12	0.31	Medium Density Residential	R1	8	2	2	1	2	1
505	218-151-22	0.32	Medium Density Residential	R1	8	2	2	1	2	1
506	218-151-23	0.31	Medium Density Residential	R1	8	2	2	1	2	1
507	218-151-24	0.26	Medium Density Residential	R1	8	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
508	218-151-25	0.25	Medium Density Residential	R1	8	2	2	1	2	1
509	218-151-26	0.27	Medium Density Residential	R1	8	2	2	1	2	1
510	218-151-27	0.28	Medium Density Residential	R1	8	2	2	1	2	1
511	218-151-28	0.27	Medium Density Residential	R1	8	2	2	1	2	1
512	218-151-30	0.26	Medium Density Residential	R1	8	2	2	1	2	1
513	218-151-31	0.26	Medium Density Residential	R1	8	2	2	1	2	1
514	218-151-32	0.27	Medium Density Residential	R1	8	2	2	1	2	1
515	218-152-05	0.26	Medium Density Residential	R1	8	2	2	1	2	1
516	218-152-06	0.25	Medium Density Residential	R1	8	2	2	1	2	1
517	218-152-09	0.26	Medium Density Residential	R1	8	2	2	1	2	1
518	218-153-02	0.34	Medium Density Residential	R1	8	2	2	1	2	1
519	218-153-03	0.31	Medium Density Residential	R1	8	2	2	1	2	1
520	218-153-04	0.26	Medium Density Residential	R1	8	2	2	1	2	1
521	218-153-06	0.26	Medium Density Residential	R1	8	2	2	1	2	1
522	218-153-07	0.36	Medium Density Residential	R1	8	2	2	1	2	1
523	218-153-08	0.26	Medium Density Residential	R1	8	2	2	1	2	1
524	218-153-09	0.28	Medium Density Residential	R1	8	2	2	1	2	1
525	218-153-10	0.32	Medium Density Residential	R1	8	2	2	1	2	1
526	218-153-11	0.44	Medium Density Residential	R1	8	2	2	1	2	1
527	218-153-12	0.3	Medium Density Residential	R1	8	2	2	1	2	1
528	218-161-10	0.26	Medium Density Residential	R1	8	2	2	1	2	1
529	218-161-11	0.25	Medium Density Residential	R1	8	2	2	1	2	1
530	218-161-19	0.26	Medium Density Residential	R1	8	2	2	1	2	1
531	218-162-04	0.25	Medium Density Residential	R1	8	2	2	1	2	1
532	218-162-05	0.26	Medium Density Residential	R1	8	2	2	1	2	1
533	218-162-06	0.26	Medium Density Residential	R1	8	2	2	1	2	1
534	218-162-07	0.32	Medium Density Residential	R1	8	2	2	1	2	1
535	218-162-08	0.28	Medium Density Residential	R1	8	2	2	1	2	1
536	218-162-09	0.27	Medium Density Residential	R1	8	2	2	1	2	1
537	218-162-10	0.28	Medium Density Residential	R1	8	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
538	218-162-11	0.28	Medium Density Residential	R1	6	2	2	1	2	1
539	218-162-12	0.28	Medium Density Residential	R1	6	2	2	1	2	1
540	218-162-13	0.27	Medium Density Residential	R1	6	2	2	1	2	1
541	218-162-14	0.27	Medium Density Residential	R1	6	2	2	1	2	1
542	218-162-15	0.27	Medium Density Residential	R1	6	2	2	1	2	1
543	218-162-16	0.27	Medium Density Residential	R1	6	2	2	1	2	1
544	218-162-17	0.27	Medium Density Residential	R1	6	2	2	1	2	1
545	218-162-18	0.27	Medium Density Residential	R1	6	2	2	1	2	1
546	218-162-19	0.36	Medium Density Residential	R1	6	2	2	1	2	1
547	218-162-20	0.39	Medium Density Residential	R1	6	2	2	1	2	1
548	218-162-21	0.25	Medium Density Residential	R1	6	2	2	1	2	1
549	218-163-02	0.25	Medium Density Residential	R1	6	2	2	1	2	1
550	218-163-05	0.25	Medium Density Residential	R1	6	2	2	1	2	1
551	218-163-06	0.26	Medium Density Residential	R1	6	2	2	1	2	1
552	218-171-01	0.27	Medium Density Residential	R1	6	2	2	1	2	1
553	218-171-02	0.27	Medium Density Residential	R1	6	2	2	1	2	1
554	218-171-03	0.37	Medium Density Residential	R1	6	2	2	1	2	1
555	218-172-01	0.39	Medium Density Residential	R1	6	2	2	1	2	1
556	218-172-02	0.35	Medium Density Residential	R1	6	2	2	1	2	1
557	218-172-03	0.31	Medium Density Residential	R1	6	2	2	1	2	1
558	218-172-04	0.34	Medium Density Residential	R1	6	2	2	1	2	1
559	218-172-05	0.32	Medium Density Residential	R1	6	2	2	1	2	1
560	218-172-06	0.34	Medium Density Residential	R1	6	2	2	1	2	1
561	218-172-07	0.32	Medium Density Residential	R1	6	2	2	1	2	1
562	218-172-08	0.27	Medium Density Residential	R1	6	2	2	1	2	1
563	218-172-09	0.28	Medium Density Residential	R1	6	2	2	1	2	1
564	218-172-10	0.28	Medium Density Residential	R1	6	2	2	1	2	1
565	218-172-11	0.29	Medium Density Residential	R1	6	2	2	1	2	1
566	218-172-12	0.29	Medium Density Residential	R1	6	2	2	1	2	1
567	218-172-13	0.3	Medium Density Residential	R1	6	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
568	218-172-14	0.2	Medium Density Residential	R1	5	2	2	1	2	1
569	218-172-15	0.28	Medium Density Residential	R1	6	2	2	1	2	1
570	218-172-16	0.34	Medium Density Residential	R1	5	2	2	1	2	1
571	218-172-17	0.45	Medium Density Residential	R1	6	2	2	1	2	1
572	218-172-18	0.34	Medium Density Residential	R1	5	2	2	1	2	1
573	218-172-19	0.45	Medium Density Residential	R1	5	2	2	1	2	1
574	218-172-20	0.33	Medium Density Residential	R1	6	2	2	1	2	1
575	218-172-21	0.35	Medium Density Residential	R1	5	2	2	1	2	1
576	218-172-22	0.35	Medium Density Residential	R1	6	2	2	1	2	1
577	218-172-23	0.28	Medium Density Residential	R1	5	2	2	1	2	1
578	218-172-24	0.29	Medium Density Residential	R1	5	2	2	1	2	1
579	218-172-25	0.28	Medium Density Residential	R1	5	2	2	1	2	1
580	218-172-26	0.29	Medium Density Residential	R1	5	2	2	1	2	1
581	218-172-27	0.29	Medium Density Residential	R1	6	2	2	1	2	1
582	218-172-28	0.31	Medium Density Residential	R1	5	2	2	1	2	1
583	218-172-29	0.36	Medium Density Residential	R1	6	2	2	1	2	1
584	218-172-30	0.41	Medium Density Residential	R1	5	2	2	1	2	1
585	218-172-31	0.47	Medium Density Residential	R1	5	2	2	1	2	1
586	218-172-32	0.47	Medium Density Residential	R1	6	2	2	1	2	1
587	218-172-33	0.4	Medium Density Residential	R1	5	2	2	1	2	1
588	218-172-34	0.38	Medium Density Residential	R1	6	2	2	1	2	1
589	218-173-02	0.27	Medium Density Residential	R1	5	2	2	1	2	1
590	218-173-03	0.27	Medium Density Residential	R1	6	2	2	1	2	1
591	218-174-06	0.33	Medium Density Residential	R1	5	2	2	1	2	1
592	218-174-07	0.28	Medium Density Residential	R1	5	2	2	1	2	1
593	218-174-13	0.25	Medium Density Residential	R1	6	2	2	1	2	1
594	218-203-33	0.29	Medium Density Residential	R1	5	2	2	1	2	1
595	218-203-34	0.32	Medium Density Residential	R1	6	2	2	1	2	1
596	218-254-01	0.27	Medium Density Residential	R1	5	2	2	1	2	1
597	218-261-07	0.26	Medium Density Residential	R1	5	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
598	218-261-36	0.26	Medium Density Residential	R1	6	2	2	1	2	1
599	218-261-37	0.27	Medium Density Residential	R1	6	2	2	1	2	1
600	218-312-04	0.27	Medium Density Residential	R1	6	2	2	1	2	1
601	218-333-02	0.29	Medium Density Residential	R1	6	2	2	1	2	1
602	218-333-03	0.34	Medium Density Residential	R1	6	2	2	1	2	1
603	218-333-04	0.25	Medium Density Residential	R1	6	2	2	1	2	1
604	218-351-14	0.38	Medium Density Residential	R1	6	2	2	1	2	1
605	218-351-15	0.28	Medium Density Residential	R1	6	2	2	1	2	1
606	218-364-04	0.25	Medium Density Residential	R1	6	2	2	1	2	1
607	299-022-05	0.34	Medium Density Residential	R1	6	2	2	1	2	1
608	299-031-05	0.25	Medium Density Residential	R1	6	2	2	1	2	1
609	299-062-08	0.39	Medium Density Residential	R1	6	2	2	1	2	1
610	299-062-09	0.57	Medium Density Residential	R1	6	2	2	1	2	1
611	299-062-20	0.57	Medium Density Residential	R1	6	2	2	1	2	1
612	299-062-21	0.28	Medium Density Residential	R1	6	2	2	1	2	1
613	299-062-26	0.37	Medium Density Residential	R1	6	2	2	1	2	1
614	299-063-04	0.25	Medium Density Residential	R1	6	2	2	1	2	1
615	299-111-15	0.3	Medium Density Residential	R1	6	2	2	1	2	1
616	299-161-03	0.3	Medium Density Residential	R1	6	2	2	1	2	1
617	299-174-01	0.31	Medium Density Residential	R1	6	2	2	1	2	1
618	299-174-19	0.32	Medium Density Residential	R1	6	2	2	1	2	1
619	299-192-04	0.41	Medium Density Residential	R1	6	2	2	1	2	1
620	299-192-05	0.38	Medium Density Residential	R1	6	2	2	1	2	1
621	299-192-06	0.39	Medium Density Residential	R1	6	2	2	1	2	1
622	299-192-07	0.3	Medium Density Residential	R1	6	2	2	1	2	1
623	299-192-08	0.29	Medium Density Residential	R1	6	2	2	1	2	1
624	299-192-09	0.28	Medium Density Residential	R1	6	2	2	1	2	1
625	299-192-10	0.28	Medium Density Residential	R1	6	2	2	1	2	1
626	299-192-11	0.28	Medium Density Residential	R1	6	2	2	1	2	1
627	299-192-12	0.28	Medium Density Residential	R1	6	2	2	1	2	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
628	299-192-13	0.26	Medium Density Residential	R1	6	2	2	1	2	1
629	299-192-14	0.27	Medium Density Residential	R1	6	2	2	1	2	1
630	299-192-17	0.27	Medium Density Residential	R1	6	2	2	1	2	1
631	299-192-19	0.27	Medium Density Residential	R1	6	2	2	1	2	1
632	299-200-01	0.33	Medium Density Residential	R1	6	2	2	1	2	1
633	299-200-02	0.29	Medium Density Residential	R1	6	2	2	1	2	1
634	299-210-01	0.32	Medium Density Residential	R1	6	2	2	1	2	1
635	299-210-02	0.37	Medium Density Residential	R1	6	2	2	1	2	1
636	299-210-03	0.35	Medium Density Residential	R1	6	2	2	1	2	1
637	299-210-04	0.35	Medium Density Residential	R1	6	2	2	1	2	1
638	299-210-05	0.32	Medium Density Residential	R1	6	2	2	1	2	1
639	299-210-06	0.32	Medium Density Residential	R1	6	2	2	1	2	1
640	299-210-07	0.32	Medium Density Residential	R1	6	2	2	1	2	1
641	299-210-08	0.31	Medium Density Residential	R1	6	2	2	1	2	1
642	299-210-09	0.31	Medium Density Residential	R1	6	2	2	1	2	1
643	299-232-02	0.39	Medium Density Residential	R1	6	2	2	1	2	1
644	299-232-03	0.36	Medium Density Residential	R1	6	2	2	1	2	1
645	299-232-08	0.27	Medium Density Residential	R1	6	2	2	1	2	1
Subtotal		198.37				1376	1354	0	1304	50
646	302-492-11	0.92	Medium Low Density Residential	R2	1	1	1	1	1	1
Subtotal		0.92				1	1	0	1	1
647	214-252-06	1.91	Estate Residential	R4	0.5	1	1	1	1	1
648	214-253-02	1.99	Estate Residential	R4	0.5	1	1	1	1	1
649	214-253-03	1.78	Estate Residential	R4	0.5	1	1	1	1	1
650	214-253-04	1.8	Estate Residential	R4	0.5	1	1	1	1	1
651	214-253-05	2.35	Estate Residential	R4	0.5	1	1	1	1	1
652	214-261-01	2.4	Estate Residential	R4	0.5	1	1	1	1	1
653	214-261-06	1.83	Estate Residential	R4	0.5	1	1	1	1	1
654	214-261-07	2.77	Estate Residential	R4	0.5	1	1	1	1	1
655	214-261-08	2.51	Estate Residential	R4	0.5	1	1	1	1	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
656	214-261-09	2.34	Estate Residential	R4	0.5	1	1	1	1	1
657	214-262-01	2.13	Estate Residential	R4	0.5	1	1	1	1	1
658	214-262-02	2.49	Estate Residential	R4	0.5	1	1	1	1	1
659	214-262-03	2.25	Estate Residential	R4	0.5	1	1	1	1	1
660	214-262-04	1.94	Estate Residential	R4	0.5	1	1	1	1	1
661	214-262-05	2.09	Estate Residential	R4	0.5	1	1	1	1	1
662	214-262-06	2.42	Estate Residential	R4	0.5	1	1	1	1	1
663	214-262-07	2.4	Estate Residential	R4	0.5	1	1	1	1	1
664	214-262-08	2.43	Estate Residential	R4	0.5	1	1	1	1	1
665	214-262-09	2.07	Estate Residential	R4	0.5	1	1	1	1	1
666	214-262-10	2.24	Estate Residential	R4	0.5	1	1	1	1	1
667	214-262-11	2.44	Estate Residential	R4	0.5	1	1	1	1	1
668	214-263-01	2.02	Estate Residential	R4	0.5	1	1	1	1	1
669	214-263-02	2.27	Estate Residential	R4	0.5	1	1	1	1	1
670	214-263-03	2.31	Estate Residential	R4	0.5	1	1	1	1	1
671	214-263-04	1.92	Estate Residential	R4	0.5	1	1	1	1	1
672	214-263-05	2.05	Estate Residential	R4	0.5	1	1	1	1	1
673	214-263-06	2.35	Estate Residential	R4	0.5	1	1	1	1	1
674	214-263-07	2.26	Estate Residential	R4	0.5	1	1	1	1	1
675	214-263-08	2.07	Estate Residential	R4	0.5	1	1	1	1	1
676	214-271-12	2.9	Estate Residential	R4	0.5	1	1	1	1	1
677	214-271-13	2.72	Estate Residential	R4	0.5	1	1	1	1	1
678	214-271-14	2.69	Estate Residential	R4	0.5	1	1	1	1	1
679	214-271-15	2.79	Estate Residential	R4	0.5	1	1	1	1	1
680	214-271-16	2.01	Estate Residential	R4	0.5	1	1	1	1	1
681	214-272-05	1.94	Estate Residential	R4	0.5	1	1	1	1	1
682	214-272-06	1.95	Estate Residential	R4	0.5	1	1	1	1	1
683	214-272-07	2.97	Estate Residential	R4	0.5	1	1	1	1	1
684	214-281-02	2.22	Estate Residential	R4	0.5	1	1	1	1	1
685	214-281-03	2.17	Estate Residential	R4	0.5	1	1	1	1	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
686	214-281-04	1.83	Estate Residential	R4	0.5	1	1	1	1	1
687	214-281-05	2.02	Estate Residential	R4	0.5	1	1	1	1	1
688	214-281-06	2.31	Estate Residential	R4	0.5	1	1	1	1	1
689	214-281-07	2.71	Estate Residential	R4	0.5	1	1	1	1	1
690	214-281-08	5.56	Estate Residential	R4	0.5	1	1	1	1	1
691	214-281-09	3.52	Estate Residential	R4	0.5	1	2	1	1	2
692	214-281-10	3.41	Estate Residential	R4	0.5	1	2	1	1	2
693	214-281-11	3.04	Estate Residential	R4	0.5	1	1	1	1	2
694	214-281-12	2.82	Estate Residential	R4	0.5	1	1	1	1	1
695	214-281-13	3.14	Estate Residential	R4	0.5	1	2	1	1	2
696	214-281-14	2.57	Estate Residential	R4	0.5	1	1	1	1	1
697	214-281-15	2.41	Estate Residential	R4	0.5	1	1	1	1	1
698	214-281-16	2.03	Estate Residential	R4	0.5	1	1	1	1	1
699	214-281-17	1.5	Estate Residential	R4	0.5	1	1	1	1	1
700	214-281-18	1.81	Estate Residential	R4	0.5	1	1	1	1	1
701	214-281-19	3.29	Estate Residential	R4	0.5	1	2	1	1	2
702	214-282-01	2.28	Estate Residential	R4	0.5	1	1	1	1	1
703	214-282-02	2.6	Estate Residential	R4	0.5	1	1	1	1	1
704	214-282-03	2.63	Estate Residential	R4	0.5	1	1	1	1	1
705	214-282-04	2.35	Estate Residential	R4	0.5	1	1	1	1	1
706	214-282-05	2.11	Estate Residential	R4	0.5	1	1	1	1	1
707	214-282-06	2.36	Estate Residential	R4	0.5	1	1	1	1	1
708	214-282-07	2.33	Estate Residential	R4	0.5	1	1	1	1	1
709	214-282-08	2.36	Estate Residential	R4	0.5	1	1	1	1	1
710	214-282-09	2.05	Estate Residential	R4	0.5	1	1	1	1	1
711	219-063-01	2.08	Estate Residential	R4	0.5	1	1	1	1	1
712	219-063-02	1.96	Estate Residential	R4	0.5	1	1	1	1	1
713	219-064-01	2.07	Estate Residential	R4	0.5	1	1	1	1	1
714	219-064-02	2.3	Estate Residential	R4	0.5	1	1	1	1	1
715	219-064-03	2.25	Estate Residential	R4	0.5	1	1	1	1	1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
716	219-064-04	1.96	Estate Residential	R4	0.5	1	1	1	1	1
717	219-064-05	1.48	Estate Residential	R4	0.5	1	1	1	1	1
718	219-064-06	1.7	Estate Residential	R4	0.5	1	1	1	1	1
719	219-064-07	1.74	Estate Residential	R4	0.5	1	1	1	1	1
720	219-064-08	1.57	Estate Residential	R4	0.5	1	1	1	1	1
721	219-065-05	1.94	Estate Residential	R4	0.5	1	1	1	1	1
722	219-071-10	1.1	Estate Residential	R4	0.5	2	2	1	1	2
723	219-071-11	1.43	Estate Residential	R4	0.5	2	2	1	1	2
724	219-071-12	2.61	Estate Residential	R4	0.5	1	1	1	1	1
725	219-071-13	2.1	Estate Residential	R4	0.5	1	1	1	1	1
726	219-081-01	2.1	Estate Residential	R4	0.5	1	1	1	1	1
727	219-081-02	2.08	Estate Residential	R4	0.5	1	1	1	1	1
728	219-081-03	1.47	Estate Residential	R4	0.5	1	1	1	1	1
729	219-081-04	1.57	Estate Residential	R4	0.5	1	1	1	1	1
730	219-081-05	2.22	Estate Residential	R4	0.5	1	1	1	1	1
731	219-081-06	2.25	Estate Residential	R4	0.5	1	1	1	1	1
732	219-082-01	1.96	Estate Residential	R4	0.5	1	1	1	1	1
733	219-083-01	1.98	Estate Residential	R4	0.5	1	1	1	1	1
734	219-083-07	1.55	Estate Residential	R4	0.5	1	1	1	1	1
Subtotal		203.4				98	98	0	0	98
Total		438.62				2914	1670	215	1304	151

Figure 5-1. **Figure A-1. Sites Inventory, All Sites**

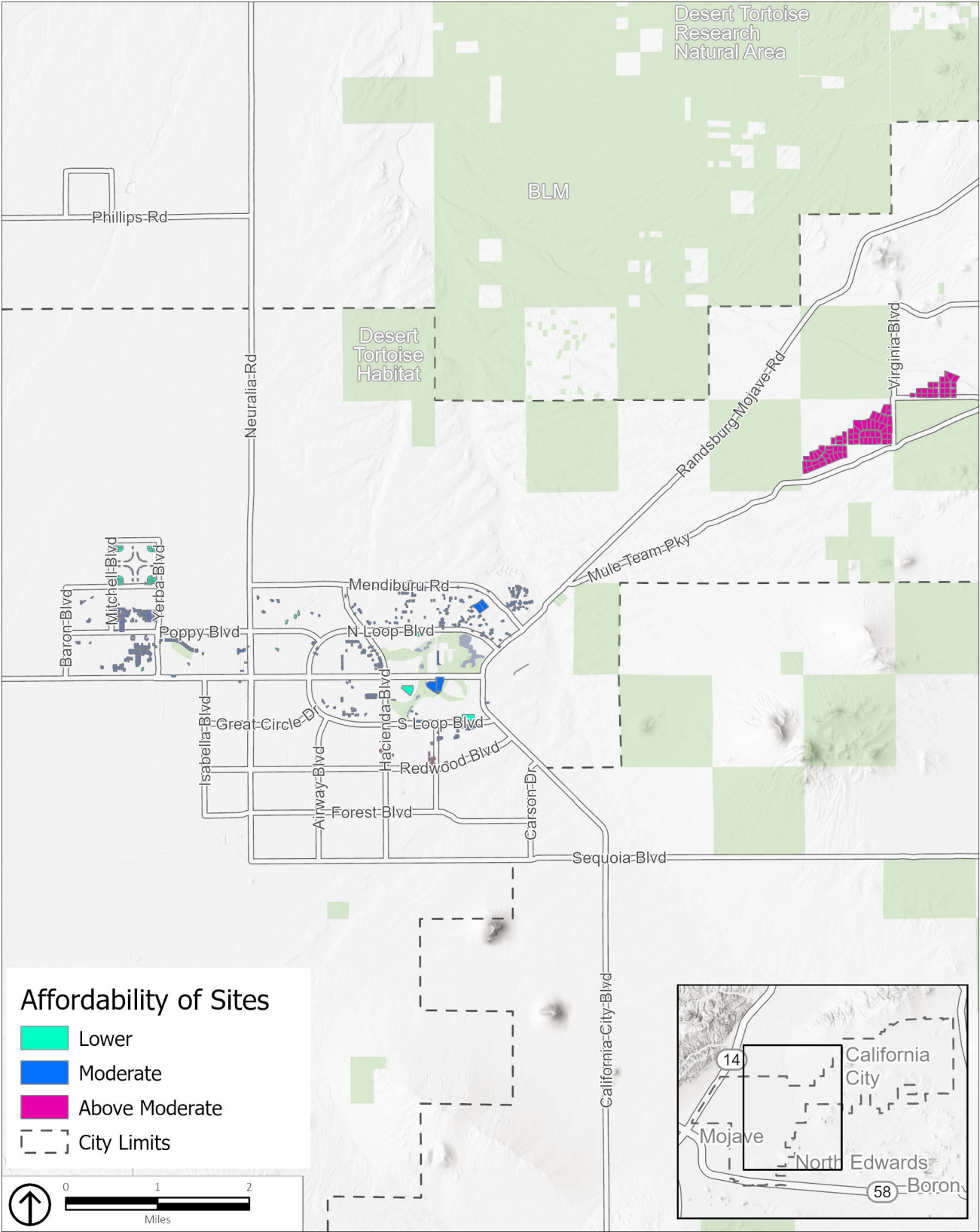




Figure 5-3. Figure A-3. Sites Inventory, Detail 2



Figure 5-4. Figure A-4. Sites Inventory, Detail 3

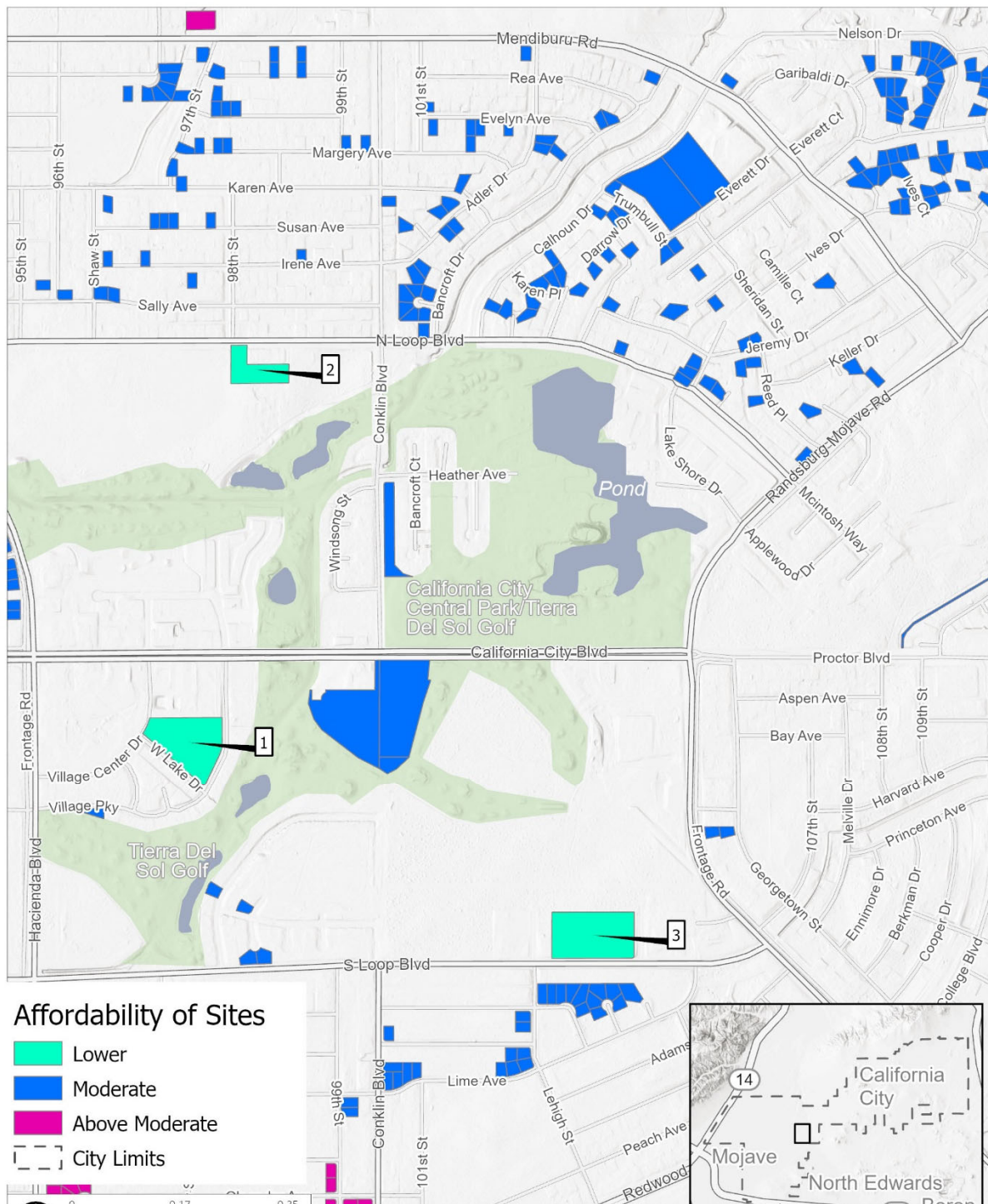


Figure 5-5. Figure A-5. Sites Inventory, Detail 4

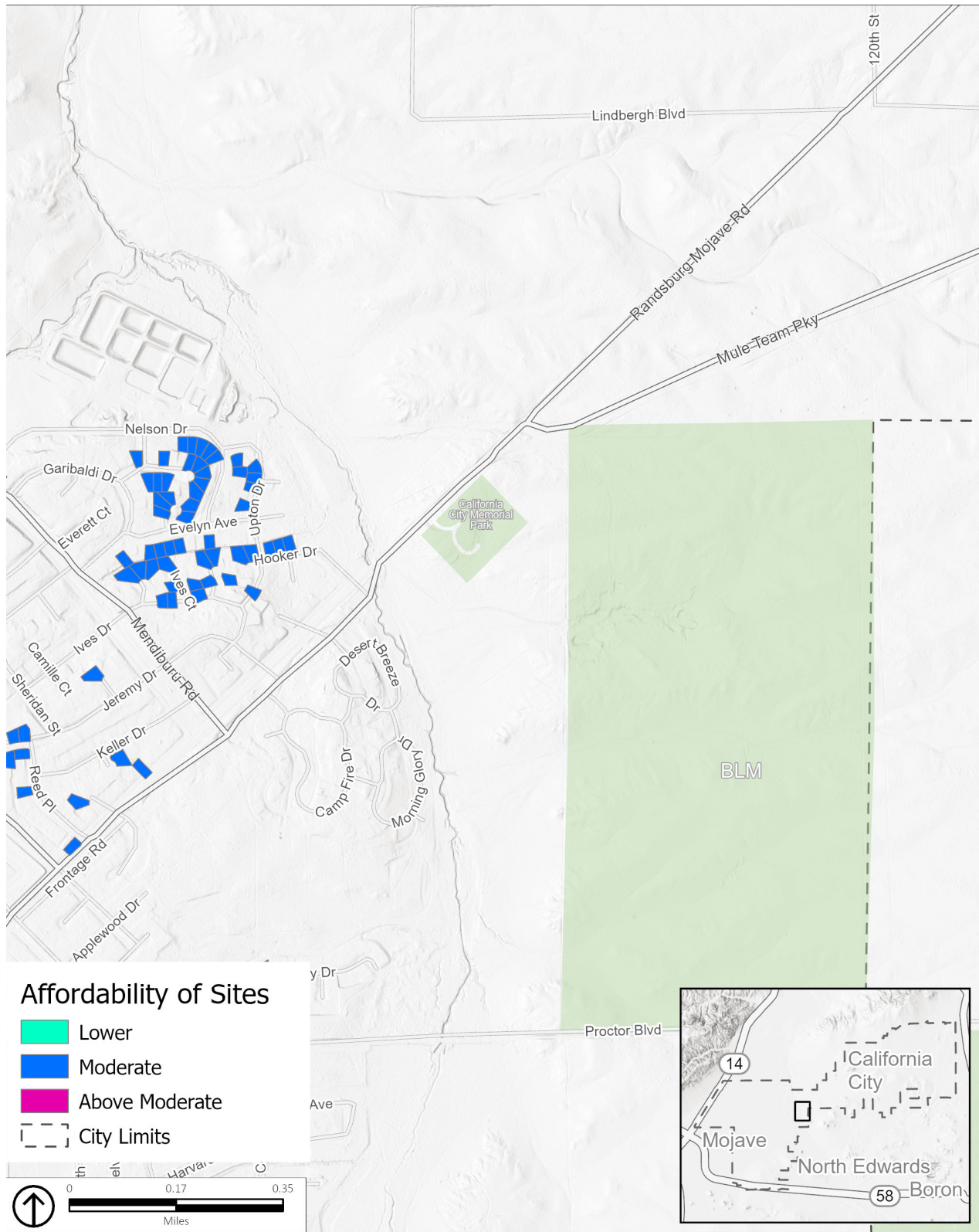


Figure 5-6. Figure A-6. Sites Inventory, Detail 5 and 6

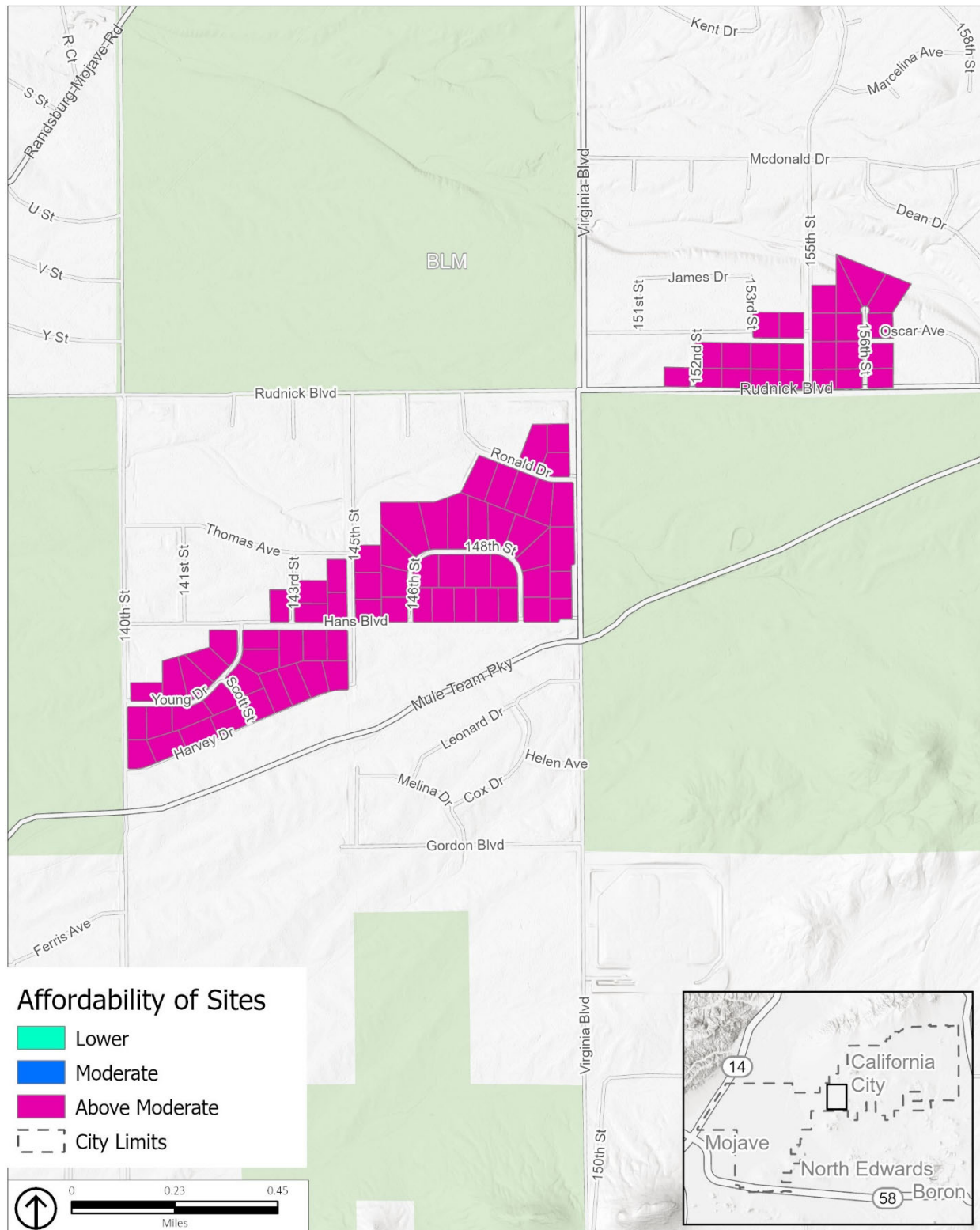


Figure A-7. Sites Inventory, Detail 6

