

# **CITY OF RIDGECREST HOUSING ELEMENT**

**2002 - 2007**

**City of Ridgecrest  
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Ridgecrest, California 93555**

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## CHAPTER ONE - INTRODUCTION

### ***Housing Element Intent***

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

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

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

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

Section 65300.7 of the law provides that local agencies may prepare their General Plans to accommodate local conditions and circumstances,

while meeting the laws minimum requirements.

***State Required Local  
Program Strategy***

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

***Scope - Description of  
Geographic Area***

The geographic area covered by the Housing Element falls within the City limits of Ridgecrest. The area extends to Brady Street on the west and County Line Road to the east. The southern boundary is the southern boundary of Cerro Coso Community College, the northwest boundary is Inyokern Avenue and the northeast boundary is the China Lake Naval Air Weapons Station (NAWS). Reference Figure 1-1 and Figure 1-2 for Ridgecrest's regional location, City limits and Census Tracts.

***Scope of Research and  
Analysis***

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

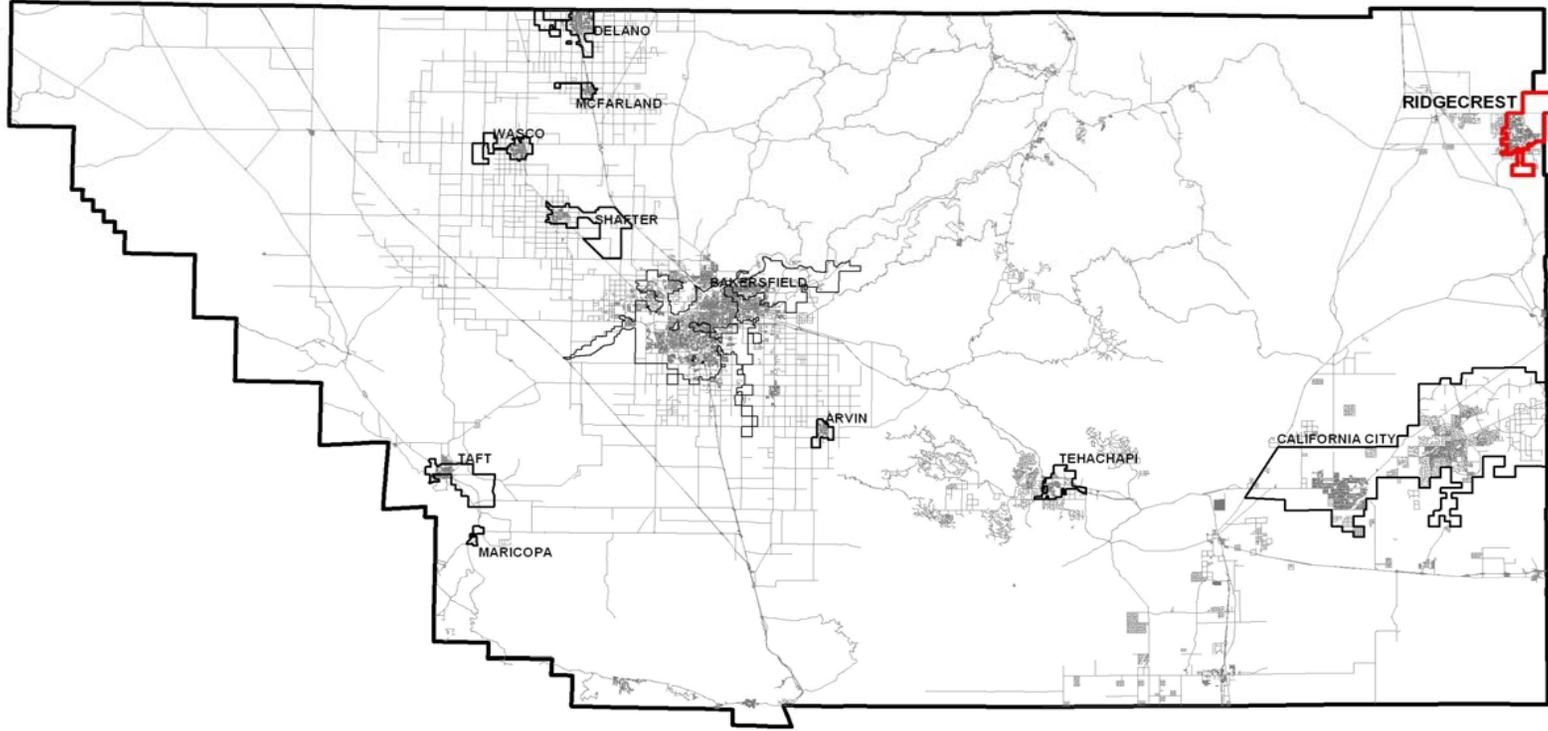
Housing stock information of major significance includes an analysis of units by various types, age and quality of the housing stock, owner/renter ratios, recent building activity and housing cost trends. Future housing need indicators include: projected population growth income and forecasted availability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

The 2000 U.S. Census provides the most recent complete data used to compile this Housing Element. However, since certain categories of information are not available from the 2000 U.S. Census, some of the updated population and housing stock information used in the Element was developed through extrapolation of 1990 U.S. Census data. Income data from the 1990 Census was maintained or replaced with data from other sources since 2000 income data from the Census is not yet available. Housing and population information is projected through the year

***Organization of the  
Housing Element***

2007.

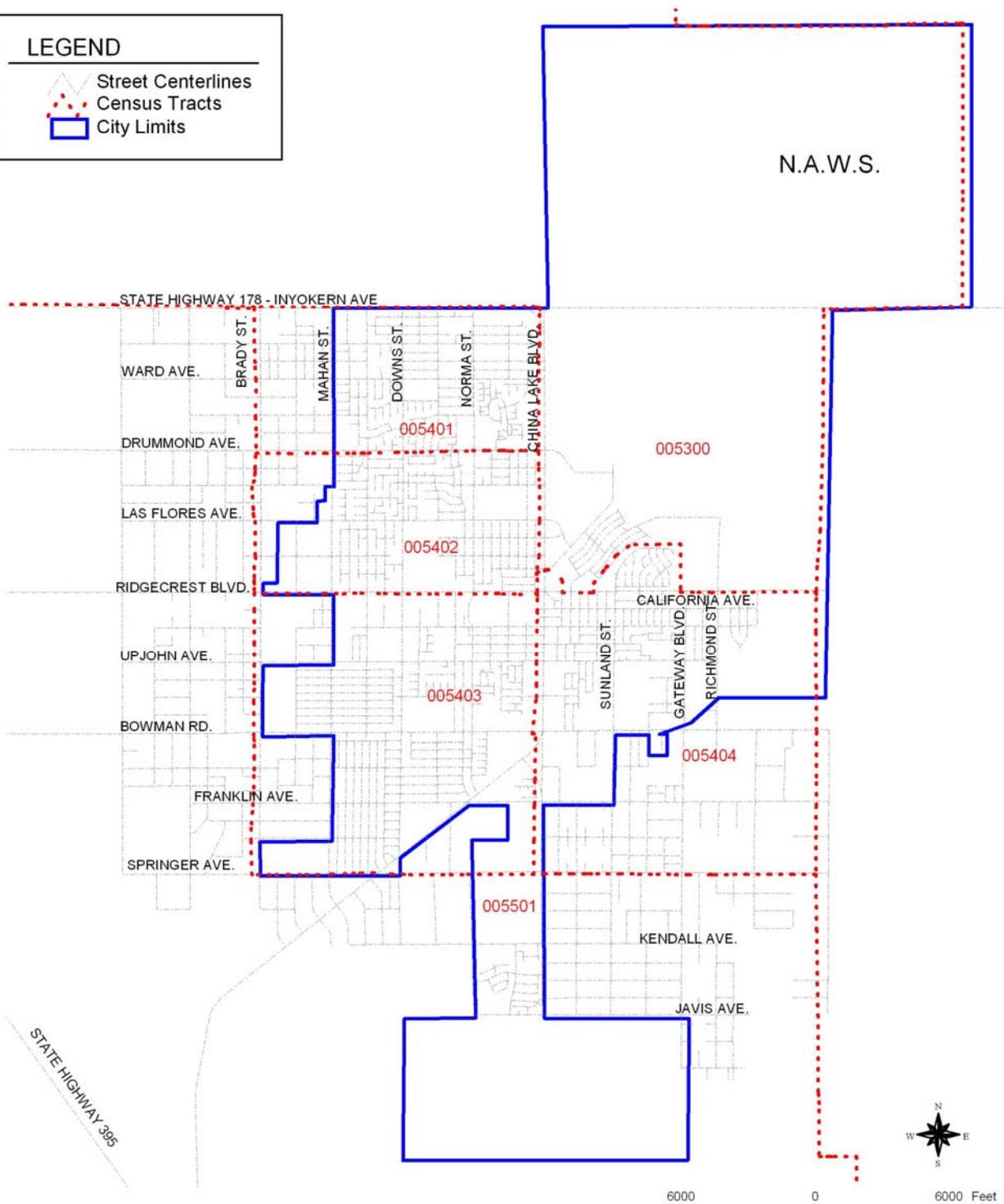
Chapter One states the relationship of the General Plan Housing Element to California State law. It also states the overall intent of the Housing Element, establishes the geographic boundaries of the project area and provides an overview of the organization of the 2002 Housing Element.



 **Regional Map** Figure 1-1

**LEGEND**

-  Street Centerlines
-  Census Tracts
-  City Limits



 **City Limits** Figure 1-2

Chapter Two reviews and evaluates the previous Housing Element's goals, objections, policies and programs related to the effectiveness of the Element, appropriateness of the goals, objectives and polices, and the program in implementing the programs. Determinations are made where the previous Housing Element met, exceeded or fell short of what was anticipated. Recommendations are made for inclusion in the 2002 Element.

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

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

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

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

Chapter Seven discusses the various programs that will comprise the five-year Implementation Plan for the 2002-2007 Housing Element.

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

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

goals.

### ***Public Participation***

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort".

Preparation of the Housing Element included two public workshops that included special housing interest groups, Planning Commission and City Council members, and the general public. The Housing Committee were used to review the previous Housing Element, discuss changes in the programs for the new Housing Element, and to identify special housing needs in the community. Committee members included a wide array of special interests ranging from Habitat for Humanity advocates for low and very low income housing, representation for China Lake Naval Weapons, social agencies, realtors, religion and civic organizations, apartment landlords, Ridgecrest Redevelopment Agency and other interested organizations.

The public had an opportunity to review the draft document and make comments to ensure all housing concerns in the community were included and addressed. The Housing Element Committee reviewed the 2002 Housing Element and made a formal recommendation of approval to the Planning Commission and City Council. Public Hearings were held both before the Planning Commission and the City Council.

### ***Sources of Information***

Several sources of information have been used to document recent demographic and housing trends in Ridgecrest. Data from the 1990 and 2000 U.S. Census were used for comparative purposes for many of the tables in this report. Where year 2000 data was not yet available, 1990 U.S. Census data was reported. Other sources of data include the State Department of Finance, Kern Council of Governments (COG), the County of Kern, and Kern County Community Development.

## CHAPTER TWO - EVALUATION OF PREVIOUS HOUSING ELEMENT

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

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies" – Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2002 Housing Element.

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

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

### ***Effectiveness of the Previous Housing Element***

The purpose of the previous Housing Element for the City of Ridgecrest was to document existing and projected housing needs, and to establish an action plan to meet those needs. The previous element identified demographic and housing characteristics but many of the goals and policies were general in nature and lacked quantifiable results.

The previous Housing Element estimated the total housing need in the City of Ridgecrest for low income, other low income, moderate income and above moderate income families, and set measurable goals within each of these four categories. Although elderly and handicapped housing was discussed in this element, these categories had no specific, measurable production targets. The City's position in this case was that it encouraged construction of such facilities, and if developers were interested in providing this form of housing, the City would work

with the developers to help accomplish the goal.

The previous Ridgecrest Housing Element was based on the 1990 Regional Housing Allocation Plan produced by the Kern Council of Governments (Kern COG) in June of 1990. Because the Plan had to be in place at that time, and 1990 U.S. Census information was unavailable, the 1990 Regional Housing Needs Allocation Plan (RHNA) was based on California State Department of Finance population estimate for January 1, 1990 which was 28,708.

Due to significant growth rates in the City of Ridgecrest during the 1980s, Kern COG made the assumption that the community would continue to grow at approximately the same rate of five percent per year through the five-year planning period covered by the 1990 RHNA. Using the 1990 State Department of Finance population estimate, Kern COG projected the City of Ridgecrest's population to be 35,292 in July 1995 (+7,567 residents), and 44,988 by the year 2000 (+16,280 residents).

These growth rate assumptions, however, did not hold true for two reasons:

1. In the early 1990s, China Lake Naval Weapons Station significantly reduced the number of employees resulting in significant out-migration of population (basic employees) along with closures of several businesses that relied on a larger population base for support.
2. The early 1990s economy and recession did not create replacement jobs in the community. The economy is heavily dependent on defense spending which was drastically reduced in the 1990s.

Table 2-1 shows the City's population during the 1990s:

**Table 2-1**  
**City of Ridgecrest Change in Population**  
**1990-2001**

Year	Population
1990	28,295 (U.S. Census Adjusted) <sup>1</sup>
1991	28,708 <sup>2</sup>
1992	29,007 <sup>2</sup>
1993	29,385 <sup>2</sup>
1994	29,262 <sup>2</sup>
1995	28,911 <sup>2</sup>
1996	28,773 <sup>2</sup>
1997	28,693 <sup>2</sup>
1998	27,960 <sup>2</sup>
1999	27,484 <sup>2</sup>
2000	27,297 <sup>2</sup> (24,927 U.S. Census)
2001	25,538 <sup>2</sup>

<sup>1</sup>The City of Ridgecrest disputed the January 1, 1990 census count with the Bureau of Census. As a result of that dispute, a correction was made. However, all other data were not brought current with this new figure. Therefore, population characteristics (like age), housing data, etc. are all based on the non-adjusted 1990 U.S. Census. This inconsistency of data will not significantly impact the percentages derived and will still be reflective of the City's population.

<sup>2</sup> State Department of Finance

As shown, the actual population during the planning period declined by 3,368 persons between 1990 and 2001 as shown is the difference between the 2000 Census population and the 1990 Census population as adjusted. It was originally estimated that an additional 2,645 dwelling units would be required to house the projected number of additional residents between 1992 and 1997. Because 1990 Census statistics were not available at that time, it was likely that the average number of persons per unit from the 1980 U.S. Census was used to assist in calculating the need.

The average household size declined over the last ten years. According to the 1990 U.S. Census, household size was 2.67 persons per household, decreasing to 2.51 persons per household in the year 2000. Because there was a net population loss of 3,368 residents during the planning period this would

require 1,342 fewer dwelling units than existed in 1990 (1,115 less units than in 1990 as adjusted by the U.S. Census Bureau).

This conclusion is consistent with the year 2000 vacancy rates, and there still remains a 13 percent vacancy rate in the City according to the 2000 U.S. Census.

Loss of population translated into loss of local funding sources for many programs including housing. When a surge in homes for sale or rent appeared on the market, prices were drastically reduced. Homes were foreclosed on by lenders, and many units became rentals by out-of-town landowners. Due to the abundance of housing supply, there was a decrease in housing costs and many families moved-up to larger homes, thereby making home ownership available to a greater number of low and moderate income families. Residents also moved up to larger or better quality rental units which became available.

In summary, the progress in implementation toward the overall housing allocation provision was not significant (or necessary) due to the substantial and significant decrease in population and related demographic changes that occurred within the community between 1990 and 2000. A summary of the goals, objectives, policies and programs and the accomplishments during the planning period is summarized at this end of this Chapter in Table 2-2.

### ***Appropriateness of the Goals, Objectives and Policies***

Due to the significant changes in demographics and loss in population in the City of Ridgecrest during the planning period, the implementation policies were not appropriate, although the goals and objectives remained sound. Defining the appropriateness of the policies in any one given year in the 1990s was ineffective because the trend was an obvious loss in population with a housing supply and need that changed on an annual basis.

Because the primary employment sector relies on

defense, it is uncertain whether or not the community will continue to lose population, remain stable or gain in population. The currently proposed Fair Share Allocation appears reasonable based on the trends throughout the 1990s, and the following table describes how the various programs will be modified to make them more appropriate given the demographic shift and loss in population. These modifications will be included in the 2002 Housing Element.

**Table 2-2  
Existing Housing Policies and Programs and  
Recommended Changes**

CURRENT HOUSING ELEMENT POLICY NUMBER	PROGRAM/POLICY	RESPONSIBLE AGENCY	HAS THIS BEEN A SUCCESSFUL, UNSUCCESSFUL OR NEUTRAL POLICY OR PROGRAM FROM 1992-2000 – WHY?	KEEP, ELIMINATE OR MODIFY THE PROGRAM FOR THE 2002 HOUSING ELEMENT?	RECOMMENDATION BY THE HOUSING COMMITTEE TO MAKE IT MORE SUCCESSFUL
<b>Goal H-1: Facilitate provision of a range of housing by location, type and price to meet the growth needs of the City.</b>					
H-1.1	Develop accurate database to guide housing policy in Ridgecrest by reviewing changes in population and housing characteristics and compare them with those presented in Chapter II of the Housing Element.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> Contracted with Kern Council of Governments to update and implement GIS (Arc View) and updated parcel data consistent with County records (Summer 2001).  2000 Census not yet available to complete the population and housing database.	<ul style="list-style-type: none"> <li>▪ Keep Program</li> </ul>	<ul style="list-style-type: none"> <li>▪ "Develop and maintain an accurate database..."</li> <li>▪ Utilize Arc View and Metroscan in compiling and maintaining a residential land use database on an ongoing basis. Review, update and summarize every five years as necessary to review the changes in population and housing characteristics to update the Housing Element.</li> </ul>
H-1.2	Review Housing Plan based on new information and if necessary revise in 1995, or soon as possible	Community Development Department	<ul style="list-style-type: none"> <li>▪ Unsuccessful</li> </ul> The 1995 goal was not met and significant demographic changes and loss in population	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ "Review Housing Plan based on new information and revise by June 30, 2002."</li> </ul>

			occurred at that time. A 2002 Housing Element update is in progress, and the goal is certification and adoption prior to June 30, 2002.		
H-1.3	Annually review the Housing Element, together with other elements of the General Plan, for internal consistency, compliance with legal requirements, and suitability to changing local conditions.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>The 1992 Housing Element was not certified but was adopted. Demographic changes occurred in the 1990s causing a significant loss of population and increase in vacancy rates in Ridgecrest.</p> <p>Review has been done on an intermittent basis. Currently plans are to meet Housing and Community Development (HCD) 5-year review periods with the next being in 2002.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ See H-1.1</li> <li>▪ Ensure compliance and consistency of all Elements of the General Plan upon adoption of the 2002 Housing Element. If inconsistencies exist, other General Plan Elements may be amended within one year of adoption of the 2002 Housing Element.</li> <li>▪ The 2002 Housing Element will be reviewed once every fiscal year as a part of the General Plan Status Report for compliance with legal requirements and changes in local conditions (See H-1.1).</li> </ul>
H-1.4	Provide a variety of residential development opportunities, ranging from low density to medium density as		<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>The City of Ridgecrest's Zoning Ordinance provides seven residential zones, with</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain a healthy balance of residential land use densities by the following percentages:</li> </ul> <p style="padding-left: 40px;">15% Medium Density</p>

	designated on Land Use Map		<p>single-family detached densities ranging from one dwelling unit per five acres to four units per acre, and multiple family densities up to 25 units per acre. Maximum residential density of 25 dwelling units per acre complies with the State's criteria for affordable housing.</p> <p>As indicated in the 2002 Housing Element, lot costs are not a significant barrier or constraint to the provision of adequate housing opportunities. The General Plan, Zoning and density bonus provisions are capable of meeting local needs without adding unduly to the cost of housing.</p>		<p>60% Low Density 25% Rural and estate densities</p> <p>During the annual General Plan status report (H-1.1, H-1.3), if it is determined that land costs have significantly increased and vacancy rates have decreased, the City may give consideration to increase the amount of medium density residential land to 20% of the housing stock.</p>
H-1.5	Encourage development of housing for elderly by offering incentives such as density increases and reductions in parking requirements Coordinate with local lending institutions to	Community Development Department  Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>The Ridgecrest Redevelopment Agency has provided direct financial assistance in the form of a Mortgage Assistance Program to 28 very low and low-income families during the</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Offer a 25% density bonus for housing that includes 50% of all units for seniors and elderly persons plus one additional incentive, or financially equivalent incentive(s). (California Government Code Section 65915)</li> </ul>

	<p>ensure availability of financing for senior housing projects and congregate care facilities.</p>		<p>planning period.</p> <p>The Ridgecrest Redevelopment Agency has provided \$375,000 (infrastructure improvements) that were a direct benefit to 26 low and very low-income families during the planning period.</p> <p>The Ridgecrest Redevelopment Agency has entered into an agreement to provide financial assistance for infrastructure improvements to facilitate expansion of a local senior citizen housing facility. The facility will accommodate 18 low and three very low-income persons.</p>	<ul style="list-style-type: none"> <li>▪ Reduce parking requirements by 50% for developments that provide at least half of the units exclusively for elderly persons.</li> <li>▪ Provide HOME funding assistance, depending on availability, for the development of very low, low and special needs seniors between 2002 and 2007.</li> <li>▪ Eliminate or reduce sewer connection and impact fees for the development of new senior's housing projects between 2002-2007.</li> <li>▪ Establish a new policy regarding redevelopment of existing dwelling units to meet the needs of seniors:</li> <li>▪ Establish a seniors purchase and rehabilitation program by 2004.</li> <li>▪ Create a seniors housing brochure identifying housing programs available to meet their needs.</li> </ul>
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					<ul style="list-style-type: none"> <li>▪ Rehabilitate 28 existing dwelling units to meet the needs of low and very low income seniors</li> </ul>
H-1.6	Encourage Development of Residential units, which are accessible to handicapped or are adaptable for conversion to residential use by the handicapped. Require Apartment complexes with twenty or more units to provide handicapped accessible unit, with two units for 100 units	Community Development Department  Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>No development of apartment complexes occurred during the planning period due to a loss in population and an increase in vacancy rates of existing units.</p> <p>The City complies with Americans with Disabilities Act (ADA) standards and is incorporated in the City Building Code.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retrofit 7 dwelling units for handicap accessibility for very low and low-income households between 2002 and 2007.</li> <li>▪ Provide information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for handicap accessibility. Establish a key contact person at City Hall to distribute information as requested, and to assist for further information.</li> <li>▪ Exempt all handicap units from maximum residential density requirements, and reduce parking ratio for non-handicap units on-site by 20%.</li> <li>▪ Eliminate or reduce sewer connection and impact fees for all units for the handicapped between 2002-2007.</li> </ul>

H-1.7	Allow for development of second units on a single-family development lot for seniors in residential zones, subject to availability of adequate infrastructure.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>The current Ordinance allows for 2<sup>nd</sup> dwelling units with no kitchen facilities in an R-1 zone with a Conditional Use Permit (CUP).</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	
H-1.8	Permit the development of manufactured housing in all residential zones.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>By Ordinance, this is required in R1, RMH, R2, R3 and R4 zones.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ By State Housing Law.</li> </ul>
H-1.9	Preserve existing mobile homes.	Community Development Department  Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>No action taken. Have not actively preserved this type of unit that requires state and not local inspections.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ The City may act as a liaison between mobile home park, dwelling unit owners and the State and County in identifying and coordinating available grants and funding for the improvement of mobile home units. Rehabilitation technical assistance may be given in support of County and State Mobile Home Programs for low and very low-income families which can include repair of damaged mobile homes.</li> </ul>
H-1.10	Encourage	Community	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ All multi-family</li> </ul>

	construction of planned residential developments under Planned Unit Development (PUD) guidelines.	Development Department	Due to changes in demographics, no developments were proposed or completed.		<p>developments may follow PUD guidelines.</p> <ul style="list-style-type: none"> <li>Provide incentives for the development of Planned Unit Developments that include amenities and the preservation of common open space, accommodate seniors and very low and low income projects with a 25% density bonus pursuant to Government Code Section 65915.</li> </ul>
H-1.11	Encourage development of upper-end housing to provide opportunities for moderate and upper income households to live in city.	Community Development Department	<ul style="list-style-type: none"> <li>Successful</li> </ul> <p>The City waived sewer connection fees for all existing and planned low and moderate income residential units until June 2002.</p>	<ul style="list-style-type: none"> <li>Keep</li> <li>Modify</li> </ul>	<ul style="list-style-type: none"> <li>The City may participate in a Mortgage Credit Certificate (MCC) Program either solely or jointly with Kern County if one becomes available between 2002-2007 and provide down payment assistance to at least five moderate-income households.</li> <li>The City may participate in a Mortgage Assistance Program to provide financial assistance to five very low, ten low and five qualifying moderate-income families for the purchase of an existing home. five special needs</li> </ul>

					groups such as seniors; female head-of-household and large families may be targeted for assistance within these income groups as well.
H-1.12	Continue to facilitate timely permit and development plan processing for residential construction	Community Development Department Kern County Building Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>Building permits are issued on a timely basis when feasible. Efforts are made to streamline the approval process. The City currently contracts with the County of Kern for building inspection services.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ministerial site plan reviews for single-family residential units may be completed over the counter if possible, but may not take more than 24 hours to complete a site plan review.</li> <li>▪ Continue to contract with the County of Kern for Inspections and Plan Check services and increase the number of days building inspectors are present in the community to three days per week. If permit activity significantly increases over 2000-2001 issuances, consideration may be given to increase above three days per week commensurate with permit activity.</li> </ul>
H-1.13	Encourage local developers to	Community Development	<ul style="list-style-type: none"> <li>▪ Unsuccessful</li> </ul>	<ul style="list-style-type: none"> <li>▪ Eliminate</li> </ul>	

	participate in City-sponsored Mortgage Revenue Bond (MRB) and scattered sites housing programs. Encourage landlords to list rental units with the County Housing Authority.	Department	Due to changes in community demographics, no development occurred. The City was unable to sponsor an MRB and no local developers are present in the community, so none were completed.		
<b>Goal H-2: Conserve and improve the conditions of the City's existing housing stock.</b>					
H-2.1	Continue a code enforcement program as the primary tool for bringing substandard units into compliance with city codes, and for improving overall housing conditions in City	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>A code enforcement position was created during the planning period.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code enforcement may continue to monitor all housing for compliance with City Codes and regulations.</li> <li>▪ Code Enforcement may update the Housing Quality Survey once every three years to identify substandard units, and provide information to the Director of Community Development.</li> <li>▪ The Code Enforcement Officer may make available information to owners and renters of substandard units regarding availability of various programs, loans and grants.</li> <li>▪ The City may improve 10 Substandard units</li> </ul>

					<p>between 2002-2007 utilizing various non profit developers and resources such as Habitat for Humanity.</p> <ul style="list-style-type: none"> <li>▪ Dwelling units that are unsafe and determined to not be habitable by the Chief Building Official may be demolished by the fire department, City of Ridgecrest, the Ridgecrest Redevelopment Agency (RRA), or other appropriate means between 2002-2007.</li> </ul>
H-2.2	Encourage enforcement of City's nuisance ordinances, along with other applicable codes, to promote property maintenance.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>A code enforcement position was created during the planning period.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ See H-2.1</li> <li>▪ The Uniform Code for the abatement of hazardous buildings may be used to abate structurally unsound buildings.</li> </ul>
H-2.3	Actively market rehabilitation programs as available through the Redevelopment Agency, which provide financial and technical assistance to lower income property owners to make housing repairs, which	Community Development Department Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Unsuccessful</li> </ul> <p>A Rehab program has not been implemented.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide rehab program and Redevelopment assistance information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and/or low interest loans for low and very low-income</li> </ul>

	could otherwise not be taken.				<p>families. Establish a key contact person at City Hall to distribute information as requested, and to assist for further information.</p> <ul style="list-style-type: none"> <li>▪ Work with local low-interest lenders to establish leverage lending programs.</li> </ul>
H-2.4	Prepare a housing rehabilitation assistance brochure outlining help available to home and apartment owners, including kinds of permitted repairs and income qualification.	<p>Community Development Department</p> <p>Ridgecrest Redevelopment Agency</p>	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>A brochure was prepared by the County of Kern and is made available in the Lobby of City Hall.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Update housing rehabilitation brochure between 2002-2007 or as necessary as information changes.</li> <li>▪ Provide major rehabilitation assistance to 10 low and very low income families between 2002-2007 (See H-2.1)</li> <li>▪ Provide minor rehabilitation assistance to 10 special needs groups, low and very low-income families between 2002-2007 through establishing and/or actively coordinating civic groups and organizations to provide assistance in the form of yearly clean-up programs, paint, maintenance programs.</li> </ul>

H-2.5	Prepare a mailing to landlords of multi-family buildings, announcing enhanced code enforcement and identifying funding sources for possible improvements.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Unsuccessful</li> </ul> <p>Not utilized.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Implement mailing once per year.</li> </ul>
<b>Goal H-3: Preserve and enhance the quality of residential neighborhoods in Ridgecrest, and ensure that new housing is sensitive to the existing natural and built environment.</b>					
H-3.1	Ensure that multi-family development is compatible in design.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>Site plan review is required for all multi-family developments, but there is no formally established design review procedure. No new multi-family projects were submitted due to a decrease in population and increase in vacancy rates.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	
H-3.2	Prohibit new residential development from fronting on major arterial highways without adequate setbacks and buffering.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>This policy is related to the safety of residents, and mitigates noise issues and is not a major constraint in the provision of adequate housing.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<i>This is a General Land Use, Circulation and Noise Element Policy for the placement of residential lands.</i>

H-3.3	Ensure high quality development standards in new mobile home developments, including compatibility with adjacent neighborhood.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>No development activity was received since adoption of the 1995 Plan due to demographic changes including loss of population.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<i>This is a General Land Use Policy addressing design standards and is not a program.</i>
H-3.4	Require housing constructed expressly for low and moderate-income households not be concentrated in any single area in the City.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>No programs are in existence to concentrate low and moderate-income housing in a single area of the City.</p> <p>Low and moderate income households are not concentrated in any particular geographical area of the City.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain a healthy balance of residential land use densities that are dispersed evenly throughout the planning area.</li> <li>▪ Allow varying lot sizes within new subdivisions by allowing lot size averaging rather than minimums in a Planned Unit Development.</li> <li>▪ Grant a 25% density bonus for market rate residential developments that set aside 15% of the total number of units (with restrictions) for low and very low-income persons.</li> </ul>
H-3.5	Locate higher density residential development in close proximity to public transportation, retail, services, and	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>All higher density zones are located on major arterials.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<i>This is a General Land Use and Circulation Element Policy and is not a program.</i>

	recreation.				
H-3.6	Prohibit housing development in areas subject to hazards (fire, noise, flood, etc.).	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>Zoning reflects this policy.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<i>This is a General Land Use Policy and is not a program</i>
H-3.7	Accommodate new residential development, which is coordinated with the provision of infrastructure and public services	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>New development must connect to existing city infrastructure off site, and provide the necessary infrastructure on site for health and safety purposes and is a condition of development.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue to assure that City Infrastructure is available for housing development. Current infrastructure is in place to meet the 2002 Housing Element needs.</li> </ul>
H-3.8	Encourage energy conservation devices and passive design concepts, which make use of natural climate to increase energy efficiency and reduce housing costs.	Ridgecrest Building Department (contract with County of Kern Building Department)  Southern California Edison	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>The City provides information on energy conservation provided by Southern California Edison or refers them directly to Southern California Edison.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dwelling units may be situated in a north-south manner when at all possible to provide for energy efficiency.</li> <li>▪ Brochures and printed information may be produced by 2003 for public distribution at City hall. Public access television may advertise the availability of such information at City Hall.</li> </ul>
H-3.9	Regularly examine new construction methods and materials, and upgrade	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>Adopted current Uniform Building Code as policy.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Keep the Uniform Building Code up-to-date.</li> </ul>

	the City's residential building standards as appropriate.	Ridgecrest Building Department (contract with County of Kern Building Department)			
H-3.10	Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods	Ridgecrest Police Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>City police services have an active neighborhood watch program in conjunction with Police and Citizens Together (PACT) volunteer group.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue and fund the PACT neighborhood watch program between 2002-2007 for increased safety.</li> <li>▪ Require all street addresses to be lit and visible from the adjacent street. A program may be established by 2003 to assist very low, low income, and other special needs groups in complying with this requirement.</li> </ul>
<b>Goal H-4: Promote equal opportunity for all residents to reside in the housing of their choice.</b>					
H-4.1	Affirm a positive action posture, which will assure that unrestricted access is available to the community.	Community Development Department Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>The City/Redevelopment Agency has taken a positive approach to public access by establishing a community television site for Agency meetings. Meeting notices and public service announcements are</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Zoning Ordinance may be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty</li> </ul>

			posted on a regular basis.		<p>to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs (Kern County Analysis of Impediments to Fair Housing Choice (July 1996), 2-16).</p> <ul style="list-style-type: none"> <li>Review the requirement for a conditional use permit in order to obtain a density bonus. The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) states that the requirement is in excess of state requirements and adds additional regulatory and financial burden to the development of affordable housing units, thus, resulting in an impediment to fair housing choice. California Government Code Section 65915 provides that a local government may grant a density bonus of at least 25% and an additional incentive, or financially equivalent incentive(s) to a developer of a housing development agreeing to construct at least (a) 20% of all the units for lower</li> </ul>
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					income households; or (b) 10% of all the units for very low income households; or (c) 50% of the units for senior citizens.
H-4.2	Prohibit practices, which restrict housing choice by arbitrarily directing prospective buyers and renters to certain types of neighborhoods or types of housing.	Community Development Department  Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>No practices restricting housing choice have been reported</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	See H-4.1
H-4.3	Provide fair housing information at City Hall, to inform both landlords and tenants of their rights and responsibilities.	Community Development Department  Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>Fair housing information is available at the City Hall Lobby and information desk</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Brochures and printed information regarding fair housing practices may be made available for public distribution at City hall upon request. Public access television may advertise the availability of such information at City Hall along with telephone numbers for further information.</li> </ul>
<b>Goal H-5: Revise the Zoning Code to support Ridgecrest's housing objectives.</b>					
H-5.1	Provide an added density bonus of 10% for inclusion of large units (3br+) affordable to low and very low-	Community Development Department	<ul style="list-style-type: none"> <li>▪ Unsuccessful</li> </ul> <p>The Zoning Ordinance has not been modified or updated to include this</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> <li>▪ Modify</li> </ul>	<ul style="list-style-type: none"> <li>▪ Modify policy statement to "Provide 18 affordable large family units to very low and low income families during the 2002-</li> </ul>

	income households.		policy.		<p>2007 Housing Element by utilizing the following programs:</p> <ul style="list-style-type: none"> <li>▪ City of Ridgecrest to provide a 10% Density Bonus to accommodate these units if requested.</li> <li>▪ City of Ridgecrest to reduce and/or waive the sewer connection fees for these units.</li> <li>▪ Local non-profit agencies such as Habitat for Humanity may be used as a resource to provide large family units.</li> </ul>
H-5.2	Ensure that development standards for parking, open space and other amenities do not add unduly to the cost of housing.	Community Development Department	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>The Kern County "Analysis of Impediments to Fair Housing Choice (July 1996) states that "The City of Ridgecrest's parking regulations are not onerous."</p> <p>The parking and open space requirements are not restrictive due to the abundance of available, inexpensive land for</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ Grant a density bonus equal to the number of lots or units lost as a result of providing additional usable recreational open space for low, very low and special needs housing in Planned Unit Developments.</li> <li>▪ Grant sewer and/or water connection fee reductions in exchange for providing amenities that increase the quality of living</li> </ul>

			residential construction.		environment for low, very low and special needs persons.
H-5.3	Permit emergency shelters and transitional housing as conditionally permitted uses in Service Commercial and Industrial areas. Permit transitional housing in multi-family residential areas.	Community Development Department  Ridgecrest Redevelopment Agency	<ul style="list-style-type: none"> <li>▪ Neutral</li> </ul> <p>No request has been made for an emergency shelter during the planning period. No programs are in place to serve as an obstacle for this policy. Approximately 22 persons requested emergency shelter assistance during the planning period, and all were for a temporary period of time. Numerous civic, non-profit and charitable organizations have provide temporary housing assistance including the Salvation Army, Women's Shelter and churches within the community.</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ The City will continue to monitor and aid in the network of local non-profit emergency service providers to assure services are supplied to this special needs group.</li> </ul>
H-5.4	Coordinate efforts of all agencies responsible for the provision of housing and housing programs to acquire efficiency in use of funds and elimination of	Community Development Department	<ul style="list-style-type: none"> <li>▪ Successful</li> </ul> <p>The City has coordinated with Kern County and local non-profit developers including Habitat for Humanity in the provision of Housing</p>	<ul style="list-style-type: none"> <li>▪ Keep</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Ridgecrest Housing Committee may be continued and should meet on a regular basis.</li> <li>▪ The City may provide the public with at least one key contact that will identify</li> </ul>

	overlapping programs.		programs to reduce redundancies.		<p>grant sources and coordinate efforts between the private individual and the grant source.</p> <ul style="list-style-type: none"> <li>▪ The City may consider hiring a part-time grants administrator by 2003 to apply for various grants and programs to further the intent of this Housing Element.</li> </ul>
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## CHAPTER THREE - POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and the region. This section discusses the components of housing need. The components include the trends between 1990 and 2000 in Ridgecrest's population, households, employment base and the type of housing units available. Comparisons are made to Countywide statistical data.

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

### ***Population Characteristics***

**NUMBER OF INHABITANTS**

Table 3-1 shows current (January 2000, U.S. Census Bureau) population estimates for Ridgecrest, Kern County and other incorporated places within Kern County. The year 2000 Census estimated 24,927 residents in the City of Ridgecrest, a decrease of 3,368 persons or about 12 percent of the City's population. The Indian Wells Valley, of which Ridgecrest is a part, has experienced a decrease in population within the last ten years. The primary cause of the decline in population is the reduction in personnel at the China Lake Naval Air Weapons Station (NAWS). This reduction in personnel has correspondingly decreased employment opportunities and demand for housing within the City of Ridgecrest.

**Table 3-1  
Kern County Population - January 2000**

<b>City</b>	<b>Population</b>
Arvin	12,946
Bakersfield	247,057
California City	8,385
Delano	38,824
Maricopa	1,111
McFarland	9,618
<b>Ridgecrest</b>	<b>24,927</b>
Shafter	12,736
Taft	6,400
Tehachapi	10,957
Wasco	21,263
Total Incorporated	394,224

Unincorporated	267,421
<b>Kern County Total Population</b>	<b>661,645</b>

Source: US Department of Commerce, Bureau of the Census, 2000 Census

**Table 3-2  
Kern County Population Trends  
1990 - 2000**

	1990	2000	% Increase
Kern County	543,477	661,645	21.7
Arvin	9,286	12,956	40.0
Bakersfield	174,820	247,057	41.3
California City	5,955	8,385	40.8
Delano	22,762	38,824	70.1
Maricopa	1,193	1,111	-6.9
McFarland	7,005	9,618	37.3
Ridgecrest*	27,725	24,927	-10.1
Shafter	8,409	12,736	51.5
Taft	5,902	6,400	8.4
Tehachapi	5,791	10,957	89.2
Wasco	12,412	21,263	71.3

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census

\*: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report - The City of Ridgecrest disputed the January 1, 1990 census count with the Bureau of Census. As a result of that dispute, a correction was made. However, all other data were not brought current with this new figure. Therefore, population characteristics (like age), housing data, etc. are all based on the non-adjusted 1990 U.S. Census. This inconsistency of data will not significantly impact the percentages derived and will still be reflective of the City's population. The adjusted 1990 population was 28,295 or a decrease of 12.14 percent.

Good access to Highways 178, 14, and 395 enables workers to live in Ridgecrest and commute to Trona, California City, Mojave and Lone Pine. A large inventory of developable land also facilitates an

ongoing supply of affordable market rate housing in the area.

In Table 3-2, the growth rate of Kern County communities can be compared. Population stabilization and increases are expected to continue in the near future for the Indian Wells Valley. Ridgecrest is expected to increase in population at a much slower rate than experienced in the 1980s. The Community Development Department of the City of Ridgecrest projects that Ridgecrest will continue to grow over the next five years, reaching a population of 26,048 by the year 2007. This represents an increase of 1,751 persons over the seven-year period, or approximately one percent annual growth. It also represents a growth in population that is approximately equal to half the population lost in the 1990s. Table 3-3 shows the actual decline in population that occurred in the 1990s.

**Table 3-3  
City of Ridgecrest Change in Population  
1990-2001**

Year	Population
1990	27,725 (28,295 U.S. Census Adjusted)
1991	28,708 <sup>1</sup>
1992	29,007 <sup>1</sup>
1993	29,385 <sup>1</sup>
1994	29,262 <sup>1</sup>
1995	28,911 <sup>1</sup>
1996	28,773 <sup>1</sup>

1997	28,693 <sup>1</sup>
1998	27,960 <sup>1</sup>
1999	27,484 <sup>1</sup>
2000	27,297 <sup>1</sup> (24,927 U.S. Census)
2001	25,538 <sup>1</sup>

<sup>1</sup> State Department of Finance

**AGE CHARACTERISTICS**

Ridgecrest's explosive growth between 1980 and 1990, and decline from 1990 to 2000, was accompanied by a significant shift in the age structure of its population, as shown in Table 3-4. Within ten years, the median age has increased 5.3 years while the total population has decreased 12 percent. The most significant change occurred in the 25-34 year age range which decreased from 19.8 percent of the total population in 1990 to 11.8 percent in 2000. This change can be attributed to NAWS's decrease in personnel which sent many in the 25-34 age range looking for jobs and housing elsewhere. A second significant change occurred in the 55-64, 65-74, and 75+ age groups, all of which increased more than two percentage points. This change can be attributed to younger families moving out of the area, while older families, and retirees, remain in the area.

Table 3-5 indicates that the number of households, number of persons per household, and percentage of the total population in households, all decreased in the City of Ridgecrest between 1990 and 2000.

**RACE/ETHNICITY CHARACTERISTICS**

Table 3-6 shows the ethnic composition of Ridgecrest's population. At present, 82.0 percent of the residents of Ridgecrest are White, a decrease from the 87.8 percent White population found in the

1990 Census. Hispanic or Latino residents constitute the largest minority population, comprising 12.0 percent of the City population, an increase of eight percent from the 1990 census. Asian/Pacific Islanders and Blacks represent 4.5 percent and 3.5 percent of the population respectively in the 2000 Census compared to 4.1 percent and 3.2 percent respectively in the 1990 U.S. Census.

**Table 3-4  
City of Ridgecrest Age Characteristics**

Age Range	1990		2000	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total
0-4	2,612	9.4	1,845	7.4
5-9	2,371	8.6	2,125	8.5
10-14	2,134	7.7	2,097	8.4
15-19	1,831	6.6	1,889	7.6
20-24	1,995	7.2	1,420	5.7
25-34	5,499	19.8	2,935	11.8
25-44	4,321	15.6	4,063	16.3
45-54	3,006	10.8	3,323	13.3
55-64	2,039	7.4	2,407	9.6
65-74	1,252	4.5	1,639	6.6
75+	665	2.4	1,184	4.7
Totals	27,725	100.0	24,927	100.0
Median Age	30.1		35.4	

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census.

**Table 3-5  
Average Household Size  
City of Ridgecrest, 1990-2000**

Year	Number of Households	Population in Households	Average Household Size
1990	10,349	27,601	2.67
2000	9,826	24,618	2.51

Source: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1990 and 2000.

**Table 3-6  
City of Ridgecrest Race and Ethnicity: 1990 and 2000**

Race/Ethnicity	1990		2000	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total
White	24,347	87.8	20,446	82.0
Black/African American	883	3.2	879	3.5
Native American	277	0.1	270	1.1
Asian/Pacific Islander	1,152	4.1	1,111	4.5
Other	1,066	3.9	2,221	8.9
Totals	27,725	100.0	24,927	100.0
Hispanic or Latino	2,198	8.0	3,001	12.0

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census.

### ***Household Characteristics***

#### **HOUSEHOLD TYPE**

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living

situations are enumerated separately and are not counted in household population.

Table 3-7 shows household characteristics for Ridgecrest. According to the year 2000 U.S. Census data, the City declined to 9,826 households in 2000, a decrease of 5.3 percent from the number of households in 1990 (10,349). In 2000, the number of families decreased from 7,351 (71.0 percent) in 1990 to 6,689 (68.1 percent) in 2000. The number of married-couple families also decreased from 6,113 (59.1 percent) in 1990 to 5,128 (52.2 percent) in the year 2000. This is a decrease of 9.9 percentage points.

As Table 3-7 indicates, Female Heads-of-Household, No Husband Present, Non-family Households, Householder Living Alone, and Householder 65 Years and Over all increased both in number and percentage from 1990 to 2000. Table 3-8 shows Kern County's household characteristics.

**Table 3-7  
City of Ridgecrest  
Household Type Characteristics  
1990 - 2000**

	1990	%	2000	%
Average Household Size	2.67	N/A	2.51	N/A
Family Households (Families)	7,351	71.0	6,689	68.1
Married-Couple Families	6,113	59.1	5,128	52.2
Female Householder, No Husband Present	840	8.1	1,126	11.5
Non-family Households	2,998	29.0	3,137	31.9

Householder Living Alone	2,390	23.1	2,708	27.6
Householder 65 Years and Over	578	5.6	841	8.6
Total Households	10,349	100	9,826	100

Source: 1990 and 2000 Census

**Table 3-8  
Kern County  
Household Type Characteristics  
1990 – 2000**

	1990	%	2000	%
Average Household Size	2.92	N/A	3.03	N/A
Family Households (Families)	135,925	74.9	156,401	75.0
Married-Couple Families	105,004	57.9	114,025	54.6
Female Householder, No Husband Present	22,392	12.3	30,262	14.5
Non-family Households	45,555	25.1	52,251	25.0
Householder Living Alone	36,854	20.3	42,379	20.3
Householder 65 Years and Over	14,113	7.8	16,243	7.8
Total Households	181,480	100.0	208,652	100.0

Source: 1990 and 2000 Census

Table 3-9 shows household type characteristics for Kern County and the six Census Tracts within the city limits of Ridgecrest. Census Tract 55.01 has the highest percentage of married-couple families (61.6 percent), followed closely by Tract 54.02 (59.5 percent). Kern County, in comparison has a much lower percentage of married-couple families at 42.2 percent. Tract 53.00 has the highest percentage of female householder no husband present at 21.9 percent, 7.4 percentage points higher than Kern

County. Census Tract 54.04 has the highest percentage of non-family households, householder living alone, and householder 65 years and over.

**Table 3-9  
City of Ridgecrest Census Tracts  
Household Type Characteristics  
2000**

Geographic Area	Number		Percent				
	Total Households	Family Households	Married-Couple Families	Householder No Husband Present	Non-family Households	Householder Living Alone	Householder 65 Years and Over
Kern County	208,652	75	42.2	14.5	25.0	20.3	7.8
Tract 53.00	543	75.3	49.4	21.9	24.7	19.0	4.6
Tract 54.01	2,449	62.8	49.3	10.0	37.2	34.1	12.9
Tract 54.02	1,908	73.2	59.5	9.9	26.8	23.4	8.0
Tract 54.03	2,733	66.3	49.6	10.9	33.7	27.8	7.3
Tract 54.04	2,603	69.1	51.7	12.3	30.9	25.9	7.4
Tract 55.01	2,297	72.7	61.6	7.4	27.3	22.8	8.1

Source: Census 2000 Summary File 1, 100 Percent Data

**HOUSEHOLD SIZE**

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

As shown in Table 3-7, average household size in

Ridgecrest was 2.67 persons per unit in 1990 and decreased to 2.51 persons per unit in 2000. In comparison to Kern County, as shown in Table 3-8, 1990 average household size in Ridgecrest is slightly lower, and decreased even further in 2000. Kern County's average household size increased from 2.92 to 3.03 from 1990 to 2000, while Ridgecrest decreased from 2.67 to 2.51 from 1990 to 2000.

**OVERCROWDING**

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. The definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 1990 and 2000 Census. The 1990 Census found 452 dwelling units of the total to be overcrowded in Ridgecrest, or four percent of the housing stock. Of these dwelling units, 185 (41 percent) were owner occupied and 267 (59 percent) were renter occupied. The number and percent of owner-occupied and renter-occupied housing units with five persons or more in 1990 was 719 (11.5 percent) and 474 (11.6 percent) housing units respectively (reference Table 3-10 and Table 3-11). 2000 Census data is not available until mid-to-late 2002 for overcrowded units.

**Table 3-10  
City of Ridgecrest  
Occupancy by Persons Per Room, 1990\***

Persons Per Room	Total		Tenure by Owner		Tenure by Renter	
	Total	Percent	Owner	Percent	Renter	Percent
0.50 or less	6,527	63.1	4,327	69.1	2,200	53.8

0.51 to 1.00	3,370	32.6	1,746	27.9	1,624	39.7
1.01 to 1.50	310	3.0	139	2.2	171	4.2
1.51 to 2.00	115	1.1	43	0.7	72	1.8
2.01 or more	27	0.3	3	0.0	24	0.6
<b>Total</b>	<b>10,349</b>	<b>100.0</b>	<b>6,258</b>	<b>100.0</b>	<b>4,091</b>	<b>100.0</b>

Source: 1990 U.S. Census of the Population  
 \*2000 U.S. Census data unavailable.

**Table 3-11**  
**City of Ridgecrest**  
**Tenure by Unit, 1990\***

Persons Per Unit	Owner Occupied	Percent	Renter Occupied	Percent
1 Person	1,232	19.7	1,158	28.3
2 Person	2,210	35.3	1,098	26.8
3 Person	1,077	17.2	740	18.1
4 Person	1,020	16.3	621	15.2
5 Person	470	7.5	308	7.5
6 Person	168	2.7	108	2.6
7 Person	81	1.3	58	1.4
<b>Total</b>	<b>6,258</b>	<b>100.0</b>	<b>4,091</b>	<b>100.0</b>

Source: U.S. Census of the Population, 1990 U.S. Census  
 \*2000 U.S. Census data unavailable

New residential construction in Ridgecrest in the 1990's primarily focused on larger three and four-bedroom single-family homes. The supply of ownership units for larger households is adequate. However, because large overcrowded families tend to fall disproportionately in low income groups, and because their numbers are increasing, even though the population and number of households in Ridgecrest has declined, the housing need of these

families is one of the most difficult to alleviate. Although some rent subsidies are available, the typical Ridgecrest apartment is not large enough to accommodate larger families and it will be many years before most have sufficient incomes to purchase larger single-family homes in the private market.

## **INCOME**

The major factor which constrains the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. Median income of a community, in comparison with median income for the county as a whole, is one key indicator used to determine housing needs. Median income is a statistic which marks the halfway point in a community's income distribution. Fifty percent of all households earn more than the median; fifty percent earn less. Table 3-12 shows Ridgecrest's median household income for 1979 and 1989 in relation to median income for the County, California, United States, Bakersfield and California City. Ridgecrest's median household income is higher than all other jurisdictions in both 1980 and 1990. 2000 Census data is not available yet for median household income. Ridgecrest's median household income is higher than most jurisdictions because of the number of higher paying positions at the NAWS.

Median household income statistics do not reveal the income distribution around the median. Table 3-13 shows Ridgecrest household, and family household income distribution for 1989. A total of 14.2 percent of the City's households earn less than \$15,000 per

year, 9.6 percent of the family households, and of these approximately half earn less than \$10,000 annually. At the upper end of the spectrum, 34.1 percent of Ridgecrest households and 40.2 percent of family households earn \$50,000 or more. Median family income, generally speaking, is higher than median household income.

**Table 3-12**  
**Median Household Income**  
**City of Ridgecrest, Bakersfield, California City**  
**Kern County, California, and United States**  
**1980 and 1990\***

Area	1980 Household Income	1990 Household Income	Percent Increase
Ridgecrest	23,780	39,087	39.2
Bakersfield	18,280	32,154	50.6
California City	17,650	36,693	55.4
Kern County	16,358	28,634	48.4
California	18,243	35,798	49.6
United States	16,533	30,056	49.6

Source: 1980 and 1990 Census

\*Census Data is not available until mid-to-late 2002 for median household income

**Table 3-13**  
**City of Ridgecrest**  
**Household and Family Household Income: 1990\***

Income Range	Number of Households	Percent of Households	Number of Family Households	Percent of Family Households
Less than \$5,000	252	2.4	130	1.7
\$5,000 to \$9,999	579	5.5	204	2.7
\$10,000 to \$14,999	652	6.2	385	5.2
\$15,000 to \$24,999	1,403	13.4	920	12.3
\$25,000 to \$34,999	1,701	16.3	1,064	14.2
\$35,000 to \$49,999	2,301	22.0	1,764	23.6

\$50,000 to \$74,999	2,422	23.2	1,996	26.7
\$75,000 to \$99,999	873	8.4	784	10.5
\$100,000 to \$149,999	199	1.9	174	2.3
\$150,000 or more	61	0.6	52	0.7
<b>Total</b>	<b>10,443</b>	<b>100</b>	<b>7,473</b>	<b>100</b>

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census  
 \*2000 Census data is not available until 2002.

The Department of Housing and Urban Development and the State Department of Housing and Community Development have established four income classifications using the county median as a guideline for defining housing needs. In order to estimate and project need by income, the April 2001 Housing and Community Development Income limits for Kern County will be used (as updated annually). The current 2001 Kern County limits are shown in Table 3-14. Incomes are specifically defined as follows:

**Table 3-14  
 Income Levels for Kern County**

County	Standard	1	2	3	4	5	6	7	8
KERN	Very low income	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
Area Median:	Lower income	22,550	25,800	29,000	32,250	34,800	37,400	40,000	42,550
\$40,300	Median income	28,200	32,250	36,250	40,300	43,500	46,750	49,950	53,200
	Moderate income	33,850	38,700	43,500	48,350	52,200	56,100	59,950	63,800

- Very Low Income: Less than 50 percent of the County median.
- Low Income: From 51 to 80 percent of the County

- median.
- Moderate Income: From 81 to 120 percent of the County median.
- Upper Income: More than 120 percent of the County median.

As shown in Table 3-13, the 1989 income distribution for Ridgecrest can be divided into these four categories, interpolating to split income ranges as necessary. The number of households in the very low-income group is approximately 21 percent while the number of family households is approximately 16 percent.

According to the 1990 Census, older parts of the city and unincorporated areas generally contain the largest concentrations of persons with lower incomes. The age of the housing stock is often correlated with income, which results in lower income persons living in older housing stock. The "Crumville" area (area bounded by Norma Street, China Lake Boulevard, Upjohn Avenue, and Church Street) has been identified as a blighted area. This neighborhood is predominantly multi-family with single-family residential throughout. This area is over 40 years old and may be in need of rehabilitation before other neighborhoods of the same vintage.

Figure 3-2 shows the six census tracts within the city limits of Ridgecrest. None of the census tracts are one hundred percent within the city limits. The area with the highest concentration of very low income households in Ridgecrest are located in Census Tract 54.03, excluding a few subdivisions built in the 1970's

and 1980's. Census Tract 54.03 also contains the majority of empty units and vacant lots found in the city. Census Tract 55.01 contains only newer single-family units with plenty of vacant lots for future growth are described in *Chapter Four (Land for Housing)*.

**HOUSING AFFORDABILITY AND OVERPAYMENT OF RENT**

State and Federal standards for housing overpayment are defined as an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and health care. It is recognized, however, that Moderate and Upper Income households are generally capable of paying a larger proportion of their income on housing. Overpayment in these income groups is generally thought to include many first-time homebuyers that may be capable of spending more than 30 percent of their annual income in order to attain home ownership. Therefore, estimates of housing overpayment generally focus on low-income groups.

According to the 1990 U.S. Census, 1,164 renters out of 3,484 (33.4 percent) sampled renters were overpaying for shelter. Of the 1,164 renters overpaying, 953 renter households had income less than \$20,000. On the other hand, 177 owner households with incomes less than \$20,000 were overpaying out of a total 745 owner households overpaying for shelter in 1990. The most recent data available at the time of preparation of the Draft Housing Element was 12-years old from the draft report in March, the 2000 Census information has

been released. This information indicates that 32 percent of renters and 9.6 percent of owners pay more than 30 percent for rent and mortgage payments, respectively. A total of 951 renter and 484 owner households are presently overpaying in all income categories. Both of these statistics have declined over the last ten years indicating an increase in affordability.

For the purposes of this Element, it is assumed that the percentage of households overpaying in rent in relation to the total population has remained the same, in which case, the total number within this special needs group has declined slightly. In addition to the changes in population between 1990 and 2000, the increased availability of existing dwelling units (due to higher vacancy rates) and additional entry level housing opportunities, it is likely that the number of large families has decreased. Chapter Six identifies several programs designed to encourage the provision of dwelling units for low-income families.

The Kern COG Regional Housing Allocation Plan, which quantifies lower income households paying more than 30 percent of their income for shelter on a city-by-city basis, has allocated 46 additional units (114 total) as Ridgecrest's 2007 regional housing share for Low and Very Low Income Households. The distinction between renter and owner housing overpayment is important. Although homeowners may overextend themselves to afford to purchase a house, the owner is building equity and is likely to have fixed housing costs, or to have a relatively

predictable increase in mortgage payments over time. In addition, the option to sell the home always remains.

The 2000 U.S. Census data for the value of owner-occupied housing units in Ridgecrest will not be available until mid-to-late 2002. A multiple listing search for all available dwelling units for sale in the City of Ridgecrest was conducted on January 30, 2002 and found the average asking price of a single-family dwelling unit was \$100,699 with the median being \$80,700, compared to a 1990 average sales price of \$87,500.

Mobile homes were considerably more affordable listing at an average price of \$37,013 with the median being \$34,900. Town homes and condominiums were also more inexpensive than single-family dwelling units with an average listing price of \$55,160 and a median price of \$46,000. The median home price listed in Ridgecrest in January 2002 was \$80,700, compared to median home sales in the Bakersfield metro area which was \$115,500 in December 2001 and the State median for the year 2001 at \$276,940.

The median gross rent in Ridgecrest in 1990 was \$523 as identified by the U.S. Census. The U.S. Census median gross rent for 2000 is unavailable until mid-to-late 2002. However, 11 apartment complexes were contacted in December 2001, and average rents were calculated. The average rent for a studio in 2001 was \$250, one bedroom \$355, two

bedroom \$413, and three bedroom \$470. Median gross rent is usually lower than average rent. Based on information above, the average price of rental units in Ridgecrest in 2001 is lower than in 1990.

## **SPECIAL NEEDS GROUPS**

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These "special needs" households include the elderly, handicapped persons, large families, female heads of household, farm workers, and homeless individuals. The number of special needs households and/or persons in Ridgecrest is summarized in the following sections and tables. Chapter six will identify the goals, objectives and policies related to more special needs groups and Chapter seven will quantify this need and establish a five-year implementation plan.

### ***Elderly***

The special needs of many elderly households often result from lower fixed incomes, physical disabilities, and dependence needs. As Table 3-15 shows, an estimated 2,058 households (20.9 percent) with elderly (65 years and over) occupants residing in Ridgecrest in the year 2000. Ridgecrest's elderly population is slightly higher than in Bakersfield with an 18.6 percent elderly population; slightly lower than California City (21.8 percent); Kern County (21.6 percent); and, California (22.3 percent). The 65 years and over age group in Ridgecrest increased from 6.9 percent of the population in 1990 to 11.3 percent of the population in 2000. Escalating housing costs particularly in the rental market, can severely impact housing affordability for the elderly, who are usually

on fixed incomes. Housing needs of the elderly can be addressed through congregate housing, rental subsidies, housing rehabilitation assistance, mortgage assistance programs, repair programs, and other types of homeowner assistance for seniors.

**Table 3-15  
Households With Elderly Occupants, 2000**

Area	Age 65+ Households	Age 65+ Percent
Ridgecrest	2,058	20.9
Bakersfield	15,483	18.6
California City	668	21.8
Kern County	44,993	21.6
California	2,570,170	22.3

Source: Census 2000 Summary File 1 (SF 1), 100 Percent Data

Referencing Table 3-16, in 2000 there were approximately 1,525 owner-occupied elderly householders (24.6 percent) age 65 or older within the City of Ridgecrest, and 334 (9.2 percent) renter-occupied householders. Ridgecrest has a higher percentage of owner-occupied age 65 and older householders than Bakersfield, California City, and Kern County. Ridgecrest has the lowest percentage of renter-occupied householders compared with the same jurisdictions.

**Table 3-16  
Elderly Households by Owner and Renter, 2000**

Area	Owner - Occupied		Renter - Occupied	
	Age 65+ Households	Percent of Age 65+ Households	Age 65+ Households	Percent of Age 65+ Households
Ridgecrest	1,525	24.6	334	9.2
Bakersfield	10,106	20.0	3,408	10.3
California City	461	22.4	117	11.6
Kern County	31,070	24.0	8,036	10.2

Source: Census 2000 Summary File 1 (SF 1), 100 Percent Data

### ***Disabled Population***

U.S. Census data for 1990 indicated that approximately five percent of the total population of Ridgecrest has some form or type of disability which may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

The number and percent of the disabled population in Ridgecrest between 16 and 64 years of age in 1990 was 1,355 (5.4 percent), of that total; 635 persons with a work disability were employed, and 535 persons were not in the labor force.

Housing opportunities for the handicapped can be maximized through the provision of affordable, barrier-free housing. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc. It is important that the city be aware of the changing size of its handicapped population, their

status as heads of households, and their income level.

Some of the housing problems for persons with disabilities include: problems of stigma and discrimination, affordability, and access to safe and decent housing. Many people with disabilities (PWD) are unable to work. For those that are able to find a fitting job, the per capita income among PWD is only 59.7 percent of that of the general population. These people are forced to find housing that will fit their budget, while fitting their accessibility needs. In order to help the disabled in the frustrating and sometimes unsuccessful attempts at finding a fitting place to live, the National Accessible Apartment Clearinghouse (NAAC) provides them with a free service. NAAC is represented in over 43 States and over 155 major metropolitan areas nation-wide. The accessible apartment database has over 46,000 specially designed apartments based on residents needs and desired locations. Prospective residents receive a listing of all the accessible apartments in their geographical area of choice. The listings include the accessible features of each apartment community and individual apartment home. NAAC is a non-profit organization, and all services provided are free.

The City Zoning Ordinance is being revised to accommodate small group homes by right in all residential zones pursuant to State Law. This will remove any perceived constraint to equal housing opportunities if a small group home for mentally and physically challenged persons is proposed.

### ***Large Households***

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

Of all available dwelling units for sale in the City of Ridgecrest in January 2002, approximately 25 percent had four or more bedrooms. One-third of these four-bedroom units were below the median housing price of \$80,700.

Table 3-17 provides 1990 and 2000 comparative information on the number and percentage of large families for Ridgecrest, Bakersfield, and Kern County. In 2000, approximately 15 percent of households in Ridgecrest had five or more persons, compared to approximately 16 percent in 1990. Ridgecrest's percentage of large households decreased from 1990 to 2000, whereas Bakersfield and Kern County

increased. Bakersfield's percentage of large households increased from 18 percent to 22 percent, and Kern County increased from approximately 22 percent to 25 percent.

**Table 3-17  
Large Families Within Ridgecrest,  
Bakersfield, and Kern County, 1990 and 2000**

Area	1990		2000	
	Number of Large Families	% of Total Families	Number of Large Families	% of Total Families
Ridgecrest	1,195	16.2	998	15.0
Bakersfield	8,052	18.1	13,390	22.0
Kern County	29,351	21.6	38,801	24.8

Source: 1990 and 2000 Census

Of the 1,195 households reported in Ridgecrest for the 1990 Census consisting of five persons or more, 671 (56 percent) were owner and 524 (44 percent) were renter. Between 1990 and 2000, the number of large families decreased by approximately 17 percent. Because of significant demographic changes in the City between 1990 and 2000, and the lack of available 2000 Census data related to income, it is unknown if the number of large low and very-low income families has increased or decreased due to the demographic shift. The changes in population between 1990 and 2000 increased the availability of existing dwelling units (due to higher vacancy rates) and additional entry level housing opportunities. It is likely that the need for additional large family units

has decreased correspondingly. Chapter Six identifies several programs designed to provide for large dwelling units.

**Female-Heads of Household**

Households headed by women tend to have lower incomes, thus limiting housing availability for this growing group. According to the 2000 Census (reference Table 3-18), 11.5 percent of Ridgecrest households were female heads of household, and 8.3 percent of that total had children under 18 years of age. Both Bakersfield and Kern County had higher percentages of female-heads of household in 2000, 15.5 percent and 14.5 percent respectively.

While there is no definitive data regarding the housing tenure of this group, it can be assumed that income and expenditures of households in this special needs group preclude the option of home ownership for most of these households. Providing housing opportunities and assistance for female-heads of household relates both to affordability and services related to the care of children, such as daycare, schools and recreational facilities.

**Table 3-18  
Female Heads of Household, 2000**

Area	Total Households	Female-Headed Households No Husband Present	Percent of All Households	Female-Headed Households With Own Children Under 18	Percent of All Households
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Ridgecrest	9,826	1,126	11.5	813	8.3
Bakersfield	83,441	12,956	15.5	8,857	10.6
Kern County	208,652	30,262	14.5	20,161	9.7

Source: 2000 U.S. Census

***Farm Workers***

There is limited agriculture within the Indian Wells Valley, and none within the City of Ridgecrest at present. The 1990 Census indicated 107 residents employed in the "farming, fishing, and forestry" industries in Ridgecrest. The Bureau of Land Management (BLM) has a field office located in Ridgecrest, with 50-60 employees, and approximately ten contract workers. It is believed that substantially all of those employed in the farming industry are BLM related and not farm workers. Of the 13,710 of persons employed in Ridgecrest in 1990, or 0.78 percent were employed in the "farming, fishing and forestry" industry. There is no farm labor housing within the City of Ridgecrest Census 2000 data is not available until mid-to-late 2002.

***Homeless***

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

Ridgecrest's location off the main highway limits the number of transient homeless who pass through the community. There are a number of organizations,

which provide services to the homeless in the Ridgecrest area. Although several civic and private organizations provide food for the homeless, none as yet serve meals daily at a fixed location.

The Salvation Army, in 2002, estimates that there are approximately 50 individuals in the Ridgecrest area who are homeless. This includes permanent local homeless, recently evicted and domestic dispute cases. This includes the City limits and adjacent outlying areas. Many religious organizations do provide limited emergency food and shelter services. The Vine, a local charitable organization, provided emergency shelter on an average of one family per month. The Women's Shelter reported nine homeless families assisted in 1990. On an average, they receive seven requests for housing assistance in a month. Kern County Department of Human Services assisted 29 families in the Indian Wells Valley with one-time homeless relief in 1990.

The majority of the agencies surveyed by the City reported that there were a growing number of female headed households among the homeless and that homelessness was not a chronic problem within this group, but rather a one-time event that required intervention with interim housing and/or start-up expenses for a new residence.

Emergency shelters and transitional housing are allowed in zones R-2, R-3, and R-4 with a conditional use permit. Conditional uses may be authorized by the granting of a conditional use permit (CUP) by the

Planning Commission. Conditional use permits are discretionary, and the approved process is described on page 5-8 of this Element. The City of Ridgecrest will encourage and facilitate the development of emergency shelters and transitional housing thru the CUP process in a similar manner to large group homes in residential zones.

**EMPLOYMENT**

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Unfortunately, the employment base decreased between 1990 and 2000, mostly because the number employed at the NAWS dropped. 2000 Census data is unavailable for labor force status and employment characteristics until mid-to-late 2002.

The 1990 Census classified 13,710 civilian and non-civilian persons in the Ridgecrest labor force. Table 3-19 shows 1990 employment by industry for the City of Ridgecrest and Kern County. In Ridgecrest, the "public administration" and "retail trade" industries employed the most people with 26.8 percent and 13.0 percent respectively. Kern County's top two industries by employment were "retail trade" (16.7 percent) and "agriculture, forestry, and fisheries" (9.6 percent).

**Table 3-19  
1990 Employment by Industry\*  
City of Ridgecrest and Kern County**

Industry	City of Ridgecrest	Kern County
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Employed persons 16 years and Over	Number	Percent	Number	Percent
Agriculture, forestry, and fisheries	102	0.7	20,669	9.6
Mining	77	0.6	11,009	5.1
Construction	1,139	8.3	16,985	7.9
Manufacturing, nondurable goods	520	3.8	7,409	3.5
Manufacturing, durable goods	575	4.2	8,256	3.8
Transportation	289	2.1	8,821	4.1
Communications and other public utilities	332	2.4	5,688	2.6
Wholesale trade	116	0.8	10,193	4.7
Retail trade	1,782	13.0	35,952	16.7
Finance, insurance, and real estate	493	3.6	9,579	4.5
Business and repair services	1,094	8.0	11,139	5.2
Personal services	295	2.2	6,164	2.9
Entertainment and recreation services	178	1.3	2,984	1.4
Health services	572	4.2	13,279	6.2
Educational services	881	6.4	17,508	8.2
Other professional and related services	1,586	11.6	12,964	6.0
Public administration	3,679	26.8	16,069	7.5
Total Employed	13,710	100.0	214,668	100.0

Source: 1990 U.S. Census

\*2000 Census data unavailable until mid-to-late 2002.

***Housing Unit  
Characteristics and Their  
Relationship to Housing  
Need***

**HOUSING UNITS**

Table 3-20 identifies the total housing units for Ridgecrest, Bakersfield, California City, and Kern County. The number of housing units kept pace with other Kern County jurisdictions until 2000 when the number of housing units decreased by 0.6 percent. The population decreased by 3,368 during the same period. The decline in the number of built housing units in Ridgecrest is due to the demolition of

dilapidated units. Between the years 1980 and 1990, a total of 4,544 (39.9 percent) housing units were added to the housing stock in Ridgecrest, while Kern County's housing stock grew by 22.7 percent. Additionally, some of the major builders during the 1980's have left the Ridgecrest market area because there is little or no need for new housing with such a high vacancy rate for existing housing. Most current new construction is in the moderate income category.

**Table 3-20  
Total Housing Units, 1980-2000**

Jurisdiction	1980		1990		2000	
	Housing Units	Percent Change From 1970	Housing Units	Percent Change From 1980	Housing Units	Percent Change From 1990
Ridgecrest	6,831	N/A	11,375	39.9	11,309	-0.6
Bakersfield	42,761	N/A	64,834	34.0	88,262	26.5
California City	1,128	N/A	2,061	45.3	3,560	42.1
Kern County	155,702	N/A	201,533	22.7	231,564	13.0

Source: 2000 U.S. Census

**OCCUPIED HOUSING UNITS**

Table 3-21 identifies total occupied housing units, and owner and renter occupied housing units for Ridgecrest, Bakersfield, California City, and Kern County. Occupied housing units in Ridgecrest decreased from 10,349 in 1990 to 9,826 in 2000, a five-percentage point decline. Kern County's total occupied housing units increased 13 percent from 1990 to 2000.

**Table 3-21  
Occupied Housing Units by Jurisdiction, 2000**

Jurisdiction	Total Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units
Ridgecrest	9,826	6,191	3,635
Bakersfield	83,441	50,502	32,939
California City	3,067	2,058	1,009
Kern County	208,652	129,609	79,043

Source: 2000 U.S. Census

The percentage of owner-occupied housing units in Ridgecrest in 2000 was 63 percent, and 37 percent for renter occupied housing units. In 1990, the percentage of owner-occupied housing units was 60 percent and renter-occupied housing units was 40 percent. The percentage of owner-occupied housing units in Ridgecrest has increased from 1990 to 2000 despite the significant decrease in population during the same time period.

**SINGLE/MULTIPLE FAMILY HOUSING UNITS**

Referencing Table 3-22, the percentage of single-family housing units declined in Ridgecrest between 1980 and 1990 from 67.7 percent to 63.1 percent, while the percentage of multiple family housing units increased from 21.0 percent to 26.7 percent. The percentage of mobile homes decreased from 11.2 percent to 10.2 percent during the same time period. 2000 Census data is not available until mid-to-late 2002 for housing units by type. Therefore, year 2000 State Department of Finance data was used for the

year 2000. The majority of units built in the last few years and those proposed are single-family, as seen in Census Tract 55.01, which is almost entirely single-family.

**Table 3-22**  
**City of Ridgecrest**  
**Total Housing Units by Type, 1980 - 2000**

Housing Type	1980		1990		2000	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-family	4,587	67.7	7,181	63.1	7,785	68.0
Multi-Family	1,423	21.0	3,038	26.7	2,508	22.0
Mobile Homes	761	11.2	1,156	10.2	1,164	10.0
<b>Total</b>	<b>6,771</b>	<b>100.0</b>	<b>11,375</b>	<b>100.0</b>	<b>11,457</b>	<b>100.0</b>

Source: 1980 and 1990 U.S. Census  
 2000 data is based on State Department of Finance estimates.

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

The housing stock in Ridgecrest is typical of many communities in Central and Southern California. The vast majority of housing units in the City were built after World War II. Approximately 95 percent of all the housing units in the City were built after 1950. Of those units built prior to 1950, the majority is located in the older, central part of town known as "Crumville". Only 546 units in the City are over 52 years of age

(reference Table 3-23).

The City of Ridgecrest estimates that 11,605 units have been built, this number does not take into account demolitions.

**Table 3-23  
City of Ridgecrest  
Age of Housing Stock**

Year Built	Number of Units	Percent of Total
1939 or earlier	43	0.37
1940-1949	503	4.33
1950-1959	1,577	13.59
1960-1969	1,732	14.92
1970-1979	3,306	28.49
1980-1989	3,748	32.30
1990-1999	696	6.00
Total	11,605	100.00

Source: City of Ridgecrest, Community Development Department

**VACANCY RATES**

Considering information provided in Table 3-24, the total vacancy rate in 2000 was 13.1 percent for Ridgecrest and 9.9 percent for Kern County. These vacancy rates include dilapidated units, seasonal units, units rented or sold and waiting for occupancy, units held for occasional use and units held off the market for other reasons.

Approximately 900 dwelling units, or eight percent of the City's total housing stock was vacant in 1990 in

comparison to 1,483 dwelling units in the year 2000, a 65 percent increase in the number of vacant units. Of the 1,483 dwelling units in the City of Ridgecrest in the year 2000 that were vacant, 54.4 percent were for rent with the remaining vacant units being for sale. By comparison, Bakersfield's vacant rental units as a percentage of the total number of dwelling units was 45.4 percent, compared with California City's 44.6 percent, and Kern County at 30.7 percent. The percent of vacant units for rent in 1990 (56.9 percent) was approximately the same as in 2000. Ridgecrest has difficulties filling the vacant units that resulted from the NAWS decrease in employees, unlike some jurisdictions that cannot meet the housing demand of a growing population, and increasing prices.

**Table 3-24  
Number of Housing Units, Occupied and Vacant  
April 1, 2000**

Area	Total Housing Units	Occupied Housing Units	Vacant Housing Units						
			Total Vacant	For Rent	For Sale Only	Rented or Sold, Not Occupied	Seasonal, Recreational or Occasional	For Migrant Workers	Other Vacant
Ridgecrest	11,309	9,826	1,483	808	181	129	70	1	294
Bakersfield	88,262	83,441	4,821	2,187	1,018	309	268	3	1,036
California City	3,560	3,067	493	220	124	24	35	0	90
Kern County	231,564	208,652	22,912	7,029	3,409	1,267	5,738	202	5,267

Source: 2000 U.S. Census

**HOUSING QUALITY**

As a part of the development of the 2002 Housing Element, a citywide housing quality survey was

conducted, which was completed in January 2002. A representative sample was completed for every Census Tract of significant residential use. The sample size was based on HCD's sampling requirements contained in HCD's Program Guidelines. The survey and sampling methodologies in Appendix A were confirmed with HCD and the completed tabulation appears in Table 3-25.

#### **SURVEY CRITERIA**

The State of California Department of Housing and Community Development (HCD) recognizes a housing quality survey point system which adequately reflects and rates serious health and safety issues such as roof and foundation structural integrity and adequate protection from the elements provided by secure windows and sound framing, stucco and other siding. For the purposes of estimating the extent of housing quality or degradation, HCD's guidelines require a minimum number of housing units be surveyed dependent on the quantity of housing units within the area of study.

The ratings are defined by HCD as:

**SOUND** - a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category. A sound unit will reflect 9 or less points on survey.

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

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

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

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

It is important to note that this rating is based on exterior conditions only. The highest concentration of minor, moderate and substantial housing units is located within Census Tract 54.03 with 2.5 percent of surveyed units needing some type of repair. This correlates with the age of the housing stock for this Census Tract which is the oldest in the City. In Census Tract 55.01, where all of the units are relatively new, there were no surveyed units found in need of repair. Census Tracts 54.01 and 54.02 had no surveyed units found needing repairs (reference

Table 3-25).

**Table 3-25  
Sample Field Survey Tabulation**

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

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

**RESIDENTIAL BUILDING PERMITS**

This section presents information on residential building permit activity for the local housing market area. It can be used to identify and analyze market trends and to project future building activity. During the ten-year period between January 1, 1990 and December 31, 1999, the City of Ridgecrest experienced new construction of 696 housing

units and demolition of zero units, resulting in a net gain of 696 units in the housing stock, or an average of 69 units per year (reference Table 3-26). Single-family housing activities comprised 99.1 percent of all housing construction, while multiple family housing activities accounted for 0.9 percent of all housing construction. This gain in the number of residential permits issued was likely due to the number of above moderate income homes constructed during the ten-year period despite a significant decline in population and increase in vacancy rates.

**Table 3-26  
Residential Building Permits  
City of Ridgecrest, 1990-2000**

Total New Housing Units	696
Single-Family Permits Issued	690
Multi-Family Permits Issued	6
Demolitions	0
Average Housing Units Per Year	69.6

Source: City of Ridgecrest, Community Development Department

**ALTERNATIVES TO TRADITIONAL SINGLE-FAMILY HOUSING**

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of segments of the population. Until the late 1970s, high-valued, single-family housing had been in demand across the county as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy,

including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980s. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums are one of these alternatives; mobile homes and manufactured housing are another.

### ***Condominiums***

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for singles, empty nesters, retired persons, and urban professionals. Condominiums and planned unit developments afford more efficient uses of land and open space, often provide lifestyle amenities, and are generally higher density than single-family dwelling units.

Census 2000 data for condominiums is not available until mid-to-late 2002. However, in 1990, there were 239 condominium units in the City of Ridgecrest; of that 239, 126 were renter-occupied, 89 were owner-occupied with a mortgage, and 24 were owner-occupied and not mortgaged. The percentage of occupied housing units in 1990 that were condominiums was 2.3 percent. This is roughly the same as Kern County's 2.7 percent of condominiums in 1990.

Condominiums and planned unit developments are especially attractive when land costs are high, so that a greater number of dwellings can be provided per acre. However, land costs are inexpensive by State and Kern County standards, and it is not anticipated that prices will increase significantly during the planning period.

### ***Mobile Homes***

Mobile homes are a less expensive housing alternative than conventional homes. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Mobile homes are not inspected by city building officials. Mobile homes and manufactured homes are allowed in single-family residential zones provided they meet building code and zoning standards.

Buyers of mobile homes include not only the elderly,

but also working families and individuals who have been priced out of the traditional housing market.

There are 18 mobile home parks in Ridgecrest located in various areas of the city. As of January 1998, the total number of mobile home park spaces was 983. The total number of unoccupied spaces was 107 (or approximately 11 percent).

### ***Manufactured Housing***

Manufactured and factory-built homes are yet another option for less expensive housing than traditional single-family home construction. Manufactured homes are constructed to comply with national building codes and standards. All manufactured Homes built since 1976, must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code." This code is administered by the U.S. Department of Housing and Urban Development.

The HUD Code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4) which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, covenants, conditions and restrictions adopted on or after January 1, 1998, cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood. (California Civil Code Section 714.5.)

The cost of the average new manufactured home sold

during 2001 was \$52,900 without land. The price range of new manufactured homes sold during 2000 was \$18,295 to \$199,500. During 2000, construction costs per square foot for a new manufactured home averaged \$42.39 compared to \$56.29 per square foot for a comparable site-built home.

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

Manufactured homes are available with stucco or wood siding; roofs of tile or composition shingles, and dramatic windows. Architectural styling includes traditional ranch, cape cod, southwest and Mediterranean etc. Exteriors can be designed to be compatible with any local neighborhood. Attached garages or carports are available for most homes. A limited number of two-story models are even available.

**FINANCING COSTS**

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1980 through 2000 can be found in Table 3-27.

**Table 3-27  
Effective Rate on Conventional Home  
Mortgage Loans, Annual Averages  
1980 - 2000**

	Annual Average
1980	13.74
1981	16.63
1982	16.04
1983	13.24
1984	13.88
1985	12.43
1986	10.19
1987	10.21
1988	10.34

1989	10.32
1990	10.13
1991	9.25
1992	8.39
1993	7.31
1994	8.38
1995	7.93
1996	7.81
1997	7.60
1998	6.94
1999	7.44
2000	8.05

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

As of January, 1990, the median income household making \$2,400 per month could theoretically afford a monthly housing payment of \$800 at the three-to-one income-to-payment ratio, an amount slightly exceeding the \$760 payment required for the purchase of a median priced home valued at \$104,021 (1990 median sales price for existing homes) and financed at 8.5 percent interest with a five percent down payment. When interest rates are raised to nine percent, the monthly housing payment would increase to \$795. In 1990, interest rates began declining to an average of 10.0 percent. By June 1991, local lenders were offering interest rates averaging as low as 9.5 percent on a 30-year mortgage. In September and October 1991, eight to eight and one-half percent interest rates were available from local lenders. The annual average interest rate has been below 9.25 since 1991. 1998 saw an annual average of 6.94 with 1999 increasing to 7.44, and 2000 to 8.05. In 2001, thus far, interest rates have ranged from a high of 7.16 in June to a low of 6.45 in November. The National Association of Homebuilders forecast a fixed-rate of 6.9 percent for 2002, and 7.8 percent for 2003.

***Mortgage Lending Trends in California***

Currently the mortgage lending market is enjoying a boom in refinancing, the biggest since 1998, which encourages some to predict that lower housing costs will free up consumer dollars for other uses, including remodeling.

Some economists believe that lowered consumer confidence will cause some buyers to shy away from purchasing a home, while others believe that the low interest rates promised by the shaky economy will prove to be too irresistible not to buy. As of October, the Federal Reserve has cut interest rates ten times in 2001, in an attempt to help the economy bounce back from a recession.

As of November 2001, the national average first-year interest rate on adjustable rate mortgages or ARMs, stood at 5.22 percent. That was approximately 25 percent below the average rate of 7.02 percent on a 30-year fixed-rate loan. The ARM has an advantage over the fixed rate: it could stay below the lifetime cap. But the hope of saving money with an ARM often does not compensate for the risk of defaulting, should interest rates rise. The guiding principle in using ARMs prudently is to ensure that borrowers can afford the worst-case interest rate or cap.

***Loans for Existing Homes,  
Ridgecrest Trends***

A variety of loan programs and lower mortgage rates were used in the Ridgecrest area during the previous Housing Element. Conventional and FHA financing took big leaps forward, indicating a drop in interest rates. The following example was given of a typical conventional single-family loan as of October 2001.

***Typical Loan***

- |                       |  |
|-----------------------|--|
| Loan Amount           | ▪ \$125,000 to \$150,000   |
| Down Payment          | ▪ Ten percent or more/15,000 on a 150,000 loan.  |
| Average Interest Rate | ▪ Six and three quarters percent fixed.  |
| Average Loan Fees     | ▪ One and a half percent plus one point. Loan fees and points are typically paid by the buyer. |

## CHAPTER FOUR - LAND FOR HOUSING

### *Housing Sites*

The focus of the Housing Element is the social and economic concerns of residential development. Issues such as potential housing sites and delivery of urban services are generally discussed in this document. More detailed information is available in the General Plan Land Use Element.

### *Land Availability*

The City of Ridgecrest follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites is outlined below. These requirements are sometimes based on, or directly incorporated, as a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration (FmHA); therefore, requirements imposed by these agencies are identified.

The Inventory of Available Land as identified in Table 4-1 and shown on Figure 4-1, identifies the amount of zoned land available for residential development, including vacant sites and sites having the potential for redevelopment, that may be utilized to meet the projected housing need through July 1, 2007.

**Table 4-1  
Inventory of Available Incorporated Land, February 2002**

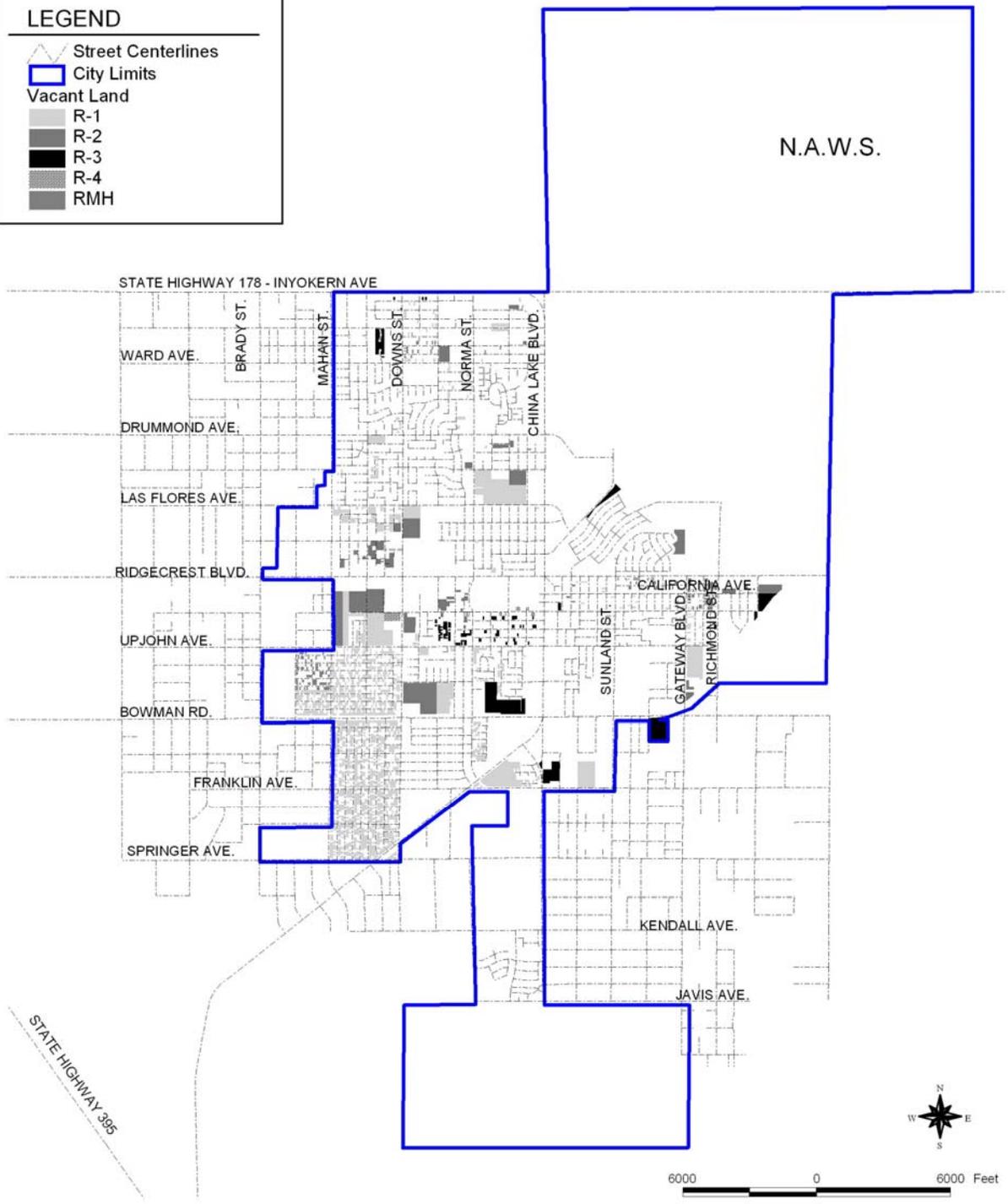
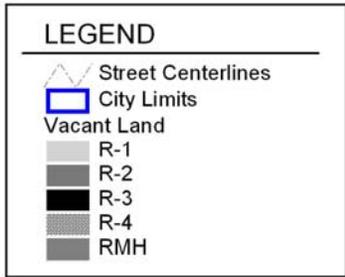
Zone	Average Dwelling Units Per Acre	Vacant Acres	Average Dwelling Unit Potential	Approximate Number of Vacant Lots
E-2	3.7	159.35	590	137
E-3	3.7	68.36	253	116
PUD	5.0	189.06	945	34
R-1	4.7	481.69	2,264	1,721
R-2	9.4	242.19	2,277	199
R-3	14.2	83.29	1,183	123
R-4	25	7.86	197	32
RMH	4.7	47.47	223	118
<b>Total</b>		<b>1,279</b>	<b>7,931</b>	<b>2,480</b>

Source: Kern COG

Note: There is presently no minimum density.

Notes: E-2 = 3.7 Dwelling Units Per Acre  
E-3 = 5.8 Dwelling Units Per Acre  
PUD = 5.0 Dwelling Units Per Acre  
R-1 = 7.0 Dwelling Units Per Acre  
R-2 = 12.0 Dwelling Units Per Acre

R-3 = 16.0 Dwelling Units Per Acre  
R-4 = 28.0 Dwelling Units Per Acre  
RMH = 4.7 Dwelling Units Per Acre



 **Quad Knopf** **Vacant Land by Zoning** **Figure 4-1**

The redevelopment and city boundaries are virtually the same. Therefore the number of vacant parcels in the redevelopment area and city overall is 2,480. The size of the vacant parcels ranges from 4,000 square feet to more than 40 acres. More vacant land is available but not currently zoned for residential uses. There is adequate infrastructure throughout the city and redevelopment area with no environmental constraints. All of the vacant parcels can accommodate the City's share of regional housing needs for lower income households and special needs groups, throughout the planning period and beyond.

### ***City Infrastructure***

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

Sanitary sewer and water lines are in place to the edge of the city limits along all arterial roads to the west, south and east. The N.A.W.S. is in the northeast section of the City, and no residential is generally planned on the base by the City of Ridgecrest. Therefore, infrastructure is available to the majority of residential parcels, and can easily be extended to accommodate new land divisions. Infrastructure availability to residential parcels is not a constraint to meeting the anticipated fair share allocation of 114 dwelling units.

### ***Wastewater***

The City of Ridgecrest operates a wastewater treatment facility with a rated capacity of 3.6 million gallons per day (MGD). The facility serves the entire city with a tributary area of over 13,000 acres, and consists of four components; influent and effluent flow measurement, preliminary treatment, primary treatment (including sludge handling facilities) and a series of oxidation ponds. The average daily flow for the year 2001 was 2.5 MGD, or approximately 64 percent of the rated capacity, compared with a 1993 average of 3.15 MGD or approximately 88 percent of the rated capacity. Therefore, current capacity is adequate to provide the necessary infrastructure to

serve the projected 114 dwelling units during the planning period, given the 3,368 person decrease in population from 1990 to 2000. For information on a post 2025 build-out, consult the City of Ridgecrest, *Master Plan for Wastewater Treatment Facilities* report.

### ***Sanitary Sewer Collection***

The City's sanitary sewer collection system is comprised of more than 150 miles of collection lines constructed of mostly of vitreous claypipe (VCP) and poly vinyl chloride pipe (PVC). The sewer system lines range in diameter from six to twenty-seven inches. The entire system is gravity conveyed to the treatment plant located north of the city on the NAWS by two separate trunk line systems with a common junction at the plant site. The sanitary sewer collection system is adequate to provide the necessary infrastructure to serve the projected 114 dwelling units during the planning period.

### ***Water***

Ridgecrest's water supply relies on groundwater pumped from 18 wells and extracted from 11 reservoirs. Groundwater in the valley is usually identified as belonging to either the shallow or deep aquifer, and potable water comes from both. The Indian Wells Valley Water District (IWWVD) Master Plan indicated that as a purveyor, it currently has sufficient supplies and delivery capabilities to accommodate current demand and proposed growth over the next 10 years.

In 1991 with an estimated population of 28,241, typical water demand was 7,060 acre-feet per year (AFY). Water conservation measures and a 2000 population of approximately 25,000, has reduced this demand significantly. Water conservation measures are in place and required; however, availability does not pose a constraint on the provision of 114 additional dwelling units during the planning period.

### ***Storm Drain Collection***

The City adopted a Final Master Drainage Plan in 1989 which identified existing natural and improved watercourses and drainage basins. Water courses in Ridgecrest are primarily comprised of flood control channels, retention basins, underground conduit, culverts, and the City street system.

No development would be allowed that would create a flood hazard and no property located within the 100-year flood plain is proposed for residential or commercial development. Any proposed development within the City's 100-year flood plain has been designated for future park and recreation use. These uses significantly reduce the damage potential of floods.

The Master Drainage Plan assumes use of all capacity in creeks and ditches; therefore proposed detention facilities may need to be increased to accommodate proposed growth. The plan might require substantial revisions to account for changes reflected in the next updated Land Use Element.

In some portions of town, storm water flows onto unimproved streets without curb, gutter or sidewalk. Generally, these areas consist of more than 50 percent of the lots being vacant.

### ***Streets and Roads***

The General Plan's Circulation Element (adopted 1994) identified major roadways (i.e. freeways, highways, and collectors) to accommodate circulation needs through the year 2010. Within the City, there are a total of 136 roadway miles, including secondary State highways. Ridgecrest's Circulation Plan serves to designate these roads in the City that, under State law, constitutes the City's select system of major roads. This designation is used to determine the eligibility of roads for improvement with certain specified Highway User Tax Funds.

The Indian Wells Valley and City of Ridgecrest are served by three state highway facilities: Highway 14, Highway 395 and Highway 178. Highway 14 and Highway 395 to the west are linked to Ridgecrest by Highway 178, a major four-lane arterial at the northern City limits.

The term "level of service" is used to describe the quality or ease of traffic movement for operating conditions that may occur on a roadway segment as it accommodates various traffic volumes. There are six levels of service, "A" through "F", that relate to driving conditions. LOS "A" indicates free flow conditions with

little or no delays, and LOS "F" indicates that traffic volume exceeds capacity. In capacities of existing Roadways to accommodate traffic is considered good, with the exception of a.m. and p.m. peak demand periods when employment related commuter traffic is at its highest, the majority of the City's roadways are level of service "A" or "B". Traffic volumes do not pose a significant constraint on the provision of 114 additional housing units during the planning period.

### **Public Schools**

Educational services are provided to the City of Ridgecrest by the Sierra Sands Unified School District (SSUSD), Cerro Coso Community College, State of California College System, and private educational facilities. The Sierra Sands Unified School District is comprised of 11 schools: two high schools, two middle schools, and seven elementary schools.

Enrollment projections for the SSUSD are conducted on a year-to-year basis by SSUSD staff. They projected a one percent growth rate for the 1993-1994 school year, and subsequent years. However, enrollment has been declining in recent years. SSUSD enrollment for the 1997-1998 school year was 6,414, 1998-1999 was 5,780, and the 1999-2000 school year was 5,616 total students.

Planned improvements by the SSUSD include the possible refurbishment of all school facilities as funding is made available. The SSUSD owned several properties to be developed as school sites, although no specific development plan have been made. Property includes 10 acres near the intersection of Downs Street and Ward Avenue and additional acreage at the Faller Elementary School site. Typically, elementary schools are located on 10-acre sites, middle schools on 20-acre sites, and high schools on 40-acre sites. When the current high school facilities become overcrowded, the SSUSD may build additional facilities on the existing campus or open a second high school possibly in the southwest end of the Sphere of Influence for the City. However, due to the decrease in population, there is adequate capacity for the projected growth during the planning period.



## CHAPTER FOUR - LAND FOR HOUSING

### ***Housing Sites***

The focus of the Housing Element is the social and economic concerns of residential development. Issues such as potential housing sites and delivery of urban services are generally discussed in this document. More detailed information is available in the General Plan Land Use Element.

### ***Land Availability***

The City of Ridgecrest follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites is outlined below. These requirements are sometimes based on, or directly incorporated, as a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration (FmHA); therefore, requirements imposed by these agencies are identified.

The Inventory of Available Land as identified in Table 4-1 and shown on Figure 4-1, identifies the amount of zoned land available for residential development, including vacant sites and sites having the potential for redevelopment, that may be utilized to meet the projected housing need through July 1, 2007.

**Table 4-1  
Inventory of Available Incorporated Land, February 2002**

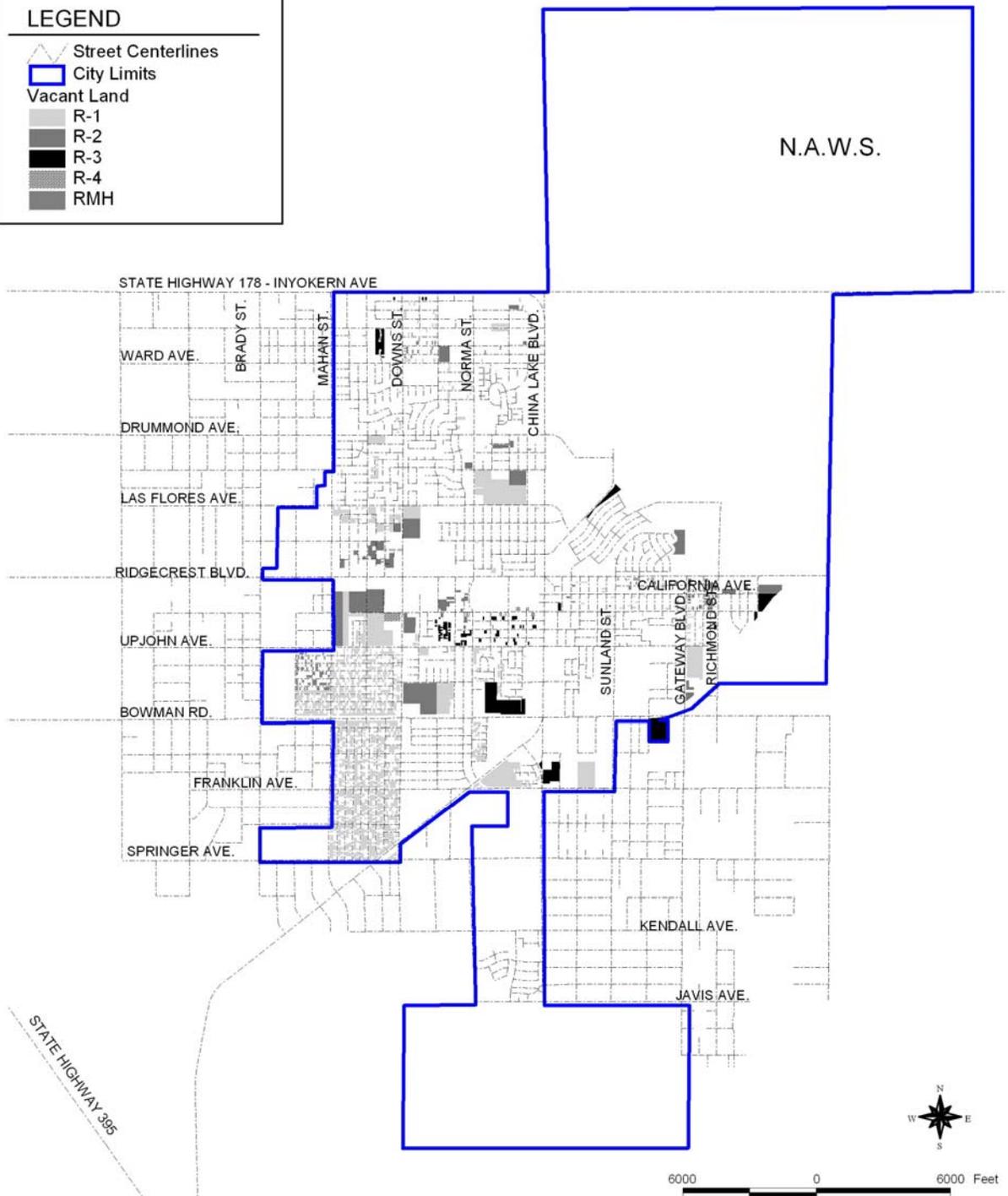
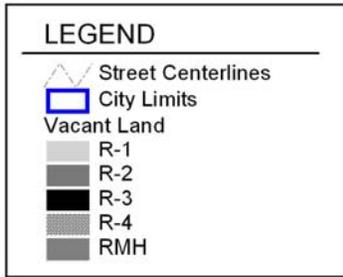
Zone	Average Dwelling Units Per Acre	Vacant Acres	Average Dwelling Unit Potential	Approximate Number of Vacant Lots
E-2	3.7	159.35	590	137
E-3	3.7	68.36	253	116
PUD	5.0	189.06	945	34
R-1	4.7	481.69	2,264	1,721
R-2	9.4	242.19	2,277	199
R-3	14.2	83.29	1,183	123
R-4	25	7.86	197	32
RMH	4.7	47.47	223	118
<b>Total</b>		<b>1,279</b>	<b>7,931</b>	<b>2,480</b>

Source: Kern COG

Note: There is presently no minimum density.

Notes: E-2 = 3.7 Dwelling Units Per Acre  
E-3 = 5.8 Dwelling Units Per Acre  
PUD = 5.0 Dwelling Units Per Acre  
R-1 = 7.0 Dwelling Units Per Acre  
R-2 = 12.0 Dwelling Units Per Acre

R-3 = 16.0 Dwelling Units Per Acre  
R-4 = 28.0 Dwelling Units Per Acre  
RMH = 4.7 Dwelling Units Per Acre



 **Quad Knopf** **Vacant Land by Zoning** Figure 4-1

The redevelopment and city boundaries are virtually the same. Therefore the number of vacant parcels in the redevelopment area and city overall is 2,480. The size of the vacant parcels ranges from 4,000 square feet to more than 40 acres. More vacant land is available but not currently zoned for residential uses. There is adequate infrastructure throughout the city and redevelopment area with no environmental constraints. All of the vacant parcels can accommodate the City's share of regional housing needs for lower income households and special needs groups, throughout the planning period and beyond.

### ***City Infrastructure***

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

Sanitary sewer and water lines are in place to the edge of the city limits along all arterial roads to the west, south and east. The N.A.W.S. is in the northeast section of the City, and no residential is generally planned on the base by the City of Ridgecrest. Therefore, infrastructure is available to the majority of residential parcels, and can easily be extended to accommodate new land divisions. Infrastructure availability to residential parcels is not a constraint to meeting the anticipated fair share allocation of 114 dwelling units.

### ***Wastewater***

The City of Ridgecrest operates a wastewater treatment facility with a rated capacity of 3.6 million gallons per day (MGD). The facility serves the entire city with a tributary area of over 13,000 acres, and consists of four components; influent and effluent flow measurement, preliminary treatment, primary treatment (including sludge handling facilities) and a series of oxidation ponds. The average daily flow for the year 2001 was 2.5 MGD, or approximately 64 percent of the rated capacity, compared with a 1993 average of 3.15 MGD or approximately 88 percent of the rated capacity. Therefore, current capacity is adequate to provide the necessary infrastructure to

serve the projected 114 dwelling units during the planning period, given the 3,368 person decrease in population from 1990 to 2000. For information on a post 2025 build-out, consult the City of Ridgecrest, *Master Plan for Wastewater Treatment Facilities* report.

### ***Sanitary Sewer Collection***

The City's sanitary sewer collection system is comprised of more than 150 miles of collection lines constructed of mostly of vitreous claypipe (VCP) and poly vinyl chloride pipe (PVC). The sewer system lines range in diameter from six to twenty-seven inches. The entire system is gravity conveyed to the treatment plant located north of the city on the NAWS by two separate trunk line systems with a common junction at the plant site. The sanitary sewer collection system is adequate to provide the necessary infrastructure to serve the projected 114 dwelling units during the planning period.

### ***Water***

Ridgecrest's water supply relies on groundwater pumped from 18 wells and extracted from 11 reservoirs. Groundwater in the valley is usually identified as belonging to either the shallow or deep aquifer, and potable water comes from both. The Indian Wells Valley Water District (IWWVD) Master Plan indicated that as a purveyor, it currently has sufficient supplies and delivery capabilities to accommodate current demand and proposed growth over the next 10 years.

In 1991 with an estimated population of 28,241, typical water demand was 7,060 acre-feet per year (AFY). Water conservation measures and a 2000 population of approximately 25,000, has reduced this demand significantly. Water conservation measures are in place and required; however, availability does not pose a constraint on the provision of 114 additional dwelling units during the planning period.

### ***Storm Drain Collection***

The City adopted a Final Master Drainage Plan in 1989 which identified existing natural and improved watercourses and drainage basins. Water courses in Ridgecrest are primarily comprised of flood control channels, retention basins, underground conduit, culverts, and the City street system.

No development would be allowed that would create a flood hazard and no property located within the 100-year flood plain is proposed for residential or commercial development. Any proposed development within the City's 100-year flood plain has been designated for future park and recreation use. These uses significantly reduce the damage potential of floods.

The Master Drainage Plan assumes use of all capacity in creeks and ditches; therefore proposed detention facilities may need to be increased to accommodate proposed growth. The plan might require substantial revisions to account for changes reflected in the next updated Land Use Element.

In some portions of town, storm water flows onto unimproved streets without curb, gutter or sidewalk. Generally, these areas consist of more than 50 percent of the lots being vacant.

### ***Streets and Roads***

The General Plan's Circulation Element (adopted 1994) identified major roadways (i.e. freeways, highways, and collectors) to accommodate circulation needs through the year 2010. Within the City, there are a total of 136 roadway miles, including secondary State highways. Ridgecrest's Circulation Plan serves to designate these roads in the City that, under State law, constitutes the City's select system of major roads. This designation is used to determine the eligibility of roads for improvement with certain specified Highway User Tax Funds.

The Indian Wells Valley and City of Ridgecrest are served by three state highway facilities: Highway 14, Highway 395 and Highway 178. Highway 14 and Highway 395 to the west are linked to Ridgecrest by Highway 178, a major four-lane arterial at the northern City limits.

The term "level of service" is used to describe the quality or ease of traffic movement for operating conditions that may occur on a roadway segment as it accommodates various traffic volumes. There are six levels of service, "A" through "F", that relate to driving conditions. LOS "A" indicates free flow conditions with

little or no delays, and LOS "F" indicates that traffic volume exceeds capacity. In capacities of existing Roadways to accommodate traffic is considered good, with the exception of a.m. and p.m. peak demand periods when employment related commuter traffic is at its highest, the majority of the City's roadways are level of service "A" or "B". Traffic volumes do not pose a significant constraint on the provision of 114 additional housing units during the planning period.

### **Public Schools**

Educational services are provided to the City of Ridgecrest by the Sierra Sands Unified School District (SSUSD), Cerro Coso Community College, State of California College System, and private educational facilities. The Sierra Sands Unified School District is comprised of 11 schools: two high schools, two middle schools, and seven elementary schools.

Enrollment projections for the SSUSD are conducted on a year-to-year basis by SSUSD staff. They projected a one percent growth rate for the 1993-1994 school year, and subsequent years. However, enrollment has been declining in recent years. SSUSD enrollment for the 1997-1998 school year was 6,414, 1998-1999 was 5,780, and the 1999-2000 school year was 5,616 total students.

Planned improvements by the SSUSD include the possible refurbishment of all school facilities as funding is made available. The SSUSD owned several properties to be developed as school sites, although no specific development plan have been made. Property includes 10 acres near the intersection of Downs Street and Ward Avenue and additional acreage at the Faller Elementary School site. Typically, elementary schools are located on 10-acre sites, middle schools on 20-acre sites, and high schools on 40-acre sites. When the current high school facilities become overcrowded, the SSUSD may build additional facilities on the existing campus or open a second high school possibly in the southwest end of the Sphere of Influence for the City. However, due to the decrease in population, there is adequate capacity for the projected growth during the planning period.



## CHAPTER FIVE - CONSTRAINTS TO HOUSING PRODUCTION

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

As noted in Chapter Two, the Housing Element Committee reviewed the previous Housing Element goals, policies and programs in five public meetings held in January and February 2002. In addition to recommending changes in policies and programs, the Housing Element Committee identified real and perceived constraints to the provision of adequate housing facilities in the City of Ridgecrest. This Chapter identifies those constraints and recommends provisions to eliminate or reduce them to acceptable levels.

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

### ***Governmental Constraints***

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

### **LAND USE CONTROLS**

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type

of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease. The City of Ridgecrest General Plan Land Use Element provides a range of residential building types and densities in various areas of Ridgecrest. Densities will range from one unit per five acres for single-family to twenty-five units per acre for multi-family developments which is consistent with housing law. Development standards by Zoning District are shown in Table 5-1. Ridgecrest's development standards are similar to those found in other communities in Kern County and are not seen as a constraint to housing.

**Table 5-1  
City of Ridgecrest  
Development Standards by Zoning District**

Zoning District	Minimum Site Area	Maximum Density	Lot Coverage	Minimum Lot Size	Height Restriction	Parking Requirement	Front Setback	Side Setback	Rear Setback	Design Restrictions	Permitted Uses
E-2	10,000	N/A	60%	16,500	35 Ft.	20 Ft.	20	5	10	None	SF
E-3	7,500	5.8	60%	6,600	35 Ft.	20 Ft.	20	5	10	None	SF
PUD				*Underlying Zone Dictates Requirements							
R-1	6,000	7	60%	6,000	35 Ft.	20 Ft.	20	5	10	None	SF
R-2	6,000	12	60%	6,000	35 Ft.	20 Ft.	20	5	10	None	SF/MF
R-3	6,000	16	65%	6,000	35 Ft.	1/Unit	10	5	10	None	SF/MF
R-4	6,000	28	70%	6,000	35 Ft.	1/Unit	10	5	10	None	SF/MF
RMH	6,000	N/A	60%	6,000	35 Ft.	20 Ft.	20	5	10	None	SF/MF

Source: City of Ridgecrest Zoning Ordinance

The current zoning ordinance for the City of Ridgecrest contains a planned unit development (PUD) overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The PUD application enables clustering of units, mixing of uses and building types, as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction

to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Ridgecrest's role as an affordable housing resource, and can be beneficial in meeting the housing needs of special groups (seniors, disabled, etc.).

As a part of this process, the City's Density Bonus Ordinance shall be amended to not require a CUP if the density bonus is in compliance with State Density Bonus Law (Government Code Section 65915 et. seq.).

The redevelopment and city boundaries are virtually the same. Therefore the number of vacant parcels in the redevelopment area and city overall is 2,480. The size of the vacant parcels ranges from 4,000 square feet to more than 40 acres. More vacant land is available but not currently zoned for residential uses. There is adequate infrastructure throughout the city and redevelopment area with no environmental constraints. All of the vacant parcels can accommodate the City's share of regional housing needs for lower income households and special needs groups, throughout the planning period and beyond.

The Ridgecrest zoning ordinance was reviewed and a summary of potential impediments to the provision of housing were identified in a 1996 report entitled "Kern County Analysis of Impediments to Fair Housing Choice". These potential constraints are identified in Chapter two of this document and removal of these constraints is included in this 2002 Housing Element. A summary of the constraints to be resolved in the five-year implementation plan are as follows:

- The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) identified that the Zoning Code in Ridgecrest "seems" more restrictive than State Law. The report states that, "Although group homes are not specifically mentioned, all single-family and multi-family residential zones in Ridgecrest require a Conditional Use Permit for 'Public and private charitable institutions, hospitals, sanitariums, rest

homes and nursing homes.' Further, the code specifically excludes 'hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases' as a conditionally permitted use. Restriction on group homes beyond state mandated requirements would constitute an impediment to fair housing choice for persons with special needs."

The Zoning Ordinance is to be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs (Kern County Analysis of Impediments to Fair Housing Choice (July 1996), 2-16).

- Review the requirement for a conditional use permit in order to obtain a density bonus. The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) states that the requirement is in excess of state requirements and adds additional regulatory and financial burden to the development of affordable housing units, thus, resulting in an impediment to fair housing choice. California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s) to a developer of a housing development agreeing to construct at least (a) 20 percent of all the units for lower income households; or (b) 10 percent of all the units for very low income households; or (c) 50 percent of the units for senior citizens.

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

The Subdivision Ordinance requires on and off site improvements that are similar to the requirements of other cities in Kern County. Fees in lieu of improvements for curb and gutter are often collected in fringe areas within the community until at least 50 percent of the lots develop. The City will then install the improvements. The Subdivision Ordinance does not create any undue obstacles or constraints in the provision of any housing type.

#### **AT RISK HOUSING UNITS**

Section 65583(a) of the Housing Element Law requires that there be an analysis of existing or potential "at-risk" assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. "Assisted housing development" are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65835.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

In the City of Ridgecrest, as of November 2001, there are no units or projects in the process of "opting out", but one 50-unit project, the Briarwood apartments, prepaid the mortgage in September 2000. There were no units in this complex receiving Section 8 funding according to the California Housing Partnership Corporation (February 2002). There are currently no other multi-family "at-risk" assisted projects using State/Local bonds or funds.

Tenant based Section 8 assistance remains available in the City administered through the Kern County Housing authority. Under the voucher program, the tenant is provided with a voucher of a fixed amount based on the discrepancy between Fair Market Rent and affordable housing cost at 30 percent of the applicant's households income. The tenant can reside in any rental property he or she chooses, and is not limited to properties registered with the Housing Authority.

The City of Bakersfield accounts for over 91 percent

of Section 8 vouchers in the County, and Ridgecrest receives less than one percent of Section 8 vouchers issued in Kern County. In 1996, five Section 8 vouchers were issued in Ridgecrest. Under the certificate program, combined rent and utilities are guaranteed not to exceed 30 percent of the tenant's monthly income; rent and utilities for the unit must conform to HUD-mandated Fair Market Rent for that particular unit size and geographical area, and the property owner must register the property with HUD. Forty-one Certificates were issued to Ridgecrest residents in 1996 under the tenant based Section 8 Certificate Program.

As a part of implementing this Housing Element, the City of Ridgecrest will revise the Zoning Ordinance to allow group homes in all residential zones as a permitted use pursuant to State Law. All new and retrofit public projects comply with ADA standards. No governmental constraints have been identified which act as an impediment to fair housing for persons with disabilities. Existing Land use practices have been analyzed and no discriminatory policies have been identified against persons with disabilities. Permit processing times are the same for the disabled, low income, elderly, etc as they are for non-special needs groups. Building codes were analyzed, and no constraints on housing for the disabled were identified. Incentives are described in Chapter Six which encourage the provision of additional housing for disabled persons of low and moderate income, and provides additional incentives for this housing type. Information and outreach programs are identified in Chapter 6 which identify available grants and programs available for low and moderate income disabled persons. These programs can be used for new housing and redevelopment of existing dwelling units.

#### **BUILDING CODES**

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City currently enforces the 1997 Uniform Building Code, as established by State law, and has little control over these standards. The Uniform Building Code is updated from time to time and a more recent version may be adopted during the 2002-2007 planning

period.

The Community Development Department is responsible for the enforcement of the Uniform Building Code in the City. The City of Ridgecrest contracts with the court of Kern to provide plan-checks and inspections. The current contract with the County provides inspections twice per week. The City is renegotiating the contract to provide inspections three times per week. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Ridgecrest.

#### **SITE IMPROVEMENT**

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

#### **FEES**

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

Table 5-2 shows the City's Schedule of Fees in 2002 for a 1,831 square foot single-family residence, which is an average or typical new home in the City of Ridgecrest. An 1,831 square foot single-family

residence would normally have fees totaling approximately \$9,300. However, the Sierra Sands Developer Fee and Sewer Permit Capacity Fee are temporarily being waived. This results in a 1,831 square foot residential unit having fees totaling \$2,911. The City does not collect transportation or park Impact Fees.

**Table 5-2  
City of Ridgecrest  
Development Fees, 2002**

SMIP (Strong Motion Instrumentation Seismic Safety)	13.16	
Application Fee Totals	13.16	
<b>Permit and Plan Check Fees</b>		
Permit Type	Permit Fee	Plan Check Fee
General Building Permit	1,172.95	762.42
*Sierra Sands Developer Fees (School Impact Fee)	2,892.98	86.79
Electrical Permit	97.03	0
Mechanical Permit	51.25	0
Plumbing Permit	187.88	0
*Sewer Permit - Capacity Fee	3,500.00	0
Sewer Permit - Connection Fee	540.00	0
Permit Fee Totals	\$8,442.09	\$849.21
<b>Grand Totals</b>		
Sm1	13.16	
Permit Fees	8,442.09	
Plan Check Fees	849.21	
<b>Total</b>	<b>\$9,304.46</b>	

Source: City of Ridgecrest Development Department  
\*Fee Temporarily Waived

Table 5-2 identifies the development fees on the typical dwelling unit built in the City of Ridgecrest. As shown in Table 4-1 there is an adequate supply of residentially designated land for both infill (including redevelopment) and contiguous new development. However, it is recognized that it may be desirable for a developer to apply for a general plan amendment, zone change or variance if none of the available land

stock meets the needs of a particular type of development. These current fees are identified as follows:

General Plan Amendment:	\$5,200
Zone Change:	\$2,350
Variance:	\$1,210
Conditional Use Permit	\$1,800
Specific Plan Review	\$5,220
Specific Plan Amendment	\$2,620
Tentative Tract Map	\$2,980
Tentative Parcel Map	\$1,010
Initial Study & Negative Declaration	\$500
Mitigated Negative Declaration	\$1,575
Environmental Impact Report	*

\* Actual staff time at the "fully burdened" hourly rate charged against an initial deposit of 20 percent of the consultant cost. (Work stops when initial deposit is used up.)

## PROCESSING

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

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

1. Submittal of application, fee, site drawings.
2. Initial study conducted.
3. Information sent out for review by interested agencies.
4. Staff analysis conducted for in-house site plan and approval given to applicant to submit building

permit, or staff report prepared for planning commission.

5. Planning Commission Public hearing notice.
6. Planning Commission conducts public hearing and grants approval or denials. Five days after approval, applicant may submit building permits. If application requires City Council action steps 5 and 6 are performed by City Council.

Typical procedures for discretionary housing projects (regardless and inclusive of all zoning designations) include PUD developments, subdivision and parcel maps. The typical application review procedure for discretionary projects are as follows:

Submit application	0 Days
Staff review (time frame)	5 Days
Environmental Review	30 Days
PC Approval	45 Days
CC Approval	60 Days

### ***Non-Governmental Constraints***

#### **FINANCING**

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

Generally, a fourteen (14) percent interest rate is the level at which most buyers are expected to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since seven to seven and one-quarter percent interest rates are currently available, home buying will continue to increase provided other recessionary factors are overcome. Financing could

be a constraint to the provision of fair housing and the City proposes to reduce this constraint by providing a Mortgage Assistance Program to the Community.

#### **PRICE OF LAND**

Sufficient land is available to accommodate growth within the City of Ridgecrest through July 2007 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Land within the Ridgecrest City limits is currently selling for approximately \$15,000 to \$50,000 per acre. Residential lots are available, with access to improvements, for as little as \$1,500. This bare land cost could conceivably result in a 6,000 square foot lot having a land cost (not including improvements or carrying costs) of \$2,800 to \$9,400. The price of land is therefore not a significant constraint to the provision of fair housing.

#### **COST OF CONSTRUCTION**

Rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. These costs were a significant part of the increased housing costs during the 1990s. Builders passed those increases along to the home buyer or renter.

The cost of residential construction in Ridgecrest is still relatively low. In 2001, a modest tract home could be built for approximately \$70-75 per square foot. Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of and maintenance of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include reducing processing fees and times, and allowing smaller lots. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage

capacity before they are granted. Reducing fees can have a significant effect on housing costs in those jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

This 2002 Housing Element includes fee reduction or waivers for target income and special needs groups to reduce the constraint of the rising cost of construction.

## **LIFESTYLE**

The increase in housing costs during the 1990's was partially due to consumer preference and life style expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as number of bedrooms and size of living areas. All of these life style choices have costs associated with them. The state-wide trends emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units. This, however, does not hold true in Ridgecrest. Where land is abundant, the population has decreased, there is a high vacancy rate, and the average home price is less than most urbanized areas in the region. Single-family dwellings remain the housing unit of choice in Ridgecrest, and it is likely to remain that way until the vacancy rate decreases to about five percent and more infill lots are developed.

Although the consumer preference may still tend toward the desire to own a single family home, households are now more willing to accept alternatives to that life style, mostly out of necessity or convenience. The City assists this change by permitting higher densities and innovative approaches such as planned unit developments housing and smaller lots on a case-by-case basis.

In general, the cost of land, permitting fees, and construction are significantly lower in Ridgecrest than they are for both the County and the State. In conclusion, the cost of housing is affected by a variety

of forces from both the public and private sectors. While some of these factors, such as developer fees, are within the control of local government, others such as obtaining much needed State and Federal funds to make housing affordable to City residents are not. Several potential constraints have been identified and are addressed in the five-year implementation plan.

## CHAPTER SIX – LOCAL HOUSING PROGRAMS

This chapter surveys local programs and the local agencies administering these programs, which are working toward the preservation and development of affordable housing within the City of Ridgecrest. Chapter Six lists the goals, policies, and quantifiable needs, and lists of the programs indicating the number of units to be assisted by these various programs.

The subject of local housing programs is a complicated one. There are many more programs than are feasible to present in this chapter. For more detailed information, contact the primary agencies. Another difficulty in compiling and relating data by agency or programs is that often more than one program may be involved in a project. Additionally, more than one agency may work to administer, finance, and determine eligibility for a program. The program summary is presented in a manner intended to reduce confusion by simplifying the complex interrelationships between programs.

Facts presented in the following section have been made available by the agencies administering the various programs. Consequently, the data is not uniformly consistent. Currently, there is no centralized data collection with respect to housing information. Therefore, this chapter is not intended to be a complete and comprehensive listing of programs and to direct those desiring more detailed information to the proper agency.

### ***Specific Programs and Resources Available for Addressing Priorities***

The purpose of this section is to describe the various programs and identify their strength and weaknesses. A number of federal, state and local programs are available to address housing needs identified in the previous Chapter. Chapter Seven lists the Agency responsible for implementation of the program. Available resources and programs which can be expected to assist the City in meeting the housing needs identified in the City's Housing Element and five-year implementation plan are summarized as follows:

**PROGRAM**

**Description:**

- A. ArcView and Metroscan** 1. Arc View and Metroscan will be used in compiling and maintaining a residential land use database. The database will be reviewed, updated and summarized every five years as necessary to review the changes in population and housing characteristics. This database will be used to update the Housing Element in 2007.
- B. 2002 Housing Element** 1. Ensure the Element is in compliance with State Housing Law. The goal is to certify, and adopt the Housing Element and implementation plan by June 30, 2002.
- C. Code Enforcement Program**
1. Code enforcement may continue to monitor all housing for compliance with City Codes and regulations.
  2. Code Enforcement may update the Housing Quality Survey once every three years to identify substandard units, and provide information to the Director of Community Development.
  3. The Code Enforcement Officer may make available information to owners and renters of substandard units regarding availability of various programs, loans and grants.
  4. Dwelling units that are unsafe and determined to not be habitable by the Chief Building Official may be demolished by the fire department, City of Ridgecrest, the Ridgecrest Redevelopment Agency (RRA), or other appropriate means between 2002-2007.
  5. Establish a formal program and procedure for the abatement of structurally unsound buildings.
  6. Require all street addresses to be lit and visible from the adjacent street. A program may be established by 2003 to assist very low, low income, and other special needs groups in complying with this requirement.
- D. Community Development** 1. The Community Development Block Grant

***Block Grants (CDBG)***

Program was established by the Housing and Community Development Act of 1974 (as amended). Ridgecrest is considered an entitlement jurisdiction. One of three *National Objectives* must be met by each funded project or program:

- Principally Benefit Low and Moderate Income Persons
- Aid in the Prevention or Elimination of Slums, Blight or Blighting Influences
- Meet a Community Development Need of "Particular Urgency" (per HUD's definition)

Federal regulations specify that all projects and programs funded with CDBG funds must be **both** "Eligible" for funding and meet one of three "National Objectives." Home funding is an example of CDBG residential assistance type activities. (Also see Handicap Accessibility (K).)

The City of Ridgecrest is participating in a cooperative agreement with the County of Kern, and receives a fair share allocation. Because funding may significantly vary from year to year, in addition to the required process of public hearings, it is not possible or feasible to identify future programs. The City can identify programs which may be recommended for consideration by the public and Council for inclusion in the Action Plan, but no firm commitment can be given to any specific program without public hearings. The City will conduct public hearings, as required, usually in October or November to have public participation in the process of identifying suitable CDBG projects during the Plan period. A public hearing notice is circulated in the local paper. The process includes project review by city staff, and Kern County Community Development (KCCD). KCCD incorporates them into an Annual Action Plan and the Board of Supervisors either approves or disapproves. Ridgecrest is committed to using CDBG funds for: rehabilitating housing and other property, building public facilities, education and job training, public services for youths, disabled, and the elderly, crime reduction initiatives, assisting low-income home

buyers with down payment assistance and subsidizing interest rates, etc. Possible activities include acquisition and disposition of real property, public facility and infrastructure improvements, clearance activities, public services, housing rehabilitation, home ownership assistance, micro-enterprise assistance, economic development, and planning activities. These activities will target special needs groups meeting the required income guidelines.

**E. Density Bonus Program**

Density Bonuses shall be granted in a manner consistent with State Density Bonus Law and summarized as follows:

1. A 25 percent density bonus shall be granted for housing that includes 50 percent of all units for seniors and elderly persons plus one additional incentive, or financially equivalent incentive(s). (California Government Code Section 65915)
2. Exempt all handicap units from maximum residential density requirements.
3. Provide incentives for the development of Planned Unit Developments that include amenities and the preservation of common open space, accommodate seniors and very low and low income projects with a 25 percent density bonus pursuant to Government Code Section 65915).
4. Grant a 25 percent density bonus for market rate residential developments that set aside 20 percent of the total number of units (with restrictions) for low and very low-income persons.
5. City of Ridgecrest to provide a 10 percent Density Bonus to accommodate large family units if requested.
6. Grant a density bonus equal to the number of lots or units lost as a result of providing additional usable recreational open space for low, very low and special needs housing in Planned Unit Developments.

7. The City's Density Bonus and Zone Ordinance shall be amended to not require a CUP if the density bonus is in compliance with State Density Bonus Law (Government Code Section 65915 et. seq.).

**F. Fair Housing Services**

Federal and state laws provide that it is unlawful *"to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, marital status, handicap, national origin or ancestry."*

Under the Community Development Block Grant Program, the County of Kern operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing. In 1986 the program was jointly funded by the County and the City of Bakersfield. In August 1994 the City of Bakersfield and County of Kern divided responsibility for separate Fair Housing Programs, with some shared services.

**Fair Housing Services**

- Education Activities - Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.
- Hotline Service - Provide a Hotline number (862-5299) both in English and Spanish. Any person who believes they are discriminated against unfairly in the matter of housing issues may call the hotline number. County and City will take calls from people in their respective jurisdiction.
- Investigation/Testing - Investigate the validity of a discrimination complaint.
- Mediation - Serve as a mediator and offer a resolution to the conflict between two parties. The program is not an enforcement agency, but an impartial third party.
- Coordination - Provide connecting links between

groups, agencies, individuals and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services.

Information will be disseminated throughout the community in a variety of ways. Educational activities and other services will be promoted on a regular basis on public access TV once a month, newspaper, brochures at the library, community center, senior center, service clubs, schools, and businesses.

- G. General Plan Consistency**

  1. Ensure compliance and consistency of all Elements of the General Plan upon adoption of the 2002 Housing Element. If inconsistencies exist, other General Plan Elements may be amended within one year of adoption of the 2002 Housing Element. The 2002 Housing Element will be reviewed once every fiscal year as a part of the General Plan Status Report for compliance with legal requirements and changes in local conditions (See H-1.1).
  
- H. General Plan Status Report**

  1. During the annual General Plan status report, if it is determined that land costs have significantly increased and vacancy rates have decreased, the City may give consideration to increase the amount of medium density residential land to 20 percent of the housing stock.
  
- I. Grants Coordinator/Administrator**

  1. The City may consider hiring a part-time grants administrator by 2003 to apply for various grants and programs to further the intent of this Housing Element.
  
- J. Non-Profit Housing Provider (such as Habitat for Humanity)**

  1. Substandard units may be improved and/or constructed between 2002-2007 utilizing various non profit organization and resources such as Habitat for Humanity.
  
- K. Handicap Accessibility Program**

  1. Retrofit dwelling units for handicap accessibility for very low and low-income households between 2002 and 2007. Handicap accessibility grants would be utilized to provide access to handicapped individuals, and may include items such as wheelchair ramps, grab bars, and other retrofit type projects. Community Development

offers over the counter assistance/grants for this purpose to qualifying individuals. The program falls under the CDBG Guidelines.

**L. HOME Funding**

1. The City will encourage and support HOME funding assistance, depending on availability, for the development of very low, low and special needs seniors between 2002 and 2007.

The Community Development Program Department administers the HOME program. For this source of funds, the list of potentially eligible activities related to housing development and rehabilitation is long and includes:

- Rehabilitation of owner and rental units
- Acquisition of real property for housing
- Construction of new units for sale or rent
- Acquisition of land for new construction
- Reconstruction of residential units
- Development costs/fees
- Transitional housing, single room occupancy housing and group homes
- Demolition of substandard structures where new units will be built
- Home buyer programs

Eligible properties include those that are or will be owner-occupied, rental units, transition housing for people who are homeless, and units that meet needs of those who are classified as special users, people with a developmental disability, mental illness or other condition which restricts their ability to function independently.

The HOME Investment Partnerships Program provides formula grants to States and localities that communities use in partnership with local nonprofit

groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD adjusted median family income for the area. In rental projects with five or more assisted units, at least 20 percent of the units must be occupied by families with incomes that do not exceed 50 percent of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.

The city supports and is committed to the use of HOME funds. Proposed applications for HOME funds during this element will be used for new housing, rehabilitation of older housing, and homeowner and renter assistance for low-income people.

**M. Housing Committee**

1. The City will continue to participate in the United Way non-profit collaborative to discuss and better understand ongoing housing concerns and needs of the various special needs groups.

**N. Kern County Housing Authority (HACK)**

Public Services and Programs Available:

Section 8 Housing:

Section 8 is a rent subsidy program, whereby low-income residents of Kern County are awarded

vouchers which enable them to obtain housing in the private sector. HACK contracts with landlords to subsidize the participants' rents. The housing must meet HUD Housing Quality Standards in order for HACK to enter into a Housing Assistance Payment contract with the landlord. The subsidy is the difference between 30 percent of tenant income and the Section 8 Payment Standard amount for Kern County. Make sure to obtain all necessary documentation prior to your interview.

For information on applying for Section 8, come to the Central Office at 525 Roberts Lane, Bakersfield, CA 93308 or call 393-2150 x2274.

#### FSSP:

This exciting program is designed to assist public housing tenants receiving welfare or other assistance with becoming self-sufficient, primarily through employment, within five years. Participants set goals for them to reach during that time. In return, HACK sets up escrow (savings) accounts for participants, with a portion of the extra rent paid when participants obtain employment. They are also eligible for HACK's First-Time Home-Buyer Program.

The FSS coordinator identifies Section 8 and Low Income Public Housing participants and motivates them to become self-sufficient. Referrals are made to assist them in obtaining educational training and/or employment services in the community. This program is coordinated with the collaborative services of the Employment Development Department, Regional Occupational Center, CalWORKs, Employers' Training Resource, & other supportive services in Kern County.

#### HOPE:

This special, grant-funded program is to assist public housing residents in purchasing their own homes. With HUD approval over the next two years, HACK will convert approximately 160 public housing rentals to homes for purchase by residents.

Activities will include training residents regarding the advantages, responsibilities, and process of home ownership; assisting those who are employable to obtain work; and making physical improvements to the units so that they are marketable and desirable to own.

**O. Mobile Home Improvement Program**

1. The City may act as a liaison between mobile home park, dwelling unit owners and the State and County in identifying and coordinating grants and funding for the improvement of mobile home units. Rehabilitation assistance shall be given to low and very low-income families which can include repair of damaged mobile homes.

**P. Mortgage Assistance Program**

1. The City may participate in a Mortgage Assistance Program to provide financial assistance to five very low, ten low and five qualifying moderate-income families for the purchase of an existing home. 5(#) special needs groups such as seniors; female head-of-household and large families may be targeted for assistance within these income groups as well.

**Q. Mortgage Credit Certificate Program**

1. The City may qualify and participate in a Mortgage Credit Certificate (MCC) Program either solely or jointly with Kern County if one becomes available between 2002-2007 and provide down payment assistance to at least five moderate-income households.

**R. Outreach Program**

1. Provide information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for handicap accessibility. Establish a key contact person at City Hall to distribute information as requested, and to assist for further information.
2. Provide rehab program and Redevelopment assistance information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for low and very low-income families. Establish a key contact person at City Hall to distribute information as requested, and to assist for further information.

3. Update housing rehabilitation brochure between 2002-2007 or as necessary as information changes.
4. Brochures and printed information may be produced by 2003 for public distribution at City hall upon request. Public access television may advertise the availability of such information at City Hall.
5. Brochures and printed information regarding fair housing practices may be made available for public distribution at City hall upon request. Public access television may advertise the availability of such information at City Hall along with telephone numbers for further information.
6. The City may provide the public with at least one key contact that will identify grant sources and coordinate efforts between the private individual and the grant source.

**S. PACT Program**

1. Continue and fund the PACT neighborhood watch program between 2002-2007 for increased safety.

**T. Parking Reduction Program**

1. Reduce parking requirements by fifty percent for developments that provide at least half of the units exclusively for elderly persons.
2. Reduce parking ratio for non-handicap units on-site by 20 percent.

**U. Reduced or Waived Sewer Capacity Fees**

The City will make every reasonable effort to assist in the development of very low, and low income housing as well as housing for persons with special needs through programs identified in this Housing Element. When no other programs are feasible in the provision of such housing, the City will give favorable consideration to the following:

1. The City may approve sewer and/or water capacity fee waivers or reductions based upon the demonstration of financial need by a qualifying low or very low income family or special needs person.
2. The City may eliminate or reduce sewer capacity

fees based upon demonstration of financial need for the development of new senior's housing projects between 2002-2007.

3. The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of handicapped units between 2002-2007.
4. The City of Ridgecrest may reduce or waive the sewer capacity fees for low income, large family units.

**V. Rehabilitation Program**

Development of an FHA 203K program for the purchase and rehabilitation of an existing dwelling unit. The City will actively market the Kern County Rehabilitation Program, or through the RRA if one becomes available during the planning period.

**W. Seniors Outreach Program**

1. Establish a new policy regarding redevelopment of existing dwelling units to meet the needs of seniors:
  - a. Establish a seniors purchase and rehabilitation program by 2004.
  - b. Create a seniors housing brochure identifying housing programs available to meet their needs.
2. Rehabilitate existing dwelling units to meet the needs of low and very low-income seniors.

**X. Ridgecrest Redevelopment Agency (RRA)**

The RRA will continue the Mortgage Assistance Program (P) and may establish a Rehabilitation Program during the planning period. The Agency will continue information outreach programs (R) (W). The Redevelopment Agency may coordinate with Kern County and local non-profit organizations to provide assistance and support to homeless persons. During the 2002-2007 planning period, the Redevelopment Agency may explore the feasibility of implementing a Hotel Voucher Program to assist homeless families and individuals in obtaining emergency shelter and/or transitional housing.

The Ridgecrest Redevelopment Agency Low and Moderate income housing fund, defined as the 20 percent set-aside, accrues approximately \$190,000 each fiscal year. The Redevelopment Agency has allocated these funds between the years 2002 and 2007 for the following purposes:

1. Bond on "The Ridge," Affordable Residential Community (60 low income units, completed in 1991)
2. \$90,000 toward the RRA Mortgage Assistance Program

During this Planning Period, it is not anticipated that new programs other than those described in this Element will be available for use with the 20 percent set aside unless substantial new revenues are generated within the Agency.

- Y. Update Zoning Ordinance**
1. The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) identified that the Zoning Code in Ridgecrest "seems" more restrictive than State Law. "Although group homes are not specifically mentioned, all single family and multi-family residential zones in Ridgecrest require a Conditional Use Permit for 'Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes.' Further, the code specifically excludes 'hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases' as a conditionally permitted use. Restriction on group homes beyond state mandated requirements would constitute an impediment to fair housing choice for persons with special needs."

The Zoning Ordinance will be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs

(Kern County Analysis of Impediments to Fair Housing Choice (July 1996), 2-16).

3. Eliminate the requirement for a conditional use permit in order to obtain a density bonus. When the request is commitment with State Security Bonus Law (Government Code Section 65915 et. seq.) The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) states that the requirement is in excess of state requirements and adds additional regulatory and financial burden to the development of affordable housing units, thus, resulting in an impediment to fair housing choice. California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s) to a developer of a housing development agreeing to construct at least (a) 20 percent of all the units for lower income households; or (b) 10 percent of all the units for very low income households; or (c) 50 percent of the units for senior citizens.
4. Revise the Zoning Code to support Ridgecrest's housing objectives The Kern County Analysis of Impediments to Fair Housing Choice (July 1996), page 4-11.

**Z. SB 520 Compliance**

The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

The Ridgecrest Community Development Department, funded by the City General Fund, will be responsible for conducting an evaluation each year as part of the General Plan Status Report, and if any

constraints are found, the City will take subsequent actions within six months of the completion of such evaluation.

## CHAPTER SEVEN - GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Ridgecrest. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan, and are described in greater detail in Chapter Six. The letter preceding the program corresponds to the program and descriptions centered in Chapter Six. This combination of goals, policies and programs constitutes the City's local housing strategy.

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

The City of Ridgecrest subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State Department of Housing and Community Development has established the following four primary goals:

Provision of new housing;  
Preservation of existing housing and neighborhoods;  
Reduction of housing costs; and,  
Improvement of housing conditions for special needs groups.

### **Goal H-1**

Facilitate provision of a range of housing by location, type and price to meet the growth needs of the City.

### **POLICY H-1.0**

Develop and maintain an accurate database to guide housing policy in Ridgecrest by reviewing changes in population and housing characteristics and compare them with those presented in Chapter II of the Housing Element.

Responsible Agency:

Community Development Department

Implementation Programs:

(A) Arcview and Metroscan

**POLICY H-1.1**

Review Housing Plan based on new information and revise, certify and adopt by June 30, 2002.

Responsible Agency:

Community Development Department

Implementation Programs:

(B) 2002 Housing Element

**POLICY H-1.2**

Annually review the Housing Element, together with other elements of the General Plan, for internal consistency, compliance with legal requirements, and suitability to changing local conditions.

Responsible Agency:

Community Development Department

Implementation Programs:

(G) General Plan Consistency

(H) General Plan Status Report

(Z) SB 520 Compliance

**POLICY H-1.3**

Provide a variety of residential development opportunities, ranging from low density to medium density as designated on Land Use Map

Implementation Programs:

(B) 2002 Housing Element

**POLICY H-1.4**

Encourage development of housing for elderly by offering incentives such as density increases and reductions in parking requirements Coordinate with local lending institutions to ensure availability of financing for senior housing projects and congregate care facilities.

Responsible Agency:

Community Development Department

Ridgecrest Redevelopment Agency

Implementation Programs:

- (D) CDBG (i.e. new/rehab dwelling units for elderly)
- (E) Density Bonus
- (F) Fair Housing Services
- (J) Non-profit Organizations (such as Habitat for Humanity)
- (K) Handicap Accessibility Program
- (L) HOME Funding
- (N) Kern County Housing Authority
- (O) Mobile Home Improvement Program
- (P) Mortgage Assistance Program
- (Q) Mortgage Credit Certificate Program
- (R) Outreach Program
- (T) Parking Reduction Program
- (U) Reduced or Waived Sewer Connection Fee
- (V) Rehabilitation Program
- (W) Seniors Outreach Program
- (X) Ridgecrest Redevelopment Agency

**POLICY H-1.5**

Encourage development of residential units, which are accessible to handicapped/disabled or are adaptable for conversion to residential use by the handicapped/disabled. Require Apartment complexes with twenty or more units to provide handicapped/disabled accessible unit, with at least two units per 100 units

Responsible Agency:

Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:

- (D) CDBG (i.e. Handicap accessibility grants, new/rehab dwelling units for disabled, retrofit assistance)
- (E) Density Bonus Program
- (F) Fair Housing Services
- (J) Non-profit Organizations (such as Habitat for Humanity)
- (K) Handicap Accessibility Program
- (L) HOME Funding
- (N) Kern County Housing Authority
- (O) Mobile Home Improvement Program
- (P) Mortgage Assistance Program
- (Q) Mortgage Credit Assistance Program

- (R) Outreach Program
- (T) Parking Reduction Program
- (U) Reduced or Waived Sewer Connection Fees
- (V) Rehabilitation Program
- (X) Ridgecrest Redevelopment Agency
- (Z) SB 520 Compliance

**POLICY H-1.6**

Allow for development of second units on a single-family development lot for seniors in residential zones, subject to availability of adequate infrastructure.

Responsible Agency:  
Ridgecrest Redevelopment Agency

Implementation Programs:  
*Per City Ordinance and State Law*

**POLICY H-1.7**

Permit the development of manufactured housing in all residential zones.

Responsible Agency:  
Community Development Department

Implementation Programs:  
*Per City Ordinance and State Law*

**POLICY H-1.8**

Preserve existing mobile homes.

Responsible Agency:  
Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:  
(K) Handicap Accessibility Program  
(O) Mobile Home Improvement Program

**POLICY H-1.9**

Encourage construction of planned residential developments under Planned Unit Development (PUD) guidelines.

Responsible Agency:  
Community Development Department

Implementation Programs:  
(E) Density Bonus

**POLICY H-1.10**

Encourage development of housing opportunities for moderate income households to live in city.

Responsible Agency:

Community Development Department

Implementation Programs:

(P) Mortgage Assistance Program

(Q) Mortgage Credit Certificate Program

**POLICY H-1.11**

Continue to facilitate timely permit and development plan processing for residential construction

Responsible Agency:

Community Development Department

Kern County Building Department

Implementation Programs:

(B) 2002 Housing Element

**Goal H-2**

Conserve and improve the conditions of the City's existing housing stock.

**POLICY H-2.0**

Continue a code enforcement program as the primary tool for bringing substandard units into compliance with city codes, and for improving overall housing conditions in City.

Responsible Agency:

Community Development Department

Implementation Programs:

(C) Code Enforcement Program

(R) Outreach Program

**POLICY H-2.1**

Encourage enforcement of City's nuisance ordinances, along with other applicable codes, to promote property maintenance.

Responsible Agency:

Community Development Department

Implementation Programs:

(C) Code Enforcement Program

(R) Outreach Program

**POLICY H-2.2**

Actively market rehabilitation programs as available through the Kern County Housing Rehabilitation Program or the Redevelopment Agency (if a program becomes available during the planning period), which provides financial and technical assistance to lower income property owners to make housing repairs, which could otherwise not be taken.

Responsible Agency:

Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:

- (C) Code Enforcement Program
- (K) Handicap Accessibility Program
- (R) Outreach Program
- (W) Seniors Outreach Program
- (X) Ridgecrest Redevelopment Agency

**POLICY H-2.3**

Prepare a housing rehabilitation assistance brochure outlining help available to home and apartment owners, including kinds of permitted repairs and income qualification.

Responsible Agency:

Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:

- (R) Outreach Program
- (V) Rehabilitation Program
- (W) Seniors Outreach Program

**POLICY H-2.4**

Prepare a mailing to landlords of multi-family buildings, announcing enhanced code enforcement and identifying funding sources for financing improvements.

Responsible Agency:

Community Development Department

Implementation Programs:

- (C) Code Enforcement Program
- (R) Outreach Program

**Goal H-3**

Preserve and enhance the quality of residential

neighborhoods in Ridgecrest, and ensure that new housing is sensitive to the existing natural and built environment.

**POLICY H-3.0**

Ensure that multi-family development is compatible in design.

Responsible Agency:

Community Development Department

Implementation Programs:

(G) General Plan Consistency

**POLICY H-3.1**

Prohibit new residential development from fronting on major arterial highways without adequate setbacks and buffering.

Responsible Agency:

Community Development Department

Implementation Programs:

(G) General Plan Consistency

**POLICY H-3.2**

Ensure high quality development standards in new mobile home developments, including compatibility with adjacent neighborhood.

Responsible Agency:

Community Development Department

Implementation Programs:

(G) General Plan Consistency

(Y) Update Zoning Ordinance

**POLICY H-3.3**

Require housing constructed expressly for low and moderate-income households not be concentrated in any single area in the City

Responsible Agency:

Community Development Department

Implementation Programs:

(F) Fair Housing Service

(G) General Plan Consistency

**POLICY H-3.4**

Locate higher density residential development in

close proximity to public transportation, retail, services, and recreation.

Responsible Agency:  
Community Development Department

Implementation Programs:  
(G) General Plan Consistency

**POLICY H-3.5**

Prohibit housing development in areas subject to hazards (fire, noise, flood, etc.).

Responsible Agency:  
Community Development Department

Implementation Programs:  
(G) General Plan Consistency  
(Y) Update Zoning Ordinance

**POLICY H-3.6**

Accommodate new residential development, which is coordinated with the provision of infrastructure and public services.

Responsible Agency:  
Community Development Department

Implementation Programs:  
(G) General Plan Consistency

**POLICY H-3.7**

Encourage energy conservation devices and passive design concepts, which make use of natural climate to increase energy efficiency and reduce housing costs.

Responsible Agency:  
Ridgecrest Building Department (contract with  
County of Kern Building Department)  
Southern California Edison

Implementation Programs:  
(G) General Plan Consistency  
(R) Outreach Program

**POLICY H-3.8**

Regularly examine new construction methods and materials, and upgrade the City's residential building standards as appropriate.

Responsible Agency:  
Community Development Department  
Ridgecrest Building Department (contract with  
County of Kern Building Department)

Implementation Programs:  
*Per City Ordinance and State Law*

**POLICY H-3.9**

Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.

Responsible Agency:  
Ridgecrest Police Department

Implementation Programs:  
(S) PACT Program

**Goal H-4**

Promote equal opportunity for all residents to reside in the housing of their choice.

**POLICY H-4.0**

Affirm a positive action posture, which will assure that unrestricted access is available to the community.

Responsible Agency:  
Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:  
(F) Fair Housing Services  
(M) Housing Committee  
(R) Outreach Program  
(Y) Update Zoning Ordinance

**POLICY H-4.1**

Prohibit practices, which restrict housing choice by arbitrarily directing prospective buyers and renters to certain types of neighborhoods or types of housing.

Responsible Agency:  
Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:  
(F) Fair Housing Services  
(M) Housing Committee

- (R) Outreach Program
- (Y) Update Zoning Ordinance

**POLICY H-4.2**

Provide fair housing information at City Hall, to inform both landlords and tenants of their rights and responsibilities.

Responsible Agency:  
 Community Development Department  
 Ridgecrest Redevelopment Agency

- Implementation Programs:
- (F) Fair Housing Services
  - (M) Housing Committee
  - (R) Outreach Program
  - (Y) Update Zoning Ordinance

**Goal H-5**

Revise the Zoning Code to support Ridgecrest’s housing objectives.

**POLICY H-5.0**

Provide affordable large family units to very low and low-income families during the 2002-2007 Housing Element.

Responsible Agency:  
 Community Development Department

- Implementation Programs:
- (D) CDBG (i.e. construct/rehab dwellings for large families, meeting income requirements)
  - (E) Density Bonus Program
  - (J) Non-profit Organizations (such as Habitat for Humanity)
  - (L) HOME Funding
  - (N) Kern County Housing Authority
  - (P) Mortgage Assistance Program
  - (Q) Mortgage Credit Certificate Program
  - (R) Outreach Program
  - (U) Reduced or Waived Sewer Connection Fees
  - (X) Ridgecrest Redevelopment Agency

**POLICY H-5.1**

Ensure that development standards for parking, open space and other amenities do not add unduly to the cost of housing.

Responsible Agency:

Community Development Department

Implementation Programs:

- (E) Density Bonus Program
- (T) Parking Reduction Program
- (Y) Update Zoning Ordinance

**POLICY H-5.2**

Permit emergency shelters and transitional housing as conditionally permitted uses in Service Commercial and Industrial areas. Permit transitional housing in multi-family residential areas.

Responsible Agency:

Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:

- (F) Fair Housing Services
- (X) Ridgecrest Redevelopment Agency
- (Y) Update Zoning Ordinance

**POLICY H-5.3**

Coordinate efforts of all agencies responsible for the provision of housing and housing programs to acquire efficiency in use of funds and elimination of overlapping programs.

Responsible Agency:

Community Development Department

Implementation Programs:

- (M) Housing Committee
- (R) Outreach Program
- (X) Ridgecrest Redevelopment Agency

**Goal H-6**

Meet the residential needs of the community as projected by the Kern Council of Governments 2001 Fair Share Housing Allocation and the proportional special group needs between 2002-2007.

**POLICY H-6.0**

The 2002-2007 Fair Share Housing Allocation needs as identified in Table 7-1 will be met during the planning period utilizing the appropriate programs as identified.

Responsible Agency:

Community Development Department

Ridgecrest Redevelopment Agency

Implementation Programs:

*See Table 7-1*

The following programs listed in Table 7-1 will be made available for the provision of new dwelling units, and/or accommodation of existing vacant dwelling units to meet the target need. As stated in the text of this Element, due to the decrease in population and high vacancy rates, there are several programs that will be applied to existing units to meet the target income needs.

**Table 7-1  
Ridgecrest Housing Element  
Fair Share Allocation 2002-2007**

HCD Income Limit	Fair Share Allocation	Implementation Programs
Very Low Income	26	(D) CDBG (E) Density Bonus Program (J) Non-profit Organizations (such as Habitat for Humanity) (L) HOME Funding (N) Kern County Housing Authority (O) Mobile Home Improvement Program (P) Mortgage Assistance Program (Q) Mortgage Credit Certificate Program (U) Reduced or Waived Sewer Connection Fees (V) Rehabilitation Program (X) Ridgecrest Redevelopment Agency
Low Income	20	(D) CDBG (E) Density Bonus Program (J) Non-profit Organizations (such as Habitat for Humanity) (L) HOME Funding (N) Kern County Housing Authority (O) Mobile Home Improvement Program (P) Mortgage Assistance Program (Q) Mortgage Credit Certificate

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		Program
		(U) Reduced or Waived Sewer Connection Fees
		(V) Rehabilitation Program
		(X) Ridgecrest Redevelopment Agency
Moderate	34	(P) Mortgage Assistance Program
		(Q) Mortgage Credit Certificate Program
		(V) Rehabilitation Program
		(X) Ridgecrest Redevelopment Agency
Above Moderate	34	(Q) Mortgage Credit Certificate Program
Total Dwelling Units	114	

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**POLICY H-6.1**

The 2002-2007 Special Housing Needs as identified in Table 7-2 will be met during the planning period utilizing the appropriate programs as identified.

Responsible Agency:

Community Development Department  
Ridgecrest Redevelopment Agency

Implementation Programs:

*See Table 7-2*

The following programs listed in Table 7-2 will be made available for the provision of new dwelling units, and/or accommodation of existing vacant dwelling units to meet the target special need. As stated in the text of this Element, due to the decrease in population and high vacancy rates, there are several programs that will be applied to existing units to meet the target special needs.

**POLICY H-6.2**

Tables 7-3, 7-4 and 7-5 quantify the objectives of the 2002-2007 Ridgecrest Housing Element.

**Table 7-2  
Special Needs Housing Needs  
2002-2007**

Special Needs Group	Number of Units Required		Implementation Programs
Elderly (65+)	24	(D)	CDBG
		(E)	Density Bonus Program
		(J)	Non-profit Organizations (such as Habitat for Humanity)
		(L)	HOME Funding
		(N)	Kern County Housing Authority
		(O)	Mobile Home Improvement Program
		(P)	Mortgage Assistance Program
		(Q)	Mortgage Credit Certificate Program
		(T)	Parking Reduction Program
		(U)	Reduced or Waived Sewer Connection Fees
		(V)	Rehabilitation Program
		(W)	Seniors Outreach Program
		(X)	Ridgecrest Redevelopment Agency
Disabled	7	(D)	CDBG
		(E)	Density Bonus Program
		(J)	Non-profit Organizations (such as Habitat for Humanity)
		(K)	Handicap Accessibility Program
		(L)	HOME Funding
		(N)	Kern County Housing Authority
		(O)	Mobile Home Improvement Program
		(P)	Mortgage Assistance Program
		(Q)	Mortgage Credit Certificate Program
		(R)	Outreach Program
		(U)	Reduced or Waived Sewer Connection Fees
		(V)	Rehabilitation Program
		(X)	Ridgecrest Redevelopment Agency
(Z)	SB 520 Compliance		
Female Head-of-Household	14	(D)	CDBG
		(E)	Density Bonus Program
		(J)	Non-profit Organizations (such as Habitat for Humanity)
		(K)	Handicap Accessibility Program
		(L)	HOME Funding
		(N)	Kern County Housing Authority
		(O)	Mobile Home Improvement Program
		(P)	Mortgage Assistance Program
		(Q)	Mortgage Credit Certificate Program
		(V)	Rehabilitation Program
(X)	Ridgecrest Redevelopment Agency		

**Table 7-2 (Continued)**  
**Special Needs Housing Needs**  
**2002-2007**

Large Family Unit	18	(D) (E) (J) (L) (N) (P) (Q) (R) (U) (X)	CDBG Density Bonus Program Non-profit Organizations (such as Habitat for Humanity) HOME Funding Kern County Housing Authority Mortgage Assistance Program Mortgage Credit Certificate Program Outreach Program Reduced or Waived Sewer Connection Fees Ridgecrest Redevelopment Agency
Farm Worker Housing	1*	(D) (E) (J) (L) (N) (O) (P) (Q) (U) (V) (X)	CDBG Density Bonus Program Non-profit Organizations (such as Habitat for Humanity) HOME Funding Kern County Housing Authority Mobile Home Improvement Program Mortgage Assistance Program Mortgage Credit Certificate Program Reduced or Waived Sewer Connection Fees Rehabilitation Program Ridgecrest Redevelopment Agency
Homeless	1*	(J) (N) (R) (Y)	Non-profit Organizations (such as Habitat for Humanity) Kern County Housing Authority Outreach Program Update Zoning Ordinance
<b>Special Needs Total</b>	<b>65</b>		

\*Calculates to less than one half of one unit need and will be met under the very low-income requirements.

**Table 7-3  
City Quantified Objectives  
Number of Units Provided by Program and Year**

Program	2003	2004	2005	2006	2007	Total Units Potentially Assisted of All Incomes
A. ArcView and Metroscan	ONGOING PROGRAM					
B. 2002 Housing Element			Ongoing Program			
C. Code Enforcement Program			Ongoing Program			
D. Community Development Block Grants (CDBG)	SECTION 8 VOUCHERS ONGOING PROGRAM					
E. Density Bonus Program			Ongoing Program			
F. Fair Housing Services			Ongoing Program			
G. General Plan Consistency			Ongoing Program			
H. General Plan Status Report	Once per year	Once per year	Once per year	Once per year	Once per year	
I. Grants Coordinator/ Administrator	ONGOING PROGRAM					
J. Non-Profit Organizations (including Non- profit Organizations (such as Habitat for Humanity))	4	5	4	5	5	23
K. Handicap Accessibility Program	2	2	2	2	2	10
L. HOME Funding	ONGOING APPLICATION FOR SENIORS HOUSING					
M. Housing Committee			Ongoing Program			
N. Kern County Housing Authority (HACK)			Ongoing Program			

**Table 7-3  
City Quantified Objectives  
Number of Units Provided by Program and Year (Continued)**

O. Mobile Home Improvement Program	ONGOING PROGRAM					
P. Mortgage Assistance Program	5	6	5	6	6	28
Q. Mortgage Credit Certificate Program	ONGOING APPLICATION					5
R. Outreach Program	ONGOING PROGRAM					
S. PACT Program	Ongoing Program					
T. Parking Reduction Program	Ongoing Program					
U. Reduced or Waived Sewer Connection Fees	Up to 65 units assisted in the Special Needs Categories as an ongoing program					65
V. Rehabilitation Program	2	2	2	2	2	10
W. Seniors Outreach Program	ONGOING PROGRAM					
X. Ridgecrest Redevelopment Agency (RRA)	See Mortgage Assistance Program					
Y. Update Zoning Ordinance	Update	Update Complete	Monitor	Monitor	Monitor	
Z. SB 520 Compliance	Once per year	Once per year	Once per year	Once per year	Once per year	

**Table 7-4  
City Quantified Objectives  
Number of Units Provided by Income, Special Need and Program**

<b>Income</b>	<b>Fair Share Allocation</b>	<b>RRA Mortgage Assistance Program</b>	<b>Non-Profit Organizations</b>	<b>Handicap Accessibility Program</b>	<b>Mortgage Credit Assistance Program</b>	<b>Reduced or Waived Sewer Capacity Fees *</b>	<b>Market Provided</b>	<b>Total Provided</b>
Very Low	26	5 (3)	8 (4)	(6)	0	Up to 15 Special Needs	0	26
Low	20	10 (2)	8 (3)	(4)	0	Up to 15 Special Needs	0	27
Moderate	34	5	0	0	5	Up to 13 Special Needs	11	34
Above Moderate	34	0	0	0	0	0	34	34
Special Needs	0	(5)	(7)	(10)	0	Up to 43, 13 minimum	0	65*
Total Units	114	25	23	10	5	13 (up to 43)	45	121
Approximate Value of Program		\$90,000	\$345,000	\$20,000	Varies	\$75,250*	0	\$530,250

**Table 7-5**  
**Quantified Objectives by Income Group**

Income Group	New Construction	Rehabilitation	Conservation
Very Low Income	15	7	4
Low Income	15	3	2
Moderate Income	20	8	6
Above Moderate Income	20	7	7
<b>Total</b>			

Source: Quad Knopf, Inc.

## CHAPTER EIGHT - PUBLIC PARTICIPATION

The 2002 Ridgecrest Housing Element Update began in November 2001. The following is a summary of the process the City went through in delivering the Draft Housing Element Update to the Department of Housing and Community Development:

**Table 8-1  
2002 Ridgecrest Housing Element Schedule  
November 2001 - February 2002 (Draft Complete)**

Housing Quality Survey Started	November 17, 2001
Kickoff Meeting	November 19, 2001
Housing Quality Survey Complete	November 22, 2001
Public Participation Plan Complete	November 26, 2001
Public Notice and Press Release of Project	November 26, 2001
Deadline for Committee Nominees	December 7, 2001
City Council Appoints Housing Committee	January 2, 2001
Land Inventory Complete	<i>December 7, 2001</i>
Housing Needs Quantified	December 14, 2001
PC/CC Study Session	January 22, 2002
Citizen Committee Mtg 1-Constraints	January 24, 2002
Citizen Committee Mtg 2-Objectives and Programs	January 31, 2002
Citizen Committee Mtg 3-Report	February 14, 2002
PC/CC Joint Meeting on Draft Report	February 20, 2002
Submit Draft Report with IS/Neg Dec to HCD	February 22, 2002
Initial Study/Neg Dec Circulated	February 22, 2002

During the compilation of background information for the Draft Element, an analysis of the demographic changes between 1990 and 2000 was conducted. Fair Share Housing Allocations and special needs were identified, and the City met with various City housing advocate groups, organizations and individuals. This intergovernmental coordination is noted in the schedule by organization represented. A joint meeting was conducted between the Planning Commission and City Council on January 22, 2002, and a second joint meeting was conducted on February 20 to recommend submittal of the Draft Report to Housing and Community Development (HCD).

A Housing Element Committee was appointed by the Planning Commission and City Council, and three committee meetings were conducted between January 24 and February 14 to discuss the effectiveness of the previous Element, the progress in implementation and the appropriateness of goals, objectives and policies contained in that Element. A summary of this discussion is contained in Chapter Two of this Element. Recommendations were made by the Committee members to modify certain programs to make them more successful in the 2002 Housing Element Update. Also, Fair Share Allocations, and special needs were discussed by the various housing advocate groups. These programs and target quantities are identified in Chapter Seven in the Five-Year Implementation Program.

Table 8-2 shows the groups, organizations and individuals that participated in the 2002 Housing Element Committee:

**Table 8-2  
Housing Element Committee and  
Participating Individuals**

<b>Organization</b>	<b>Individual</b>
Habitat for Humanity	Ken Kelley
Board of Realtors	Anna Marie Bergens
PAM Corporation (The Ridge)	Mary Ann Brown
Immanuel Ministry	Joe Pollock Jr.
RHEDC	John Anderson
Planning Commission	Howard Laire
China Lake Naval Weapons Station Housing Office	Eva Fortney
Social Agencies Collaborative	Win Heutcooper
Lois Landrum	City Community Development
Gary Parson	Economic Development
Jim Smith	Planning Commission
Gary Burgner	Landlord
<b>Citizen Attendees:</b>	
Chuck Rouland	City of Ridgecrest
Mary Lundstrom	

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Mary Ash  
Ron Ketcham  
Mike Pierce  
Andrew Forrester  
Lester Forrester  
Royce Heseman

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City of Ridgecrest

Outreach for the 2002 Housing Element Update included public meeting announcements at Planning Commission and City Council meetings along with newspaper public meeting notices. Also, the City actively promotes public service and meeting announcements on the public access television station. Announcements of the public meetings were made on a continuous basis between January 22 and February 20, 2002.

**Table 8-3**  
**2002 Housing Element Update Schedule**  
**February 2002 – June 2002**

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HCD Review Period Begins	February 22, 2002
End of HCD Review Period	April 22, 2002
PC Sets Date for Hearing on HE	April 23, 2002
Review Recommended Revisions	April 29, 2002
Revised HE Submitted to City; HP submitted to Agency	May 8, 2002
PC Hearing on Revised HE	May 14, 2002
CC Sets Hearing on Revised HE	May 21, 2002
PC Adoption of HE (if necessary)	May 28, 2002
CC Hearing on Revised HE	June 4, 2002
CC Hearing on Revised HE (if necessary)	June 18, 2002
Agency Adopts Housing Plan	June 18, 2002
Submit Adopted HE to HCD	June 21, 2002

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***Environmental Review***

Land uses will not change and land is not expected to be rezoned within the 2002-2007 planning period as a result of adopting this Housing Element. Therefore, the 2002 Ridgecrest Housing Element will utilize a Negative Declaration for environmental review.