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City of Tehachapi

6th Cycle Housing Element

March 2025 REVISED DRAFT 2

LWC

6th Cycle Housing Element Update

Contents

Section I Introduction 1

I.A Community Context 1

I.B Housing Element Purpose 1

I.C Organization of the Housing Element 2

I.D Data Sources and Methods 4

I.E Summary of Public Participation 4

I.F Consistency with Other General Plan Elements 7

I.G Other Statutory Requirements 8

Section II Projected Housing Need 9

II.A Introduction/Overview of Kern COG Methodology 9

II.B Kern County Income Limits 9

II.C Regional Housing Needs Allocation 9

Section III Housing Plan 11

III.A Goals, Policies, and Programs 11

Policy 1: Promote green building and energy efficiency by encouraging the development of high-quality and energy-conscious housing. 12

Policy 2: Preserve and improve existing housing by maintaining existing affordable and market-rate housing stock and promoting programs for rehabilitation. 13

Policy 3: Assist in the development and attainment of diverse and high-quality housing to meet the needs of all segments of the community. 17

Policy 4: Meet equal housing opportunity needs for all resident groups – regardless of their economic, social, familial, or cultural background. 22

Policy 5: Increase development certainty through zoning and relegating more permitting to administrative decisions. 25

III.B Quantified Objectives 28

Appendix A: Housing Needs Assessment

Appendix B: Sites Inventory and Methodology

Appendix C: Housing Constraints

Appendix D: Existing Programs Review

Appendix E: Public Participation Summaries

Appendix F: Affirmatively Furthering Fair Housing Assessment

Appendix G: Housing Resources

Section I Introduction

I.A Community Context

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

Tehachapi grew with the rail line owned by the Western Development Company, a subsidiary of the Southern Pacific Railway (currently Union Pacific). Incorporated in 1909, the community expanded through the subdivision of surrounding ranches. The City's population grew to about 11,000 by the end of the century, then further increased by approximately 31 percent between 2000 and 2010. It should be noted that this figure includes both permanent City residents and the institutionalized population at the California Correctional Institute (CCI). As of 2022, the City's total population has steadily decreased to 12,375, the causes of which are described in greater detail in Appendix A, Section A.2.1 (Population).

This Housing Element will focus exclusively on the City of Tehachapi, also referred to as "the City" or "Tehachapi." The City is surrounded by many unincorporated communities, the majority of which are located to its west and depend on Tehachapi for goods and services. The communities of Bear Valley Springs, Stallion Springs, and Golden Hills account for the greatest number of these residents. This "Greater Tehachapi" area is otherwise excluded from the Housing Element's data, analyses, and policies unless explicitly noted.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order" (Government Code Section 54220). This objective has become increasingly urgent in recent years as communities across the State struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

> *High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the State), **decrease educational outcomes** (affecting individuals, as well as the State's productivity), **and make it difficult for California businesses to attract and retain employees**.*
>
> *– State of California 2025 Statewide Housing Assessment*

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2023-2031. The Housing Element is a mandatory part of a jurisdiction's General Plan, but it differs from other General Plan elements in two key aspects. The Housing Element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a four-year regional transportation plan (RTP) cycle, such as the Kern Council of Governments (Kern COG). This is the "6th Cycle" of Housing Element updates in California, thus this Housing Element is also referred to the "6th Cycle Housing Element update" throughout this document. The Housing Element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements. Certification also ensures that the City remains eligible for various State and federal funding programs.

In practical terms, the Housing Element provides the City of Tehachapi with an opportunity to assess its housing needs and to develop policies and actions that effectively respond to those needs. Amongst other groups, the Housing Element affects teachers in the schools, employees in local businesses, older residents on fixed incomes, parents and their adult children who want to remain in or return to Tehachapi, and young persons wishing to live in the community. Ultimately, the supply and cost of housing affect the entire Kern County economy as well as people's quality of life in the region.

I.C Organization of the Housing Element

Pursuant to California Government Code Sections 65580-65589, a Housing Element must consist of the following components:

- **Existing Programs Review:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.

- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as seniors, farmworkers, homeless, large households, and female-headed households.

- **Sites inventory and Methodology:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.

- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.

- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).

- **Affirmatively Furthering Fair Housing Assessment (AFFH):** AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. The goal of AB 686 is to achieve better economic and health outcomes for all Californians through equitable housing policies. The assessment of affirmatively furthering fair housing documents compliance with AB 686.

- **Goals, Policies, and Programs:** This Section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).

Section II provides a summary of the projected housing need. Section III contains goals, policies, and actions related to housing in Tehachapi. The comprehensive research and analysis supporting the development of Section III are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City's goals, policies, and programs:

- **Appendix A:** Housing Needs Assessment
- **Appendix B:** Housing Capacity Analysis and Methodology
- **Appendix C:** Housing Constraints
- **Appendix D:** Evaluation of the 2015-2023 Housing Element

- **Appendix E:** Public Participation Summaries
- **Appendix F:** Affirmatively Furthering Fair Housing Assessment
- **Appendix G:** Housing Resources

I.D Data Sources and Methods

This Housing Element was updated in accordance with HCD guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Tehachapi General Plan and the Tehachapi Zoning Code. The analyses and findings in this document relied on data compiled from various sources, including:

- U.S. Census Bureau (American Community Survey, Longitudinal Employer-Household Dynamics)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Housing Element Data Package prepared by HCD for Kern County

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

I.E Summary of Public Participation

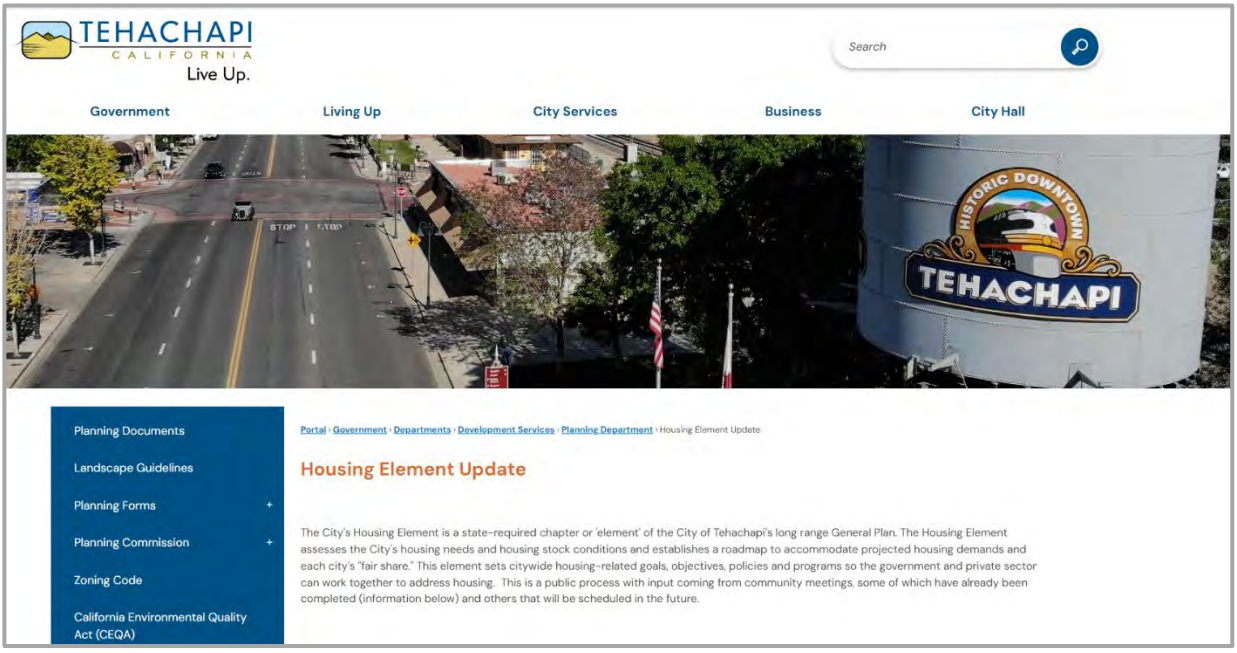
Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of this Housing Element, the City's public participation program included community workshops, study sessions with the Planning Commission and City Council, and a continuously updated project website.

Outreach activities are summarized below. For detailed public outreach summaries, please see Appendix E (Public Participation Summaries).

Website

The Housing Element Update webpage was used to provide information on the project's process, timeline, resources (e.g., reference material, draft documents, etc.), meeting notices and materials, and City contact information.

Figure I-1: Housing Element Update Webpage



Notifications

The City made email notifications for community meetings via the City's news release email notification system. Notifications were also shared through the City's podcast, TehachaPod. Furthermore, the City promoted Housing Element Update meetings through social media platforms, including the City's Facebook, Twitter, Instagram, and Nextdoor accounts. The notifications also provided a link to the project webpage and City contact information. Screenshots are provided in Appendix E, Section E.3.1

Public Outreach and Events

The timeframe of each outreach event is listed below:

- **Introductory Workshop:** Wednesday, June 21, 2023
- **Joint Planning Commission/City Council Study Session:** Wednesday, July 10, 2023

For a detailed account of each outreach event, including number of attendees and comments received, see Appendix E, Section E.2. Slides presentations delivered at each event are available in Appendix E, Section E.3.2.

Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously described outreach efforts, the City conducted dedicated outreach to solicit input on the AFFH analysis (Appendix F). Working with the Community Development Department, the City developed the following list of contacts representing various non-profit organizations, economic segments, and neighborhoods:

- Adventist Health Tehachapi Valley
- American Legion Tehachapi Post 221
- Bakersfield-Kern Regional Homeless Collaborative
- Cerro Coso Community College – Tehachapi Branch
- Community Action Partnership of Kern (CAPK)
- Cornerstone Center for Counseling and Discipleship
- Farmworker Institute of Education and Leadership (FIELD)
- Greater Tehachapi Chamber of Commerce
- Housing Authority of Kern County
- Kern Behavioral Health & Recovery Services
- Kern Regional Center
- Kiwanis Club of Tehachapi
- Mountain Bible Church
- Mountain Pathways
- Salvation Army Tehachapi Community Center
- Tehachapi Economic Development Council
- Tehachapi Senior Center
- Tehachapi Unified School District
- Tehachapi Valley Healthcare District
- Vineyard Church

While some of these groups were also directly notified of the public outreach meetings for the Housing Element Update, this more targeted list was necessary to broaden the public engagement effort and reach all communities and populations within the City. These groups were directly contacted via email and telephone based on the staff contacts at the non-profit organizations and individual email addresses on file with the City.

Summary of Public Comments

- **Senior Housing.** Additional senior housing is needed in Tehachapi for older adults looking to downsize. Existing options, especially income-qualified senior housing, have years-long waitlists. Support was expressed for the City to continue to facilitate the adoption and implementation of the Oak Tree Village Specific Plan, which includes a Continuum of Care/Retirement Center (CCRC) component.
- **Proactive Outreach to Developers.** The City was encouraged by some commenters to more proactively recruit developers to add vibrancy to the community and stimulate economic activity, highlighting the City's forward-thinking form-based zones.
- **Homelessness and Near-Homelessness.** Though Tehachapi is not observed to have a large number of unhoused homeless individuals present (see Appendix A, Section A.3.5), a commenter noted that they often interact with individuals living out of their vehicles and with limited access to services.

- **Economic Difficulties for Specific Populations.** Beyond the senior housing challenges noted above, several commenters also brought attention to the difficulties faced by single-parent and -grandparent households in Tehachapi, especially with regard to a shortage of affordable childcare. Also mentioned were the difficulties younger individuals, especially recent graduates, face in moving out of their family homes and finding attainable rental housing; the price of rental units has noticeably increased in recent years (see Appendix A, Section A.5.2).

Integration of Community Feedback into the Housing Element

The comments provided have been incorporated and addressed in the updated Housing Element, specifically through the Housing Needs Assessment (Appendix A), the Sites Inventory and Methodology (Appendix B), Affirmatively Furthering Fair Housing (Appendix F), and through programs. Programs which address specific comments include the following:

- Provide support for lower-income senior households who are "aging in place" by connecting them with energy efficiency, water conservation, weatherization, and home rehabilitation programs managed by regional social service providers and utility companies (Programs 1.1, 1.3, and 2.1).
- Increase efforts to connect with and provide technical assistance to developers willing to pursue mixed-use, mixed income, and senior housing projects in the City of Tehachapi (Program 3.4). Publish and maintain a residential land inventory to support these efforts (Program 5.3).
- Study and consider adopting additional incentives to promote the development of housing typologies which support the City's housing goals, including in Downtown (Program 3.2), accessory dwelling units (Program 3.6), housing on religious institution sites (Program 3.8), senior housing (Program 3.9), and persons with disabilities (Program 4.2).
- Collaborate with the community's religious institutions and social service providers to identify and facilitate opportunities to create a small emergency shelter or low-barrier navigation center (Program 4.4).

I.F Consistency with Other General Plan Elements

The Housing Element is one of eight elements in the City's General Plan, a long-range vision document that provides guidance for future development in Tehachapi last updated in 2012. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. Various Housing Element programs require Zoning Code amendments, and some will require amendments to the General Plan for consistency. As those Housing Element programs are implemented, the General Plan will be amended concurrently to ensure consistency across

planning documents. In the event an element of the General Plan is amended, the City will consider the impact of the amendment on the other elements to maintain consistency across all documents.

I.G Other Statutory Requirements

Water and Sewer Priority

Government Code Section 65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Tehachapi, water and sewer services are provided by the City's Public Works Department. The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. As part of this Housing Element, the City will continue to comply with these requirements (see Program 3.1).

Government Code Section 65589.7 also requires adopted Housing Elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The City will provide the future adopted Housing Element to its Public Works Department.

Section II Projected Housing Need

II.A Introduction/Overview of Kern COG Methodology

State Housing Element law (Government Code Sections 65580-65589) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the RHNA provided by HCD. In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a RHNA.

Kern COG, the council of governments for Kern County, adopted its final 6th Cycle RHNA Plan in July 2022. Adjustments to correct for rounding errors were adopted in January 2023, with no impact on the City of Tehachapi's RHNA allocation. The final RHNA Determination includes adjustments for vacancies, replacement, overcrowding, and cost burden as required by State law.

II.B Kern County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code Section 50079.5. HCD calculates six income categories (or "limits") and publishes these at the county level annually. Kern County's 2022 income limits for households of one to eight persons are shown in Table II-1.

Table II-1: Kern County 2022 Annual Income Limits by Household Size

Number of Persons in Household:		1	2	3	4	5	6	7	8
Kern County Area Median Income: $80,300	Acutely Low	$8,450	$9,650	$10,850	$12,050	$13,000	$14,000	$14,950	$15,900
	Extremely Low	$16,350	$18,700	$23,030	$27,750	$32,470	$37,190	$41,910	$46,630
	Very Low Income	$27,300	$31,200	$35,100	$38,950	$42,100	$45,200	$48,300	$51,450
	Low Income	$43,650	$49,850	$56,100	$62,300	$67,300	$72,300	$77,300	$82,250
	Median Income	$56,200	$64,250	$72,250	**$80,300**	$86,700	$93,150	$99,550	$106,000
	Moderate Income	$67,450	$77,100	$86,700	$96,350	$104,050	$111,750	$119,450	$127,200

Source: HCD, 2022

II.C Regional Housing Needs Allocation

The RHNA for the City of Tehachapi is shown in Table II-2. The City has a total allocation of 902 units for the 2023 – 2031 planning period.

Table II-2: 6th Cycle RHNA

Income	City of Tehachapi		Kern COG	
	Number of Units	Percent	Number of Units	Percent
Total	**902**	**100%**	**57,650**	**100%**
Extremely Low and Very Low [1]	188	21%	14,658	25%
Low	119	13%	9,328	16%
Moderate	164	18%	9,299	16%
Above Moderate	431	48%	24,365	42%

[1] "Extremely Low" included in "Very Low" Category, assumed to be 50% of the Very Low allocation.

Source: Kern COG

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

Section III Housing Plan

III.A Goals, Policies, and Programs

The Housing Plan of the Housing Element serves as the City's strategy for addressing its housing needs. This Section describes the housing goals, policies, and programs of the Housing Element for the City of Tehachapi.

The Goal is an aspirational purpose statement that indicates the City's direction on housing-related needs. Policies are statements that describe the City's preferred course of action among a range of other options. Programs provide actionable steps to implement the City's goal and to further the City's progress towards meeting its housing allocation. Some programs contain quantified objectives, which represent measurable outcomes that can be used to benchmark the success of each program.

The 5th Cycle Housing Element contained many successful programs which have been renewed or modified to continue implementing impactful policies and are referenced beneath their associated 6th Cycle programs below. For a complete list of 5th Cycle programs and a comparative review of 5th and 6th Cycle programs, see Appendix D (Evaluation of the 2015–2023 Housing Element).

This Housing Element contains actions intended to significantly increase the amount and types of housing for all income levels in the City of Tehachapi. These efforts are expected to be initiated throughout the planning period, which is from January 31, 2023, to January 31, 2031. In accordance with State law, the City will also evaluate the progress and effectiveness of Housing Element programs on an annual basis. Together, these actions reflect the City's commitment to increasing affordable housing and improving existing housing conditions.

The following list of goals, policies, and programs includes a combination of strategies, including a continuation of existing successful policies and programs as well as new policies and programs to tackle emerging opportunities and constraints, address changes in State law, and provide innovative approaches to accommodate the larger RHNA.

Overall Goal

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

Policy 1: Promote green building and energy efficiency by encouraging the development of high-quality and energy-conscious housing.

Program 1.1: Energy Efficiency and Water Conservation

Continue to promote residential energy and water conservation and greenhouse gas reduction to the entire community through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. This includes information on the Property Assessed Clean Energy (PACE) program that provides eligible property owners with financing for energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. Other programs include leveraging and promoting other State and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented through organizations such as Southern California Edison, SoCal Gas, and the Kern County Planning and Natural Resources Department.

The City will make the above-described information available at the public counter of the Development Services Department, at the Tehachapi Senior Center, the Tehachapi Branch Library, and through the City's website.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Revise collection of publicized resources annually as state and regional programs change; update City's website by June 2024.

Geographic Targeting: Citywide

Program 1.2: Green Building

The City shall support and encourage Green Building design standards in new construction and redevelopment to promote increased energy conservation.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing

Quantified Objective: Achieve at least "Environmentally Sustainable Design" LEED certification for all new public buildings of at least 15,000 square feet.

Program 1.3: Weatherization for Extremely Low-Income Households

In partnership with the Community Action Partnership of Kern (CAPK), facilitate outreach about its Weatherization Program to extremely low-income households in the community. The City will make this information available at the public counter of the Development Services Department, the Tehachapi Senior Center, and the Tehachapi Branch Library. The information will also be available on the City's website.

As the majority of the City's younger residents (and an increasing share of older residents) live in rental housing (see Appendix A, Figure A-23), targeted outreach will also be made to local landlords to ensure the benefits of weatherization and energy efficiency reach extremely low-income renter households.

Responsible Body: Development Services Department, CAPK

Funding Source: General Fund

Timeframe: Coordinate outreach with CAPK throughout the planning period; conduct targeted outreach to local landlords within two years of Housing Element adoption, then continue biannually throughout the planning period.

Quantified Objective: Connect three extremely low-income households with CAPK's Weatherization Program annually, for a total of 24 households during the planning period. Three households represent approximately one-half percent of all extremely low-income households (585) in the City of Tehachapi as estimated by HUD's 2019 Comprehensive Housing Affordability Strategy (CHAS) dataset (see Appendix A).

Geographic Targeting: Census Block Group 61.02-1 (lowest median household income, ACS 2023), Census Block Group 61.01-3 (highest median age of housing units, ACS 2021)

Policy 2: Preserve and improve existing housing by maintaining existing affordable and market-rate housing stock and promoting programs for rehabilitation.

Program 2.1: Housing Rehabilitation

The City will continue to assist in the provision of housing programs and services for lower-income households with other public agencies and private nonprofit organizations that offer home repairs, rental assistance, and first-time homebuyer assistance. The City will also maintain a database of housing conditions, prioritizing code enforcement activity and/or assistance as substandard units are identified. To minimize overlap or duplication of services, the City will undertake the following actions:

- The City will support County and nonprofit housing rehabilitation programs by providing program information to interested individuals through handouts available at the public

counter of the Development Services Department, the Tehachapi Senior Center, the Tehachapi Branch Library, and through the City's social media and website.

- The City will contact previous rehabilitation applicants when new funding becomes available and by email, social media, and on the City website, when housing rehabilitation funds become available. The City will continue to transfer their Community Development Block Grant (CDBG) funds to the County to support the Housing Rehabilitation Program, Home Access Program, and HOME Program each year.

  Responsible Body: Development Services Department

  Funding Source: General Fund, CDBG Housing Rehabilitation Program, Home Access Program, HOME Program

  Timeframe: Revise collection of publicized resources annually as state and regional programs change; update City's website by June 2024; follow up on code enforcement needs throughout the planning period.

  Quantified Objective: Rehabilitation and preservation of six units for lower-income households during the planning period.

  Geographic Targeting: Census Block Group 61.02-1 (lowest median household income, ACS 2023), Census Block Group 61.01-3 (highest median age of housing units, ACS 2021)

Program 2.2: Clean Up Programs

The Development Services Department will continue to coordinate "community clean-up events" with local non-profit organizations, public partners, and businesses to provide litter and bulky item removal in targeted neighborhoods. These multi-annual/seasonal events are design to build community and provide assistance to lower-income households/neighborhoods through no-charge disposal, in addition to the proactive removal of hazardous materials from homes, benefitting public health and safety The City will also continue to utilize annual funding the Kern County land use fees to mitigate litter and illegal dumping in alleys and/or vacant properties.

Responsible Body: Development Services Department, Kern County, community groups

Funding Source: General Fund, Kern County land use fee allocation

Timeframe: Annually throughout the planning period.

Quantified Objective: At least eight clean up events (one per year) in collaboration with community groups and organizations.

Geographic Targeting: Census Block Group 61.02-1 (lowest median household income, ACS 2023), Census Block Group 61.01-3 (highest median age of housing units, ACS 2021)

Program 2.3: Residential Infrastructure

As a place-based strategy for community preservation and revitalization, the City will continue to utilize CDBG funding to target infrastructure improvements to reduce disparities in access to walkable neighborhoods, recreational spaces, and other essential amenities which further fair housing. This will include completing ongoing efforts to improve sidewalks and roads in the Northside Neighborhood (Census Block Group 61.01-3) and complete construction of Valley Park (Census Block Group 61.02-1). The City will also continue to pursue other external resources (e.g., Clean California grants) to support these efforts as they become available.

Responsible Body: Development Services Department

Funding Source: CDBG, Clean California Local Grant Program (CCLGP), California Active Transportation Program, US Active Transportation Infrastructure Investment Grant Program, other State funding sources

Timeframe: Annual application for and investment of CDBG funds; apply for grant funding as available throughout the planning period. Complete construction for Valley Park project by June 2024 and Northside Sidewalks III project by August 2024.

Quantified Objective: Investment of at least $100,000/year (annualized across the planning period) in targeted infrastructure improvements

Geographic Targeting: Census Block Group 61.02-1 (lowest median household income, ACS 2023), Census Block Group 61.01-3 (highest median age of housing units, ACS 2021)

Program 2.4: Replacement Housing Requirements [NEW]

Pursuant to Government Code 65583.2(g)(3) and 65915, the City will require the replacement of units affordable to the same or lower-income level as a condition of any development on a non-vacant site as required by SB 330 and State law.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing as project applications are submitted and reviewed.

Objective: Implement State law requirements when applicable during development applications and ensure 100 percent of protected units are replaced in all applicable projects during the planning period.

Program 2.5: Preservation of At-Risk Housing Units [NEW]

There are 240 subsidized affordable housing units in the City of Tehachapi. Among these, 44 units, part of the Mulberry Villa Apartments complex, have been identified as being at “very high

risk" of being converted to market rate housing (see Appendix A, Section A.5.4). The City has maintained ongoing communication with the owners of this complex (The Michaels Organization) and have confirmed that though the subsidy the complex received expired in 2001, the owner intends to maintain Mulberry Villa Apartments' affordability during the plan period as it has for the past two decades. The remaining 196 subsidized units have estimated affordability end dates from 2058 to 2070 and thus are not at-risk of conversation within 10 years of the beginning of the planning period.

The City shall continue to monitor the expiration of subsidy agreements to prevent the displacement of lower-income households from existing affordable housing. The City will assist in maintain the affordability of units produced through federal and State programs to the extent possible by working with appropriate organizations to identify units that may convert to market-rate units, analyzing the cost of keeping the units affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed. In addition, the City will continue to enforce housing affordability agreements between the owners and the City.

If the City becomes aware of the expiration of a subsidy agreement, the City shall implement the following measures:

- Contact property owners of units at risk of converting to market-rate housing within three years of affordability expiration to discuss the City's desire to preserve complexes/units as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at three years, 12 months, and six months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested non-profit entity, if necessary, to protect the affordability of the rental unit.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, particularly The Michaels Organization.

Objective: Conservation of the 44 units of at-risk affordable housing considered Very High Risk.

Policy 3: Assist in the development and attainment of diverse and high-quality housing to meet the needs of all segments of the community.

Program 3.1: Water and Sewer Service Providers

Pursuant to Chapter 727, Statues of 2004 (SB 1087), work with the Public Works Department (City's water and sewer provider) in order to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Per Government Code Section 65589.7, jurisdictions are required to prioritize granting water and sewer services to proposed developments that include housing affordable to lower-income households. Currently, the City does not have a written procedure to how the City will grant priority water and sewage services to proposed developments that include housing affordable to lower-income households lower-income households. The City will establish a written procedure to require prioritizing and granting water and sewage services to proposed development that include housing affordable to lower-income households. In addition, the City will provide a copy of the Housing Element and any future amendments to the Public Works Department immediately after adoption.

Responsible Body: Development Services Department, Public Works Department

Funding Source: General Fund

Timeframe: May 2025

Program 3.2: Downtown Development

Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's transect zones. Considering market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and flexible development standards.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Throughout the planning period.

Quantified Objective: At least 12 new residential units in T4.5 and T5 zoning districts by 2031.

Geographic Targeting: Downtown Tehachapi (Census Tract 61.01)

Program 3.3: Density Bonus

Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. State Density Bonus law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. The law also provides reduced parking requirements and allows requests for waivers of development standards, such as increased height limits and reduced setback requirements.

The City shall amend the Zoning Code (Chapter 4.20) to comply with recent changes to State Density Bonus law, pursuant to Government Code Section 65915. The City commits to continue to review and approve eligible requests under State Density Bonus law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled.

Responsible Body: Development Services Department, City Council

Funding Source: General Fund

Timeframe: Amend Zoning Code within one year of Housing Element adoption; develop a user-friendly handout about State Density Bonus Law (July 2024).

Program 3.4: Proactive Partnerships for Affordable Housing

The City will engage in proactive outreach to affordable housing developers to publicize and promote the changes that will be made through the Housing Element Update to facilitate the production of affordable housing in Tehachapi.

Beginning in 2024, the City shall conduct targeted outreach to regional agencies such as the Housing Authority of the County of Kern (HAKC) and Community Action Partnership of Kern (CAPK) to proactively identify development opportunity and assist in the development of housing for lower-income households, including Extremely Low-Income (ELI) and households with special housing needs. As opportunities are identified, the City shall collaborate with regional agencies to pursue funding for new units affordable to lower-income households and invite affordable housing developers to visit housing opportunity sites. Opportunities for affordable senior housing are a priority and are strongly encouraged (see Program 3.9).

The City shall also continue to transfer a portion of its CDBG funds to the County's HOME Program, which supports efforts to increase the supply of low-income affordable housing, including partial financing for the construction of new affordable rental housing.

The City shall also provide incentives for affordable housing developments through one or more of the following actions:

- Approval of density bonus and incentive requests;

- Expedited permit processing;
- Applications for State and federal funding on behalf of a non-profit, under a specific program to construct affordable housing, including housing for persons with physical or developmental disabilities; and
- Provision of financial incentives such as reducing or waiving select City fees for 100 percent affordable housing projects.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Beginning June 2024, then annually throughout the planning period.

Quantified Objective: At least eight meetings with local/regional agencies and affordable housing developers during the planning period, with a goal of constructing at least eight deed-restricted affordable housing units during the planning period.

Geographic Targeting: Citywide (all Tracts identified as TCAC Composite High Resource), with a preference for infill growth areas on parcels in the T-4 Zone.

Program 3.5: Accessory Dwelling Unit Amendments [NEW]

The City shall amend the Zoning Code (Section 6.20.140) to comply with recent updates to State ADU Law, specifically to ensure the Code allows both ADUs and Junior ADUs by-right in zones that allow single family and multi-family residential uses with appropriate setback, height, square footage, and parking standards as outlined by State law.

Responsible Body: Development Services Department, City Council

Funding Source: General Fund

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Program 3.6: Accessory Dwelling Unit Outreach [NEW]

Integrating accessory dwelling units (ADUs) into existing residential neighborhoods is a means for the City to accommodate additional affordable rental housing that supports multi-generational households and other special needs groups. Furthermore, new State laws have significantly eased ADU development standards and streamlined their approval process (see Program 3.5). To promote safe, legal ADU development, the City will implemental additional measure to facilitate the production and affordability of ADUs, including:

- Create a dedicated page on the City's website informing residents of ADU regulations, the application process, and available funding for ADU construction, such as the CalHFA ADU Grant Program that provides up to $25,000 to reimburse homeowners for necessary predevelopment costs.

- Provide financial and/or technical assistance to lower-income and non-English-speaking households, connecting them with (for example) the CalHFA ADU Grant Program.
- Work with owners of illegal and/or "unintended" accessory dwelling units to bring the unit into compliance with City standards.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Informational materials on the City's website by June 2024; ongoing advertising of materials in print and digital media. Contact and coordinate with known unpermitted ADUs throughout the planning period. If affordable housing targets are still lagging by February 2026, the City will review and revise efforts to increase ADU construction, implementing additional incentives no later than August 2027.

Quantified Objective: Increase in the average number of ADUs permitted – at least one ADU per year for a total of eight during the planning period.

Housing Mobility: Provision of smaller rental units will provide residents with great housing mobility, especially for lower-income households and seniors looking to downsize

Program 3.7: Manufactured Housing [NEW]

The City shall amend the Zoning Code to explicitly allow manufactured homes as primary uses anywhere that a single- family residential use is allowed, subject to the same standards as a single-family dwelling, pursuant to Government Code Section 65852.3.

Responsible Body: Development Services Department, City Council

Funding Source: General Fund

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Program 3.8: Housing on Religious Institution Sites [NEW]

The City shall amend the Zoning Code to allow religious institution-affiliated housing development projects by-right as accessory to permitted religious institution uses, consistent with Assembly Bills 1851 and 2244. The California legislature passed AB 1851 in 2020 and AB 2244 in 2022, which encourage the use of religious facility sites (including parking lots) for housing developments and prohibit jurisdictions from requiring replacement parking when used for qualified development. State law defines "religious institution affiliated housing" as housing that is on religious institution property and is eligible for a State density bonus, meaning it has elements of affordability.

There are approximately 13 religious institutions in the City with parking lots of sufficient size to accommodate a housing development. Nine are located in or adjacent to Downtown on parcels zoned either T-5 or T-4.5. The other four are located in the City's western and southern

neighborhoods on parcels zoned either T-4 or R-1. All parcels are well-suited for infill development which aligns with other Housing Element programs (see Programs 3.2, 3.4, 3.9, 4.4, and 5.5).

Responsible Body: Development Services Department, City Council

Funding Source: General Fund

Timeframe: Outreach to religious properties with a letter informing them of AB 1851 or other relevant new laws related to housing on religious properties (July 2025 and July 2027).

Quantified Objective: Five units entitled or constructed in collaboration with religious institution sites during the planning period.

Geographic Targeting: Neighborhoods which contain religious institution sites, especially in and adjacent to Downtown.

Program 3.9: Enhanced Density Bonus for Senior Housing [NEW]

To incentivize the development of senior housing, the City will develop a local density bonus program that supplements State Density Bonus Law and helps developers achieve densities that improve project feasibility. If adopted, the City will inform developers of this unique local density bonus opportunity shortly after adoption to increase the likelihood of the development of senior housing during the planning period. The City will include information on the number of additional units possible and the opportunity for waivers and concessions that may be available to make the additional units economically feasible.

Responsible Body: Development Services Department, City Council

Funding Source: General Fund

Timeframe: Development of Enhanced Density Bonus for senior housing by June 2025. Consider for adoption with one year of development.

Program 3.10: Water Supply for New Development [NEW]

As the City's water operations have neared a point of equilibrium, it has sought additional sources of water to support growth. The City has and will continue to take proactive steps within its control to maintain and expand its water supply during the planning period, targeting a 30 acre-feet increase per year (cumulative). This will be achieved by a combination of the following actions:

- Purchase of available native water rights;
- Secure native water right leases;
- Secure imported water supply from the Tehachapi-Cummings County Water District (TCCWD); and
- Conservation of water through irrigation conservation projects that either replace high-consuming water uses with lower-consuming uses (e.g., replace turf with drought-tolerant

plants), or transfer portions of irrigated property within the City from the City's potable water network to TCCWD's agricultural supply, freeing up City supplies for other uses.

Responsible Body: Development Services Department, Public Works Department, City Council

Funding Source: General Fund

Timeframe: Coordinate with Public Works Department annually to increase City water supply.

Quantified Objective: Increase City's potable water supply by 30 acre-feet per year.

Policy 4: Meet equal housing opportunity needs for all resident groups – regardless of their economic, social, familial, or cultural background.

Program 4.1: Fair Housing

The City shall refer violations of the Fair Housing Act and discrimination complaints to the Fair Housing Council of Central California and aid in resolving complaints. The City shall provide, bi-annually, information on Fair Housing Policy. Information will be mailed to property owners, property managers, and tenants; available on the City's website; available at the counter at the Community Development office; and included in water bill leaflets twice a year. Additionally, the City shall prepare a formal fair housing complaint form and processes as exists for ADA complaints.

The City shall also continue to transfer a portion of its CDBG funds to the County's Fair Housing Services program, which provides educational and referral services, the taking of complaints concerning housing discrimination, and includes testing, mediation, and audits.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Twice annual inclusion of fair housing information in water bill leaflets; enforcement throughout the planning period; formal fair housing complaint form/processes prepared by June 2024.

Quantified Objective: Sixteen total distributions of fair housing information.

Program 4.2: Persons with Disabilities

The City shall explore different models to encourage the creation of housing for persons with disabilities, including developmental disabilities. Such models could include the following:

- Coordinating with the Kern Regional Center and other local agencies to pursue funding to maintain housing affordability for persons with disabilities, including developmental disabilities (see Program 3.4);
- Encourage affordable housing projects to dedicate a percent of housing for disabled individuals (see Program 3.4);
- Assisting in providing housing services that educate, advocate, inform, and assist persons with disabilities to locate and maintain housing; and
- Assisting in the maintenance and repair of housing for persons with developmental disabilities (see Program 2.1).
- Contribute CDBG funds to the County's Home Access Program, which provides grants for construction of wheelchair ramps, grab bars, and other improvements to increase accessibility of residences for physically disabled persons that are low- or moderate-income

Responsible Body: Development Services Department

Funding Source: General Fund, CDBG Home Access Program

Timeframe: Annual outreach to and partnership with local agencies; annual provision of up-to-date information on housing rehabilitation programs at the public counter of the Development Services Department, the Tehachapi Senior Center, the Tehachapi Branch Library, and through the City's social media and website; contact previous rehabilitation applicants when new funding becomes available; annual transfer of CDBG funds to County to support housing programs for persons with disabilities

Geographic Targeting: Citywide (disability rate consistent throughout City)

Program 4.3: Employee Housing

The City shall amend the Zoning Ordinance to ensure that permit processing procedures for employee housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Program 4.4: Emergency Shelter Collaboration [NEW]

Though the City is observed as having little to no unsheltered homeless population, the City shall collaborate with the community's existing religious institutions and social service providers to identify and facilitate the provision of a small emergency shelter on their premises. This approach will increase the likelihood that sufficient shelter resources will be developed during the planning period. Additionally, given Tehachapi's relatively small size and the location of many of the

community's existing religious institutions and social service providers, this approach will also ensure that shelter resources will be located near amenities that serve people experiencing homelessness.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Contact and collaborate with religious institutions and social services providers within two years of Housing Element adoption. Identify feasible small scale emergency shelter sites by the mid-point of the planning period (Summer 2026). Have one small scale emergency shelter site operational by Summer 2028.

Quantified Objective: Provision of small-scale emergency shelter sufficient for one to five individuals.

Program 4.5: Low Barrier Navigation Centers and Emergency Shelter Updates [NEW]

The City shall amend the Zoning Code to allow low barrier navigation centers (LBNCs) by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, pursuant to AB 101 (Government Code Section 65660 et seq.).

The City shall also amend Zoning Code, Article 11 (Definitions) to define emergency shelters, pursuant to AB 2339 (Government Code Section 65583(a)(4)(C), to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Additionally, the City shall amend Zoning Code, Section 6.20.040 (Emergency Shelters) to limit parking requirements only to the amount necessary to accommodate staff.

Responsible Body: Development Services Department

Funding Source: General Fund, City Council

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Program 4.6: Transitional and Supportive Housing [NEW]

The City shall amend the Zoning Code to allow transitional and supportive housing as residential use subject to the same permit requirements of other residential units of the same type in the same zone in all zones that allow single family residential, multi-family residential, or mixed-use residential uses, including allowing transitional and supportive housing in the T2 Zone. In addition, the City shall amend the Zoning Code, pursuant to AB 2162 (Government Code Sections 65650-65656)to permit permanent supportive housing by right and without discretionary action in all zones which allow multifamily uses and comply with various other provisions in compliance with Government Code Section 65651.

Responsible Body: Development Services Department

Funding Source: General Fund, City Council

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Program 4.7: Community Care Facilities [NEW]

The City shall amend the Zoning Code to allow community care facilities serving six or fewer persons (including care facilities for the elderly and group homes) in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones, pursuant to Welfare and Institutions Code Section 5116 and other State law.

Additionally, to affirmatively forward fair housing and support the housing needs of special needs groups, the City shall allow Group Homes for seven or more occupants in all zones allowing residential uses, subject to a CUP.

Responsible Body: Development Services Department

Funding Source: General Fund, City Council

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Program 4.8: Reasonable Accommodation Findings [NEW]

To ensure formal reasonable accommodation requests are promptly resolved and contribute to the City's efforts to affirmatively forward fair housing, the City shall amend Zoning Code Section 9.50.060 to remove the following required finding from the review process:

5. Whether there are alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public;

Responsible Body: Development Services Department

Funding Source: General Fund, City Council

Timeframe: Amend Zoning Code within one year of Housing Element adoption.

Policy 5: Increase development certainty through zoning and relegating more permitting to administrative decisions.

Program 5.1: Monitoring of Project Pipeline

To ensure completion of the approved/entitled (i.e., pipeline) projects identified in Table B-3 of Appendix B (Housing Capacity Analysis and Methodology) within the planning period, the City will

monitor progress towards completion of these projects and will coordinate with applicants to facilitate remaining approvals and permits. If a pipeline project is not approved, the City will ensure adequate capacity for the remaining RHNA by each income category is maintained at all times consistent with SB 166 (Not Net Loss).

Annually, and coinciding with preparation of the Annual Progress Reports (APRs), the City shall evaluate remaining pipeline projects and consider on a project-by-project basis what appropriate actions might be taken to facilitate their completion within the planning period, including but not limited to rezoning, assignment of additional staff, and technical assistance for project applicants. At the midpoint of the Cycle, if the City determines that a pipeline project is not anticipated to be completed in the planning period and this results in inadequate RHNA capacity, the City shall complete rezoning within 18 months to maintain adequate RHNA capacity at all income levels. The City will track each site in its inventory and prepare a publicly available report annually on the adequacy of available sites compared to the progress made towards meeting the RHNA.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Annually track status of identified sites, evaluate actions necessary to incentivize project completion, and provide public report (by April 1 of each year), mid-cycle review of pipeline projects and (if necessary) rezoning within 18 months

Program 5.2: Residential Land Inventory

The City will, separate from Housing Element Appendix B (Sites Inventory and Methodology), make its available sites inventory available online and assist developers in identifying additional opportunities for residential development, such as through technical assistance on how to utilize updated provisions of the Zoning Code, the Enhanced Density Bonus for senior housing (see Program 3.9), etc.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Publish developer-facing sites inventory within one year of Housing Element adoption.

Program 5.3: Architectural Design and Site Plan Review [NEW]

The City shall review and modify the findings for Architectural Design and Site Plan review to address any potential constraints or subjective findings that may impact the approval of multi-family or mixed-use residential projects, pursuant to the Housing Accountability Act.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Review Architectural and Site Plan Review findings within one year of Housing Element adoption. Amend Zoning Code within two years of Housing Element adoption.

Program 5.4: Senate Bill 35 [NEW]

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 streamlining approval process and standards for eligible affordable housing projects as set forth under Government Code Section 65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

Responsible Body: Development Services Department

Funding Source: General Fund

Timeframe: Adoption of local SB 35 procedures within two years of Housing Element adoption.

Objective: SB 35 application form and checklist and written policy or project review and approval guidelines created and published on the City's website.

Program 5.5: Facilitating Multi-Family Housing in Residential Zones [NEW]

To facilitate and encourage the development of a variety of types of housing for all income levels, especially multifamily rental housing, and reduce potential constraints on the ability to achieve maximum densities, the City shall amend the Zoning Code to permit by-right and without discretionary approval multi-family residential uses in the R-2, R-3, T-4, T4-.5, T-5, and SD-2.1 Zones – subject to the objective design standards of these form-based transect zones intended for multi-family uses.

Additionally, the City shall amend the objective design standards of the form-based transect zones to enable greater height for denser, multi-family Building Forms. This will require amendments to the General Plan to increase the maximum number of stories allowed as follows:

- Courtyard Housing: Increase to three stories in the T-4, T-4.5, T-5, and SD-2 Designations
- Lined Flex Building: Increase to four stories in the T-5 and SD-2 Designations
- Flex Building: Increase to four stories in the T-4.5, T-5, and SD-2 Designations

This will also require amendments to maximum allowed height in the Zoning Code as follows:

- Courtyard Housing: Increase to 36 feet in the T-4, T-4.5, T-5, and SD-2.1 Districts.
- Flex Buildings: Increase to 48 feet in the T-4.5, T-5, and SD-2.1 Districts.

Responsible Body: Development Services Department

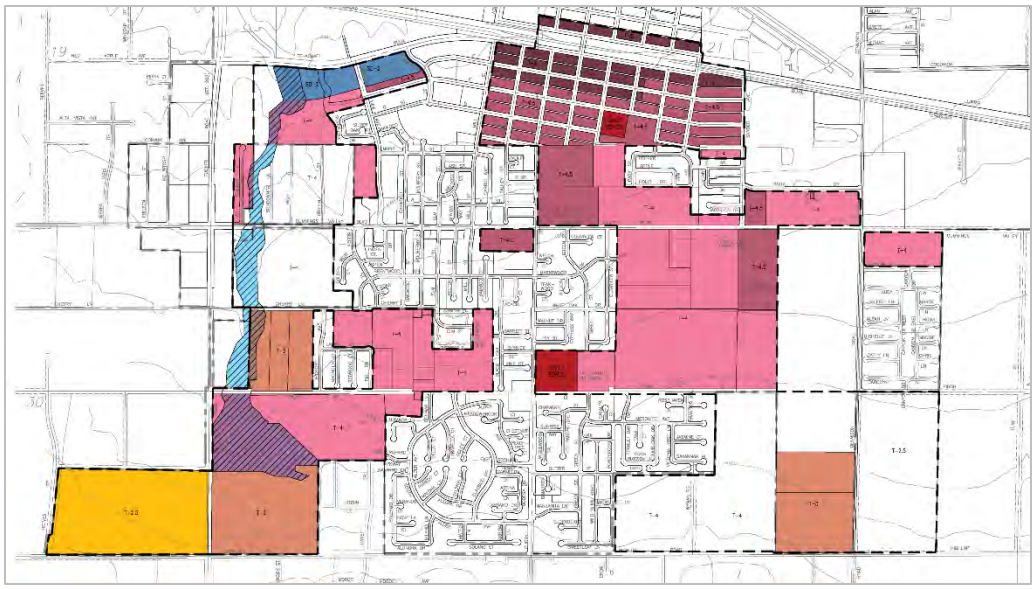
Funding Source: General Fund

Timeframe: Amend Zoning Code within one year of Housing Element adoption to permit multi-family housing by-right and without discretionary approval.

Amend Zoning Code within four years of Housing Element adoption to adjust objective design standards to allow increased height.

Quantified Objective: At least 48 new multi-family residential units by 2031.

Geographic Targeting: R-2, R-3, T-4, T4.-5, T-5, and SD-2.1 Zones.



Excerpt from the Zoning Map, showing T4, T4.5, T5, and SD2.1 Zones in pink, purple, and blue.

III.B Quantified Objectives

Table III-1 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2023 – 2031 planning period that will be achieved through the policies and programs described above.

Table III-1: Quantified Objectives [1]

Program Type/Affordability	Extremely Low [2]	Very Low	Low	Moderate	Above Moderate	Total
New Construction [3]	94	94	119	164	431	**902**
Rehabilitation [4]	2	2	2	–	–	**6**
Conservation/Preservation [5]	68	–	–	–	–	**68**
Total	164	96	121	164	431	**976**

[1] Quantified objectives listed here represent efforts to construct, rehabilitate, or conserve housing. See individual programs for quantified objective related to non-development efforts.

[2] The City estimates 50% of the very low households would qualify as extremely low income.

[3] Also see Appendix B, Table B-8 (Residential Development Potential and RHNA).

[4] See Program 2.1 (Housing Rehabilitation).

[5] See Program 1.3 (Weatherization for Extremely Low-Income Households).

Appendix A: Housing Needs Assessment

Contents

Section A.1 Introduction and Summary 1
A.1.1 Introduction 1
A.1.2 Summary 1
Section A.2 Population Characteristics 3
A.2.1 Population 3
A.2.2 Age 5
A.2.3 Race/Ethnicity 6
A.2.4 Employment 8
Section A.3 Household Characteristics 10
A.3.1 Household Size 10
A.3.2 Overcrowding 11
A.3.3 Household Income 12
A.3.4 Extremely Low-Income Households 15
A.3.5 Special Housing Needs 17
Section A.4 Housing Stock Characteristics 31
A.4.1 Housing Type and Vacancy 31
A.4.2 Housing Tenure 33
A.4.3 Housing Units Permitted 37
A.4.4 Housing Age and Condition 37
Section A.5 Housing Costs and Affordability 40
A.5.1 Ownership Costs 40
A.5.2 Rental Costs 42
A.5.3 Overpayment 43
A.5.4 At-Risk Housing Assessment 50

Section A.1 Introduction and Summary

A.1.1 Introduction

This Appendix forms the foundation for understanding Tehachapi's housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City's housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.

This needs assessment includes an analysis of the City's population, special needs groups, employment, housing stock, and housing affordability.

The City used a variety of data sources for the assessment housing needs at the local level, primarily the Housing Element Data Package prepared by the California Department of Housing & Community Development (HCD) for Kern County, which relies on U.S. Census Bureau data from the American Community Survey (ACS), specifically 2016-2020 5-Year Estimates for most characteristics. Please also note, the Housing Element Data Package also references the 2020 Decennial Census, the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on 2015-2019 ACS 5-Year Estimates), the HUD Continuum of Care (CoC) report for Bakersfield/Kern County CoC (based on 2021 data), and the US Department of Agriculture (USDA) National Agricultural Statistic Service's 2017 Census of Agriculture.

A.1.2 Summary

Housing needs are determined by a city's population and its existing housing stock and provide context for developing housing policy, such as which types of housing and its affordability levels

are most needed in the community. The following summarizes key data from this housing needs assessment.

- Though City of Tehachapi's *total population* has declined by 10.2 percent since 2010, this is occurring only amongst the *group quarters (institutionalized) population*, a result of the gradual closure of the California Correctional Institute which is within the City's jurisdiction.
- The City's population *in households* has increased 9.5 percent since 2010, a slightly higher rate than Kern County.
- The City has experienced significant job growth in recent years; the number of jobs located within the City was estimated at 4,467 in 2019, a 92 percent increase from 2011. The majority of these jobs (82 percent) are filled by employees living outside the City's borders (though not necessarily outside the immediate "Greater Tehachapi" region).
- The City has a much higher rate of 1-person households than Kern County (38.8 percent vs. 20.9 percent), as well as much lower overcrowding rates (2.3 percent vs. 9.2 percent). Tehachapi's housing stock is predominantly made up of 3-bedroom units (69.5 percent).
- Seniors over the age of 65 make up 12.3 percent of the City's population. Over half of senior households are considered lower-income (earning 80 percent of AMI or less), and 13.1 percent of senior households are housing cost-burdened (spending 30 percent or more on housing costs, including utilities).
- Female-headed households make up 5.8 percent of all households in the City. Of these households, over half (53 percent) include children, and 71 female-headed households with children are estimated to be below the poverty line.
- Persons with a disability make up 13.1 percent of Tehachapi's population, predominantly those with cognitive and ambulatory disabilities. Of the working age population (18 to 64 years old), five percent have a disability and are employed. There are an estimated 278 Tehachapi residents with a developmental disability, about half 17 years and under and half 18 years and older. Nearly all (87 percent) of these individuals live in the home of a parent, family member, or guardian.
- Approximately 3.7 percent of Tehachapi's population lives in poverty, significantly lower than the County (16.7 percent). The highest poverty rate (17.7 percent) is experienced by those of an "Other Race" (i.e., as reported in the Census as "Some Other Race Alone" or "Two or More Races.")
- According to the most recent Kern County Homeless Point-in-Time Count, one person experiencing homelessness in the City was unsheltered in 2023.
- The City's housing stock increased by 7.1 percent between 2010 to 2021. This included 78 single-family units and 81 multi-family units. Single-family detached homes make up 75.7 percent of Tehachapi's housing stock, slightly more than the County (72.3 percent).

- The City of Tehachapi is a majority-homeowner community. Among total occupied housing units, 64 percent are owner-occupied, slightly more than the County (59 percent). Renter-occupied housing units are mostly single-family detached homes (21 percent), followed by multi-family homes of two to four units (eight percent).
- Almost half of the City of Tehachapi's housing units (49 percent) were built before 1979, though the greatest portion (29 percent) were built between 1980 and 1999. There has been a steep drop in new housing development since 2009 both in Tehachapi and across Kern County.
- The City of Tehachapi's median home sales price has consistently increased from 2012 to 2022, rising 155 percent to $392,770. The City's median home sales price has been higher than the County's since 2014, though both have increased at about the same rate.
- According to Census data, Tehachapi's median rent has increased by 27.6 percent from 2010 to 2020 to $893/month, increasing most sharply since 2017 and surpassing the County's median rent in 2018. Recent rental listings indicate market rate rent is much higher, approximately $2,200 per month in the City and $1,940 per month in the County.
- An estimated 18 percent of City households are "housing cost-burdened," meaning they spend over 30 percent (but less than 50 percent) of their income on housing. An estimated 15 percent of households are "severely cost-burdened," spending over 50 percent of their income on housing. These rates are comparable to the County.

Section A.2 Population Characteristics

A.2.1 Population

The City of Tehachapi has a relatively small and steadily decreasing population. In 2020, Tehachapi had a population of 12,939 residents, which accounts for approximately 1.4 percent of Kern County's population (Table A-1). From 2010 to 2020, Tehachapi's population decreased by 10.2 percent (1,475 residents) and Kern County's population increased by 8.3 percent (69,604 residents).

The decline in the City of Tehachapi's population can be mostly attributed to the gradual closure of the California Correctional Institution (CCI) and the associated reduction in the City's "group quarters population." Though located approximately six miles from the City proper, CCI is located entirely within its borders and incarcerated individuals are counted as a subset of the City's total population (the "institutionalized population"). However, it is important to note that though counted towards the City's total population, individuals residing in "institutional group quarters" are not

included in Census figures that specifically report those living in "housing units" or as a "household."[1]

Since being elected as Governor in 2019, Governor Gavin Newsom's administration has been moving forward with reducing the California Department of Corrections and Rehabilitation (CDCR) prison population and closing prisons across California.[2] CCI's Facility D prison is expected to close in June 2023 as part of these Statewide efforts.[3]

Since 2010, the Census has recorded a 2,281 person (35.5 percent) decrease in the City of Tehachapi's institutionalized population (Table A-1). According to data released directly by CDCR, CCI's population has dropped most drastically in recent years, decreasing from 4,059 in January 2019[4] to 2,149 in April 2023[5], a 45.1 percent drop. This recent, significant decrease in CCI's population indicates that the City of Tehachapi's population may continue to decrease at a high rate during the planning period, even as new permanent residents continue to arrive, as evidenced by the 806 person (9.5 percent) increase in the City's "household population" from 2010 to 2020.

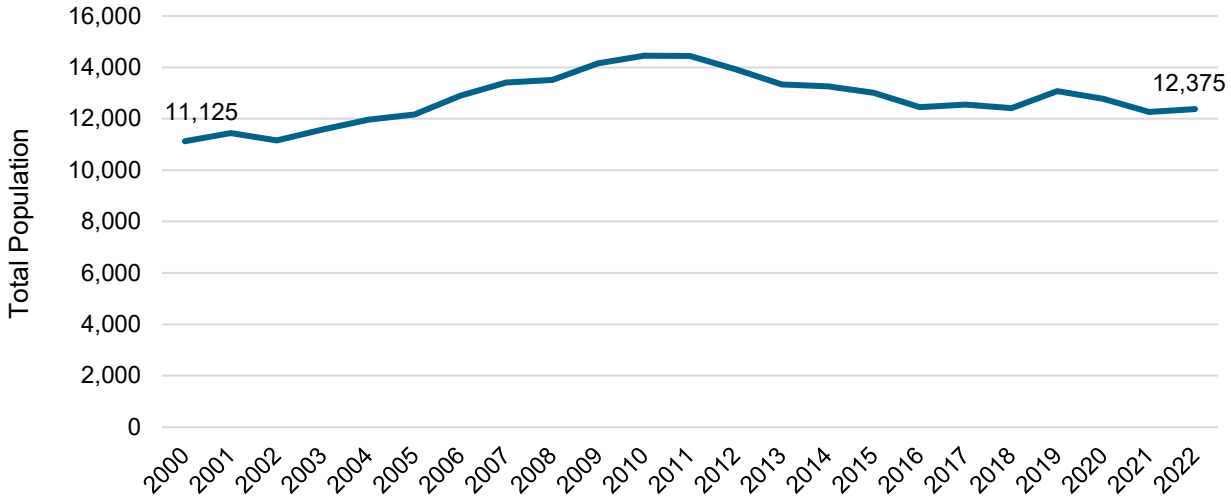
Table A-1: Population Growth Trends

Total Population	2010	2020	Change 2010 – 2020	
			Number	Percent
City of Tehachapi	**14,414**	**12,939**	**-1,475**	**-10.2%**
In group quarters	*5,927*	*3,640*	*-2,281*	*-35.5%*
Institutionalized population	*5,921*	*3,640*	*-2,281*	*-35.5%*
Noninstitutionalized population	*6*	*0*	*-6*	*-100%*
In households	*8,493*	*9,299*	*+806*	*+9.5%*
Kern County	**839,631**	**909,235**	**+69,604**	**+8.3%**

Source: 2022 Kern COG Pre-Certified Housing Needs Data (Decennial Census 2010, 2020)

[1] U.S. Census, *American Community Survey and Puerto Rico Community Survey, 2020 Subject Definitions.*
[2] CalMatters, *Gavin Newsom moved to close 4 California prisons. How many more can he shut?*, February 23, 2023.
[3] Tehachapi News, *State plans to close prison at California City and Facility D at CCI*, December 11, 2022.
[4] CDCR, *Monthly Report of Population as of Midnight January 31, 2019*.
[5] CDCR, *Monthly Report of Population as of Midnight April 30, 2023*.

Figure A-1: City of Tehachapi Population Growth Trends, 2000 - 2022



Note: Population estimates shown in Figure A-1 differ from those shown in Table A-1 due to differences in data source.

Source: CA DOF E-4, E-5 Population Estimates, 2022.

A.2.2 Age

The distribution of age groups influences the types of housing a community needs. For example, a higher number of children and young families can indicate a need for homes with more bedrooms and proximity to schools, parks, and related services. Meanwhile, a notable presence of elderly residents may indicate a demand for smaller, multi-family and accessible units due to the increasing desire to age in place (i.e., stay in their current home or move to a more affordable, age-appropriate residence).[6]

In 2020, the median age of City residents was 37.8 years old and was slightly higher than the median Kern County age of 31.9 years old (Table A-2). Since 2010, the median age in the City and the County increased, but only marginally in each jurisdiction. From 2010 to 2020, the median age increased by eight percent in The City of Tehachapi and by 4.2 percent in Kern County.

The City of Tehachapi's population is made up of more 35- to 64-year-old residents compared to the overall County population. In 2020, 18 percent of the City of Tehachapi's population was under the age of 18 compared to 28.9 percent in Kern County overall, a relatively significant difference in the number of children between the City and County area. The City of Tehachapi's population of 18- to 34-year-olds is only marginally lower and the population of 65-years-old and older is only marginally higher than the County overall (Figure A-2).

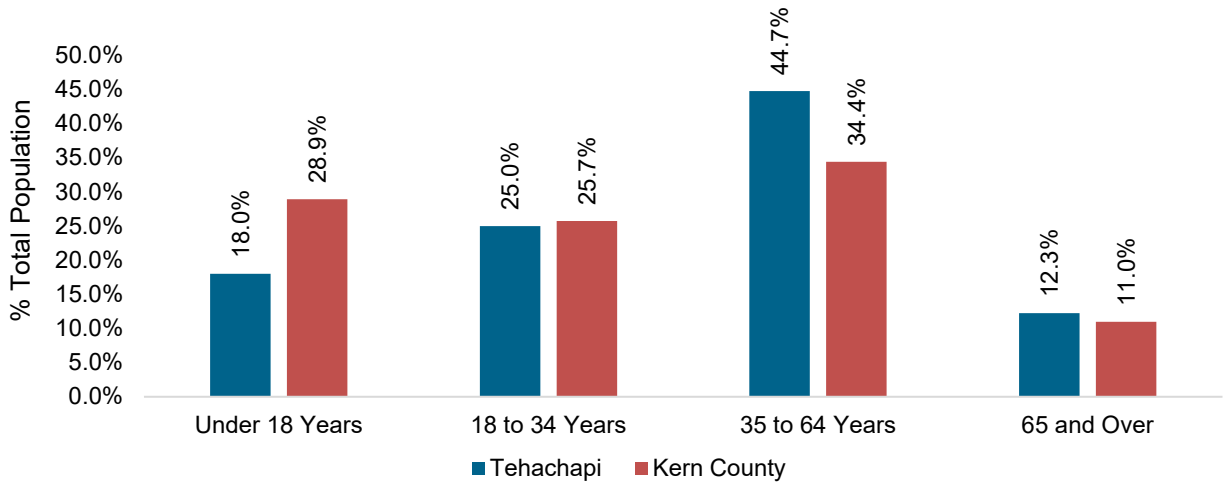
[6] HUD Office of Policy Development and Research, *Aging in Place: Facilitating Choice and Independence*

Table A-2: Median Age

Jurisdiction	2010	2020	Change 2010 to 2020	
	Number	Number	Number	Percent
City of Tehachapi	35.0	37.8	2.8	8.0%
Kern County	30.6	31.9	1.3	4.2%

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2010, 2020)

Figure A-2: Population by Age



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

A.2.3 Race/Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.

Most residents in the City of Tehachapi identify as Non-Hispanic White. In 2020, 51.5 percent of the City of Tehachapi's population identified as Non-Hispanic White (Figure A-3). The Non-Hispanic White population accounts for a larger share of residents compared Kern County where 33.2 percent of residents identified as Non-Hispanic White.

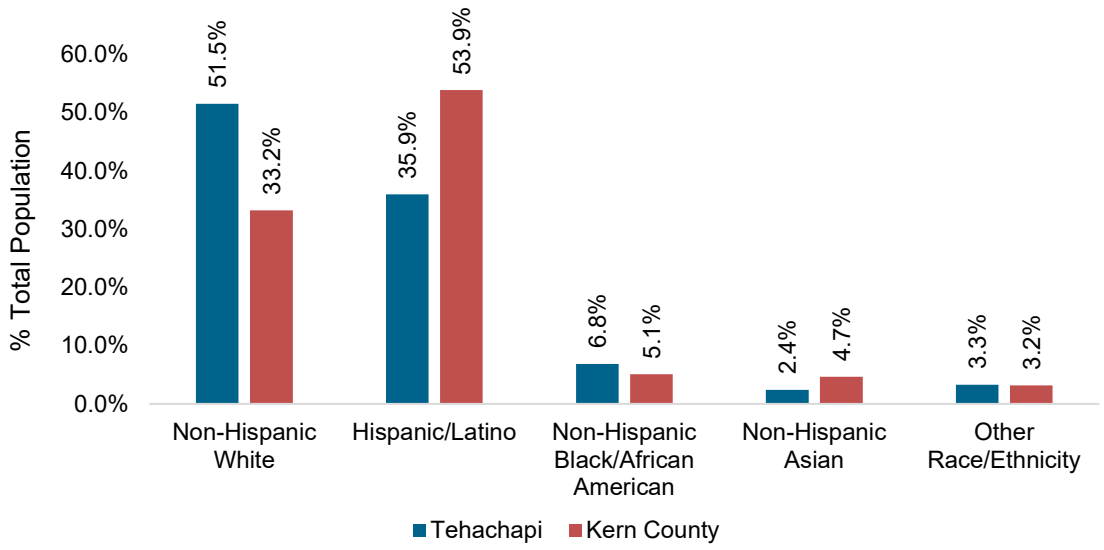
The Hispanic or Latino population accounts for a smaller share of residents in the City of Tehachapi, 35.9 percent of the population compared to the County overall where 53.9 percent of residents identified as Hispanic or Latino. the City of Tehachapi's population of Non-Hispanic Black or African American residents and residents who identify as Other Race or Ethnicity is marginally greater than the population of the County overall.

In the last decade in which data is available for the City of Tehachapi, the size of the Non-Hispanic White, the Hispanic or Latino, Non-Hispanic Asian, and Other Race or Ethnicity populations all

marginally increased. From 2010 to 2020, the number of Non-Hispanic Black or African American residents is the only population to experience a decrease in residents with a 4.2 percent difference (Table A-3).

While the CDCR does not provide publicly available data on the racial demographics of prisoners in each individual prison, the decline of Non-Hispanic Black or African American and Other Race/Ethnicity residents in the City of Tehachapi might reflect the population demographics across State prisons. According to the California Budget & Policy Center, there is a disproportionate number of Black men and women and American Indian men and women in State prisons.[7] This data is noteworthy in the City of Tehachapi when considering the two populations by race which are experiencing population declines are Non-Hispanic Black or African American and Other/Race Ethnicity, which includes American Indian and Alaska Native individuals (Figure A-4). The population decrease for Non-Hispanic Black or African American and Other Race/Ethnicity as discussed in Section A.2.1 (Population) may be explained based on the disproportionate representation of these two populations across California's prison system.

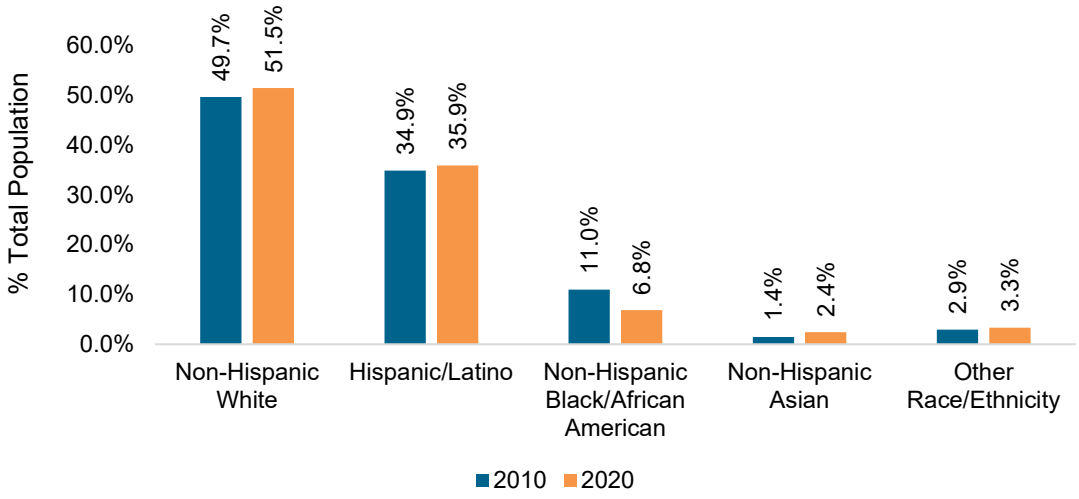
Figure A-3: Population by Race, 2020



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

[7] California Budget & Policy Center, *Racial Disparities in California's State Prisons*. (June 2021)

Figure A-4: Population by Race, City of Tehachapi, 2000-2020



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2010, 2020)

A.2.4 Employment

A city houses employed residents who either work in the community where they live, or who work elsewhere in the region (i.e., export workers). Conversely, a city may have jobs that employ residents from the same city, but more often employ workers commuting into the city (i.e., import workers). Smaller cities typically will have more employed residents than jobs and export workers to other cities, while larger cities tend to have a surplus of jobs and import workers to their city. To some extent the regional transportation system is set up to accommodate this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

Note: The employment data that follow refer to jobs and employment within the boundaries of the City of Tehachapi and do not refer to "Greater Tehachapi," which includes several nearby unincorporated communities.

The City of Tehachapi is a small employment center in Kern County. In 2019, there were an estimated 4,467 jobs within the City, representing two percent of employment in the County (Table A-3). Within the City of Tehachapi, there has been substantial job growth in recent years. From 2011 to 2019, 2,144 jobs were added within the City, an increase of 92 percent and a significantly faster rate of growth than the overall County, which grew by a rate of 15 percent during the same period. Job growth within the City accounted for approximately six percent of the County's job growth from 2011 to 2019.

About 23 percent of residents work and live within the City of Tehachapi, while the remaining 82 percent of the city's workforce lives outside the City and commutes to Tehachapi for work (Table A-4).

There is a large concentration of educational services, health care, and social assistance, and public administration industry sector jobs within the City. In 2019, 17.2 percent of Tehachapi's jobs were in the educational services, health care, and social assistance industry and 16.3 percent of jobs were in the public administration industry (Figure A-5). In 2020, 34 percent of residents who worked described their work as relating to the management, business, science, and arts occupation (Figure A-6).

Table A-3: Total Employment, 2011 – 2019

Jurisdiction	2011	2019	Change 2011 to 2019	
	Number	Number	Number	Percent
City of Tehachapi	2,323	4,467	2,144	92%
Kern County	233,648	267,874	34,226	15%

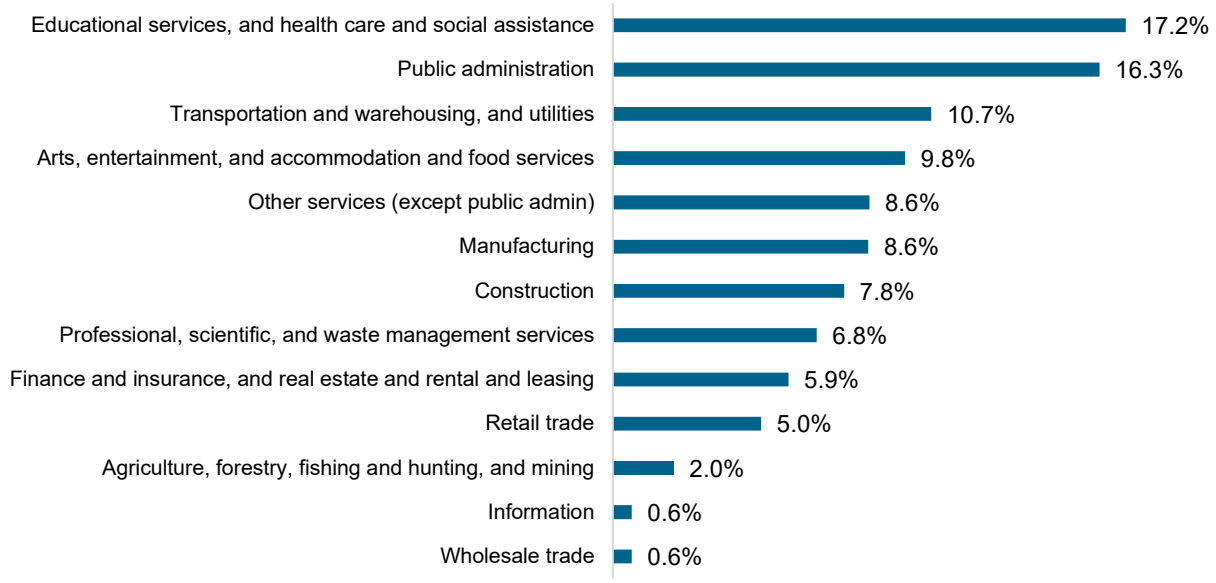
Source: Longitudinal Employer-Household Dynamics, 2019

Table A-4: City of Tehachapi Resident Workers, 2019

	Workers	% Workers Employed in Tehachapi	% Tehachapi Resident Workers
Employed in the City but Living Outside	3,664	82%	N/A
Employed and Living in the City	803	18%	23%
Living in the City but Employed Outside	2,641	N/A	77%

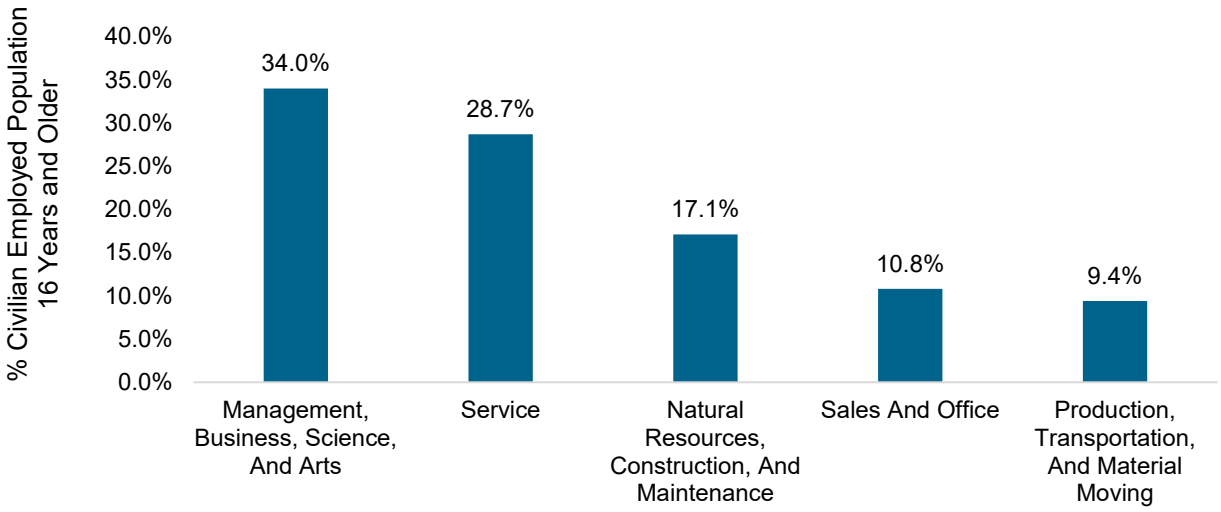
Source: Longitudinal Employer-Household Dynamics, 2019

Figure A-5: Resident Employment by Industry, 2020



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Figure A-6: Resident Employment by Occupation, 2020



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Section A.3 Household Characteristics

A.3.1 Household Size

There were an estimated 3,513 households in the City of Tehachapi in 2020, 1,924 of which were families. Households located in the City are relatively small compared to Kern County. In 2020, the average household size in the City of Tehachapi was 2.41 compared to 3.15 in the County. The average family size in the City was 3.35 compared to 3.67 in the County (Table A-5).

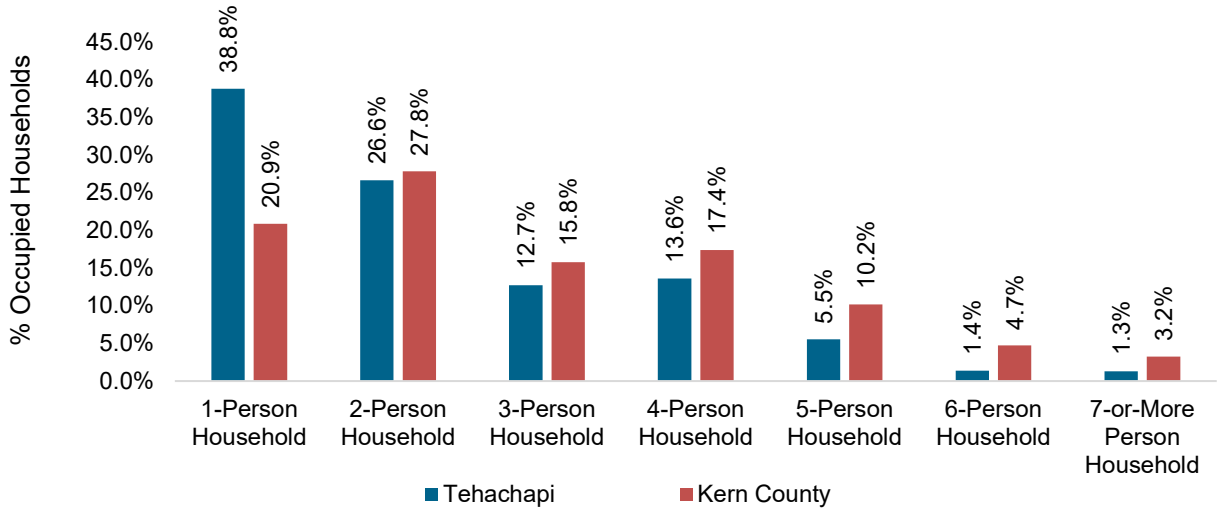
The distribution of household sizes further explains the difference in household sizes between City of Tehachapi and the County. In 2020, 38.8 percent of City households were single-person households compared to 20.9 percent for the County (Figure A-7). In the City of Tehachapi, 26.6 percent were two-person households compared to 27.8 percent for the County. In the City of Tehachapi, 65.4 percent of households were single- or two-person households compared to 48.7 percent for the County. 8.2 percent of households in the City of Tehachapi contained five or more people compared to 18.1 percent for the County overall (Figure A-7). Additionally, the City has a smaller share of households containing three or four people relative to the County overall.

Table A-5: Average Household Size

	City of Tehachapi	Kern County
Average Household Size	2.41	3.15
Average Family Size	3.35	3.67

Source: American Community Survey 5-year Estimate, 2020

Figure A-7: Household Size



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

A.3.2 Overcrowding

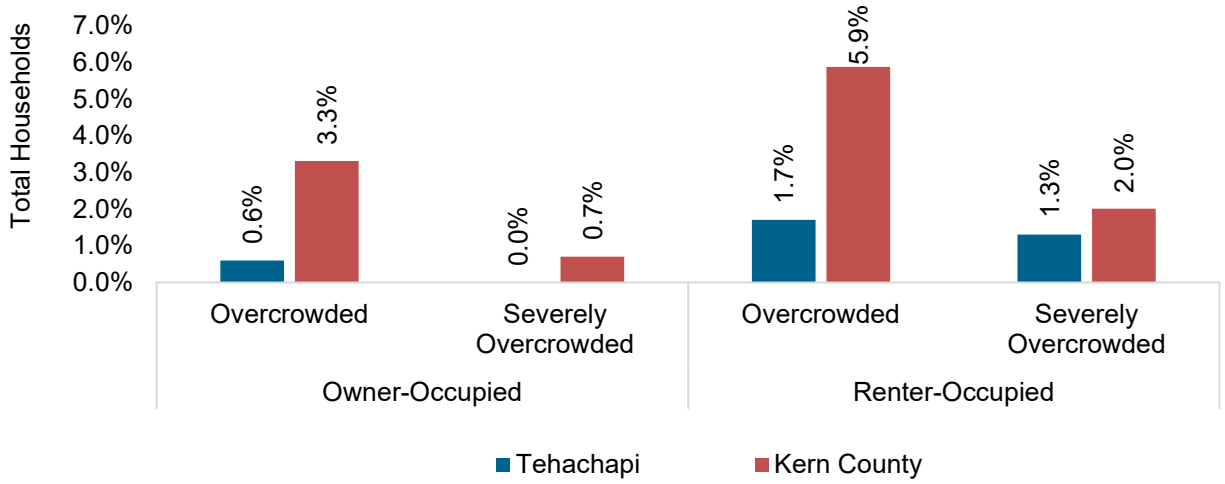
Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when housing demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities.

A smaller share of households located in the City of Tehachapi experience overcrowding than in Kern County overall. In 2020, an estimated 2.3 percent of City households were overcrowded, and 1.3 percent of households were severely overcrowded. In Kern County, 9.2 percent of households were overcrowded, and 2.7 percent were severely overcrowded (Figure A-8).

Among households in the City of Tehachapi, those that rent are more likely to experience overcrowding than owner-occupied households. In 2020, 1.7 percent of households (60 households) were renter-occupied and overcrowded, and 1.3 percent (46 households) were renter-occupied and severely overcrowded compared to 0.6 percent of households (21 households) that were owner-occupied and overcrowded and zero percent of households that were owner-occupied and severely overcrowded.

Figure A-8: Overcrowding by Tenure and Severity



Note: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

A.3.3 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, as well as the size and location of housing. The annual income of households located in the City of Tehachapi is generally low compared to the County overall (Table A-6). In 2020, the median household income in the City was $47,039, which is 15.3 percent lower than the County's median income of $54,851. However, the mean income in the City of Tehachapi ($75,498) is marginally higher than the County overall ($75,161).

Table A-6: Household Income, 2020

Jurisdiction	Median Income	Mean Income
City of Tehachapi	$47,039	$75,498
Kern County	$54,851	$75,161

Source: American Community Survey 5-year Estimate, 2020

The City's Regional Housing Needs Allocation (RHNA) includes specific income categories defined by their respective proportion of the County area median income (AMI). Table A-7 defines these income categories.

Table A-7: Income Categories as a Percentage of AMI

Income Categories	% of AMI
Acutely Low [1]	0-15%
Extremely Low	15-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	>120%

[1] New income category effective January 1, 2022.

Source: HCD, 2021

Table A-8 shows the 2022 income limits for these income categories in Kern County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

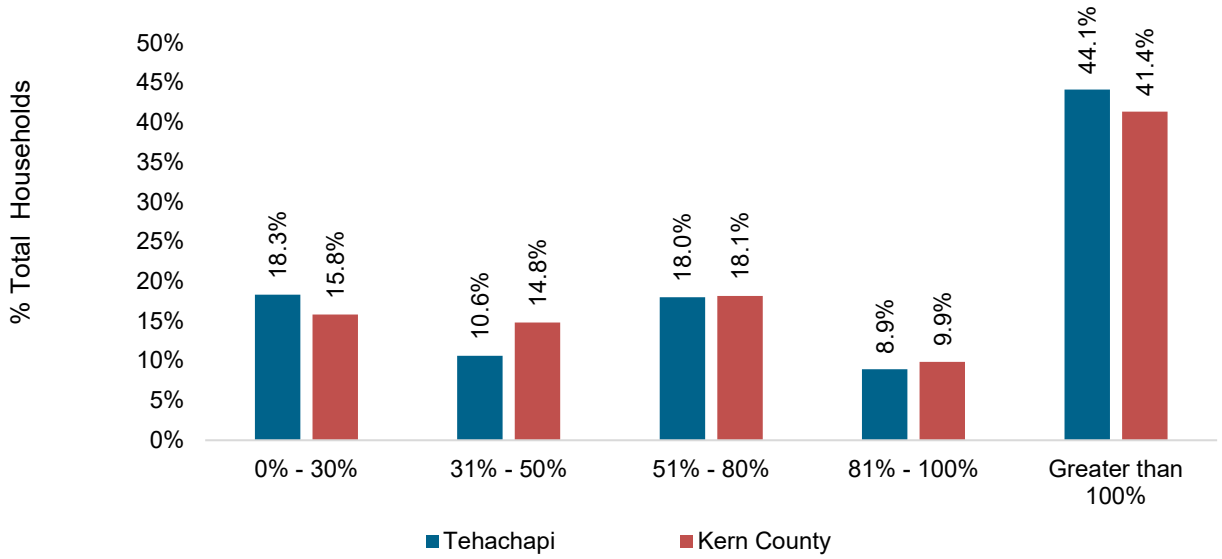
Table A-8: Kern County 2022 Annual Income Limits by Household Size

Number of Persons in Household:		1	2	3	4	5	6	7	8
Kern County Area Median Income: $80,300	Acutely Low	$8,450	$9,650	$10,850	$12,050	$13,000	$14,000	$14,950	$15,900
	Extremely Low	$16,350	$18,700	$23,030	$27,750	$32,470	$37,190	$41,910	$46,630
	Very Low Income	$27,300	$31,200	$35,100	$38,950	$42,100	$45,200	$48,300	$51,450
	Low Income	$43,650	$49,850	$56,100	$62,300	$67,300	$72,300	$77,300	$82,250
	Median Income	$56,200	$64,250	$72,250	**$80,300**	$86,700	$93,150	$99,550	$106,000
	Moderate Income	$67,450	$77,100	$86,700	$96,350	$104,050	$111,750	$119,450	$127,200

Source: HCD, 2022

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to analyze their regional housing issues more easily. The most recently available CHAS dataset is from 2019 and shows that nearly half (46.9 percent) of all households (1,500 households) in Tehachapi earn 80 percent or less of AMI (Figure A-9). Households earning extremely low incomes (0 to 30 percent of AMI) account for 18.3 percent (585 households) of total City households. The City of Tehachapi has a greater percentage (53 percent) of households earning more than 80 percent of AMI than Kern County overall.

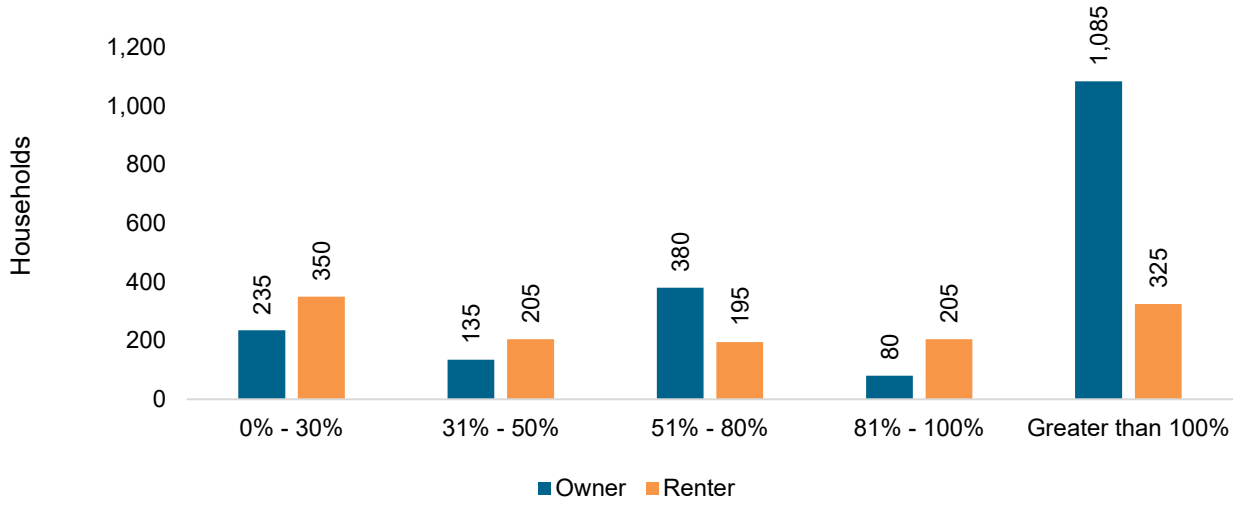
Figure A-9: Household Income by Category, 2019



Source: HUD, Comprehensive Housing Affordability Strategy, 2019

Throughout the City, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters outpaces the amount of affordable housing available. In the City of Tehachapi, most homeowners earn a moderate income or higher while a larger share of households that rent their home are low, very low, or extremely low-income. In 2019, 61 percent of Tehachapi homeowners (1,165 households) earned above 80 percent AMI compared to 41 percent (530 households) of households that rented their home (Figure A-10). Among households that rent their home, 27 percent (350 households) earned extremely low incomes compared to 12 percent (235) of homeowner households.

Figure A-10: Tehachapi Household Income by Category and Tenure, 2019



Source: HUD, Comprehensive Housing Affordability Strategy, 2019

A.3.4 Extremely Low-Income Households

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. Extremely low-income households often face housing challenges such as overpayment, eviction, and finding safe/affordable housing. These households typically include seniors on fixed-incomes, persons with disabilities, farmworkers, and low-wage workers.

As shown in Table A-8, the area median income for Kern County in 2022 was $80,300 for a family of four. For extremely low-income households, this results in an income of $27,750 or less for a four-person household, or $16,350 for a one-person household.

Existing Needs

Table A-9 summarizes data regarding the housing needs of ELI households in the City of Tehachapi. As shown in Table A-9, in 2019, approximately 585 extremely low-income households resided in the City, representing 18.3 percent of the total households. The majority (59.8 percent) of extremely low-income households are renters, but a sizable portion (40.2 percent) own their home. Regardless of tenure, extremely low-income households experience a high incidence of housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities).

Cost Burden

According to 2019 CHAS data, 66.7 percent of extremely low-income households faced at least one housing problem, 65.8 percent are cost-burdened (>30 percent of income spent on housing), and 47 percent are severely cost-burdened (>50 percent of income spent on housing). See Section A.5.3 (Overpayment) below for more on housing cost burden.

Table A-9: Housing Needs for Extremely Low-Income Households

	Owner	Renter	Total
Total Number of ELI Households	235	350	585
Percent with Any Housing Problems	87.2%	52.9%	66.7%
Percent with Cost Burden (30% of Income)	87.2%	52.9%	65.8%
Percent with Severe Cost Burden (50% of Income)	40.4%	52.9%	47%
Total Number of Households	1,915	1,280	3,195

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2019

Other Household Characteristics

The majority of City's households are one- or two-person households (Figure A-11), while the majority of the City's housing units are three-bedroom homes. Larger families in the City of Tehachapi are significantly less likely to be cost burdened than all other household types (Figure

A-32). Therefore, overcrowding amongst extremely low-income households is unlikely to be an acute problem in Tehachapi. This is corroborated by recent U.S. Census data; see Appendix F, Table F-4 (Overcrowding and Severe Overcrowding Rates (2020)).

As shown in Table A-10, senior households with extremely low incomes are equally likely to be renters (22.7 percent) as homeowners (21.9 percent) in Tehachapi. Lower-income seniors are also more likely to be cost-burdened, and 77.8 percent of senior households in the City of Tehachapi making less than 30 percent of AMI spent were severely cost-burdened. The housing needs of ELI senior households are identified as particular relevant in Tehachapi and are the focus of Program 3.9 (Enhanced Density Bonus for Senior Housing).

Among the City's female-headed households with children, 35 percent (71 households) were at or below the poverty line in 2020 (Table A-14).

In 2020, 3.7 percent of City residents were below the poverty line, which was significantly lower than the share of residents in Kern County where 16.7 percent of residents were below the poverty line (Table A-18). In the City of Tehachapi, those of "Other Race" experience the highest poverty rate (17.7 percent), followed by non-Hispanic White residents (12.5 percent) and residents who identify as White (Hispanic and Non-Hispanic) (10.9 percent) (Figure A-14). Note that "extremely low-income" and the Federal Poverty Level are not exactly comparable.

Projected Needs

Based on the City's RHNA, the City assumed 50 percent of its very low-income regional housing need are extremely low-income, meaning the City must accommodate 94 extremely low-income units during the 6th Cycle planning period. Many extremely low-income households will be seeking rental housing and are most likely to be facing an overpayment, overcrowding, or substandard housing conditions. Additionally, a segment of residents in extremely low-income households may be individuals with disabilities or special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units.

The City has adopted provisions for SROs in the Zoning Code to encourage the development of SRO uses in the R-2, R-3, C-2, C-3, T4.5, T5, and SD-2.1 zones. The provisions for the City's SRO regulations include providing the same standard as other uses in the same zones, except for parking requirements where SROs have a reduced requirement of 0.5 spaces per unit. See Appendix C (Housing Constraints) for more information.

This Housing Element includes several programs to further help address the housing needs of extremely low-income households, including facilitating outreach about the City's Weatherization Program to extremely low-income households in the community (Program 1.3: Weatherization for Extremely Low-Income Households); offering home repairs, rental assistance and first-time homebuyer assistance (Program 2.1: Housing Rehabilitation); and establish a written procedure to require prioritizing and granting water and sewage services to proposed development that include housing affordable to lower-income households (Program 3.1: Water and Sewer Service

Providers). Additionally, the City proposes programs to collaborate with the community's existing religious institutions and social service providers to identify and facilitate the provision of a small emergency shelter on their premises (Program 4.4: Emergency Shelter Collaboration); amend the Zoning Code to allow low barrier navigation centers (LBNCs) by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses (Program 4.5: Low Barrier Navigation Centers); and amend the Zoning Code to allow transitional and supportive housing as residential use subject to the same permit requirements of other residential units of the same type in the same zone in all zones that allow single family residential, multi-family residential, or mixed-use residential uses (Program 4.6: Transitional and Supportive Housing).

In addition, various regional resources are available to extremely low-income households in the City. The Housing Authority of the County of Kern provides housing choice vouches (formerly known as Section 8), while the Kern County Department of Human Services collaborates with local non-profit organizations (i.e., The Open Door Network, Flood Ministries, and Bakersfield Legal Assistance) to support families and individuals at-risk of homelessness and provide wraparound supportive services (rental assistance, legal services, etc.). See Appendix G (Housing Resources) for more information.

A.3.5 Special Housing Needs

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness.

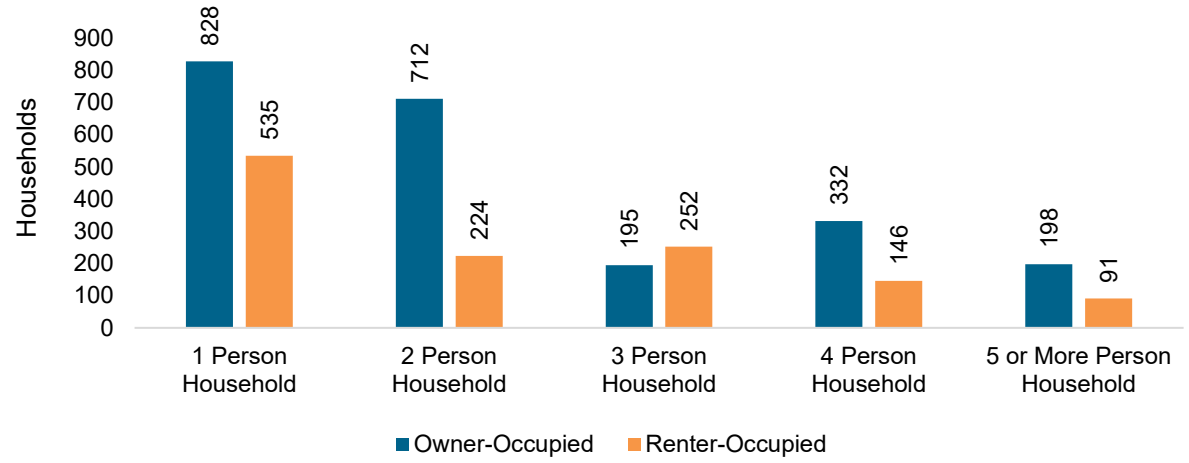
Large Families

Large households (five or more persons) have different housing needs than smaller households. Outcomes for large households in a city where housing stock lacks units with enough bedrooms, could mean overcrowded conditions or overpaying for housing. Figure A-11 shows a range of household sizes in the City by housing tenure. The most common household size consists of one person (38.8 percent) and the second-most common household consists of two people (26.6 percent). 8.2 percent of households in the City of Tehachapi (289 households) are considered large households.

Adequately sized housing for large households would need to have three or more bedrooms, assuming the unit has a living room and dining room. Figure A-12 shows that 69.5 percent (2,441 housing units) of the City's housing stock is 3-bedroom units or larger. Therefore, the City of Tehachapi has enough units large enough to accommodate large households that would not

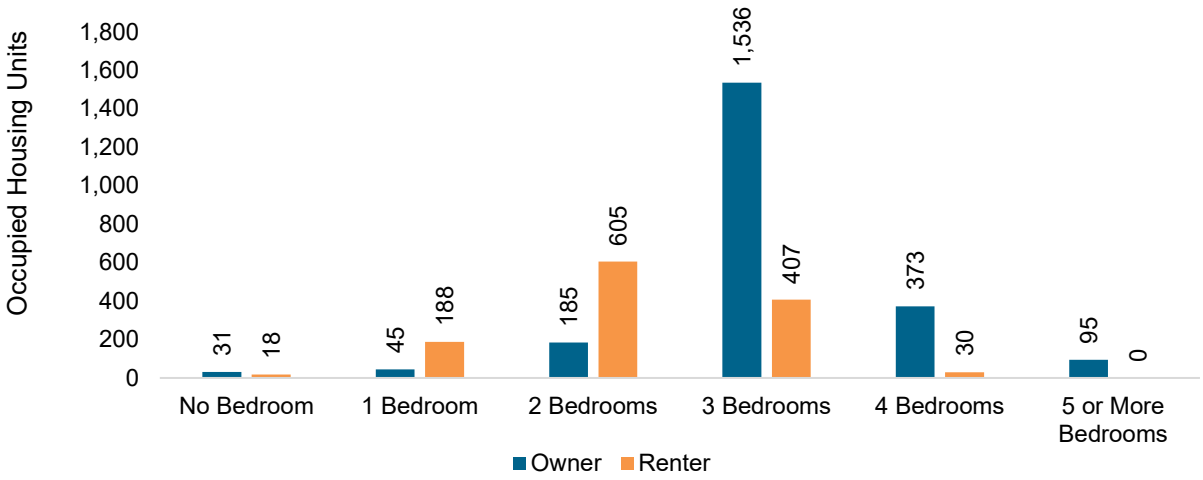
result in overcrowding; however, the presence of adequately sized units does not necessarily mean they are affordable for large families.

Figure A-11: City of Tehachapi Households by Size and Tenure, 2020



Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Figure A-12: City of Tehachapi Housing Units by Number of Bedrooms and Tenure, 2020



Source: American Community Survey 5-year Estimate, 2020

Senior Households

Senior households (containing at least one person aged 62 or older) often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They frequently live on fixed incomes and are more likely to have disabilities, chronic health conditions, or reduced mobility.

In 2019, 57.4 percent of senior households (634 households) in the City of Tehachapi were lower-income households, earning 80 percent of AMI or less (Table A-10). Senior households that rent

are more likely to be low-income. 62.7 percent of senior households that rent their home are low-income compared to 54.7 percent of senior homeowners.

Table A-10: City of Tehachapi Senior Households by Income Level and Tenure, 2019

	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
< 30% HAMFI	160	21.9%	85	22.7%	245	22.2%
30-50% HAMFI	120	16.5%	70	18.7%	190	17.2%
50-80% HAMFI	119	16.3%	80	21.3%	199	18.0%
80-100% HAMFI	65	8.9%	45	12.0%	110	10.0%
> 100% HAMFI	265	36.4%	95	25.3%	360	32.6%
Total	**729**	**100%**	**375**	**100%**	**1,104**	**100%**

Note: Senior households are defined as containing at least one person aged 62 or older.

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2019

In Tehachapi, 13.1 percent of all senior households are housing cost-burdened (spending 30 percent or more on housing costs) (Table A-11). Lower-income senior households (both renters and owners) are more likely to be cost-burdened (spending 30 percent or more of their income on housing costs). In the City of Tehachapi, 59.2 percent of extremely low-income senior households were cost-burdened (145 households), 52.6 percent of very low-income senior households were cost-burdened (100 households), and 17.1 percent of low-income senior households were cost-burdened (34 households). Note that this data identify monthly housing costs as a whole, including mortgage, rent, and/or utilities.

Table A-11: Tehachapi Cost-Burdened Senior Households by Income Level, 2019

	0%-30% of Income Used for Housing		30%-50% of Income Used for Housing		50%+ of Income Used for Housing		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
< 30% HAMFI	100	12.3%	65	42.2%	80	57.1%	245	22.2%
30-50% HAMFI	90	11.1%	60	39.0%	40	28.6%	190	17.2%
50-80% HAMFI	165	20.4%	14	9.1%	20	14.3%	199	18.0%
80-100% HAMFI	95	11.7%	15	9.7%	0	0.0%	110	10.0%
> 100% HAMFI	360	44.4%	0	0.0%	0	0.0%	360	32.6%
Total	**810**	**100%**	**154**	**100%**	**140**	**100%**	**1,104**	**100%**

Note: Senior households are defined as containing at least one person aged 62 or older.

Source: HUD, Comprehensive Housing Affordability Strategy, 2019

There are a variety of local housing options and programs available for senior households in the City of Tehachapi. Tehachapi Senior Manor I & II provide 112 apartments units designated as

affordable housing. Other senior housing complexes in the City and the immediate area, some of which offer assisted living services, include Mountain Vista Senior Care and Mulberry Assisted Living. Additionally, the Tehachapi Senior Center provides meals, social activities, and other counseling programs for senior households.

Female-headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. The City of Tehachapi has a lower share of female-headed households than the County overall (Table A-12). In 2020, 5.8 percent of family households in the City were female-headed compared to 16.1 percent in Kern County (Table A-12).

Female-headed households can have lower incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult. In 2020, 47 percent of female-headed households in the City of Tehachapi had children, while 68 percent of female-headed households in Kern County overall had children (Table A-13). Among the City's female-headed households with children, 35 percent (71 households) were at or below the poverty line in 2020 (Table A-14).

Table A-12: Households by Type, 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
Total Households	**3,513**	**100%**	**909,235**	**100%**
Family Households	1,924	54.8%	201,939	73.8%
Married Couple	1,579	44.9%	138,061	50.5%
Male Householder	142	4.0%	19,915	7.3%
Female Householder	203	5.8%	43,963	16.1%
Non-Family Households	1,589	45.2%	71,617	26.2%
Single-Person Households	1,363	38.8%	57,077	20.9%
Other Non-Family Households	226	6.4%	14,540	5.3%

Source: American Community Survey 5-year Estimate, 2020

Table A-13: Female-Headed Households (FHH), 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
FHH w/ Children	107	53%	29732	68%
FHH w/out Children	96	47%	14231	32%
Total FHH	**203**		**43,963**	

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Table A-14: Female-Headed Households (FHH) At or Below the Poverty Line, 2020

	City of Tehachapi	Kern County
Total Families Below Poverty Line	**71**	33,691
FHH Below Poverty Line		
FHH w/ Children	71	14,289
FHH w/out Children	0	2,411
Above Poverty Line		
FHH w/ Children	36	15,443
FHH w/out Children	96	11,820

Source: American Community Survey 5-year Estimate, 2020

Persons with Disabilities

Persons with disabilities face added challenges of finding housing that accommodate greater accessibility, mobility, and the opportunity for independence. Additionally, many individuals living with physical, cognitive, and sensory impairments, rely on fixed incomes and need specialized and costly care and medical equipment.

People are considered to have a disability if they have one or more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor's office
- Difficulty working at a job or business

People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lacks even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

Disability data can provide valuable context for assessing current and future needs for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of the total population may not be accurate. Of the total City population, 666 people (14.1 percent) have a disability of some kind (Table A-15). The most common types of disabilities in the City of Tehachapi in 2020 were cognitive disabilities (53.9 percent) followed by ambulatory disabilities (45.9 percent) (Figure A-13).

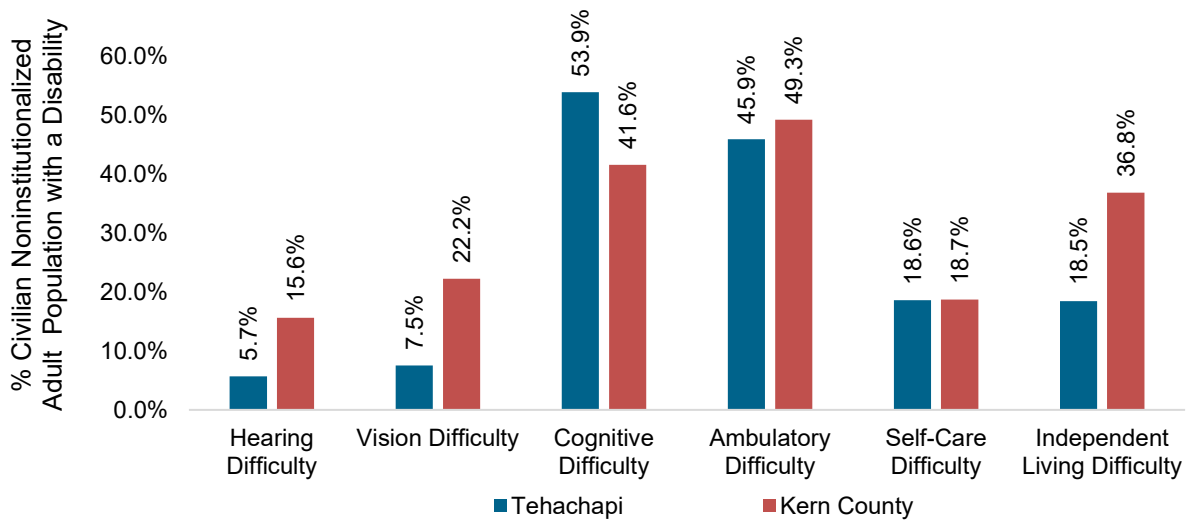
Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In the City of Tehachapi, five percent of the working age population (civilian noninstitutionalized population aged 18 to 64 years) is employed and has a disability of some kind, and 50 percent of the working age population is employed and does not have disability (Table A-16).

Table A-15: Disability Status, 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
Has a Disability	666	14.1%	52,925	10.4%
No Disability	4,069	85.9%	457,216	89.6%
Total	**4,735**	**100%**	**510,141**	**100%**
Note: Universe includes Civilian Noninstitutionalized Population 18 to 64 Years.				

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Figure A-13: Disability by Type, 2020



Note: universe includes Civilian Noninstitutionalized Population 18 to 64 Years.

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Table A-16: Disability Status by Employment Status, 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
Employed	2,626	55%	330,634	65%
With A Disability	241	5%	15,871	3%
No Disability	2,385	50%	314,763	62%
Unemployed	339	7%	33,200	7%

Table A-16: Disability Status by Employment Status, 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
With A Disability	30	1%	3,264	1%
No Disability	309	7%	29,936	6%
Not In Labor Force	1,770	37%	146,307	29%
With A Disability	395	8%	33,790	7%
No Disability	1,375	29%	112,517	22%
Total	4,735		510,141	

Note: Universe includes Civilian Noninstitutionalized Population 18 to 64 Years. “Not in Labor Force” includes students, homemakers, retired workers, seasonal workers interviewed in an off season who were not looking for work, and people doing only incidental unpaid family work.

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains the age of 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes cerebral palsy, epilepsy, and autism.

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. This data is collected at the ZIP-code level and joined to the jurisdiction level by KernCog. Totals may not match as counts below 48 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 286 residents with a developmental disability in the City of Tehachapi, most of whom live with their parents or guardian (242 people) (Table A-17). The most common remaining house arrangements are foster/family home (17 people), independent/supported living (16 people), and other (approximately 11 people). Approximately half of the City’s residents living with a developmental disability are 17 years old or younger.

Table A-17: Developmental Disability by Age and Residence, 2021

	Number of People with a Development Disability
By Age	
17 and Under	140
18 and Over	138
By Residence	
Home of Parent/Family/Guardian	242
Independent /Supported Living	16
Community Care Facility	0
Intermediate Care Facility	0
Foster /Family Home	17
Other	<11

Source: 2022 Kern COG Pre-Certified Housing Needs Data (California Department of Developmental Services, 2021)

The City has confirmed the following housing complexes offer approximately 36 units which are ADA-compliant and made available, as needed, for persons with disabilities:

- Orchard Apartments – 420 N. Mill Street (5 units)
    - Units in question have wheelchair access, grab bars in showers, and sinks with no lower cabinets
- The Village at Tehachapi Family Apartments – 200 N. Mill Street (11 units)
- Mulberry Villa Apartments – 444 W. East Street (4 units)
- Tehachapi Senior Manor I – 544 W. East Street (4 units)
- Tehachapi Senior Manor II – 654 W. East Street (11 units)
    - All units have walk-in showers
- Sierra Ridge Apartments – 110 Sutter Street (1 unit)
- Indian Creek Villas – 851 Tucker Road
    - No units currently have ADA modifications, but management is ready to work with tenants to make any necessary modifications; all 36 units located on the first floor are 2-bed, 2-bath units

Also, as listed above under “Senior Households,” Mulberry Place Assisted Living and Mountain Vista Senior Care offer housing appropriate for older residents with disabilities in a community care facility setting.

Residents Living Below the Poverty Level

The Federal Poverty Level is an estimate of the minimum annual income a household would need to pay for essentials, such as food, housing, clothes, and transportation. This level considers the number of people in a household, their income, and the state in which they live.

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high risk for homelessness. In 2020, 3.7 percent of City residents were below the poverty line, which was significantly lower than the share of residents in Kern County where 16.7 percent of residents were below the poverty line (Table A-18). In the City of Tehachapi, those of "Other Race"[8] experience the highest poverty rate (17.7 percent), followed by non-Hispanic White residents (12.5 percent) and residents who identify as White (Hispanic and Non-Hispanic) (10.9 percent) (Figure A-14). As mentioned previously, female-headed households with children experience poverty at a disproportionate rate than those without children or the overall population. Among families in the City of Tehachapi experiencing poverty, nearly one-third (35 percent) are female-headed households (Table A-14).

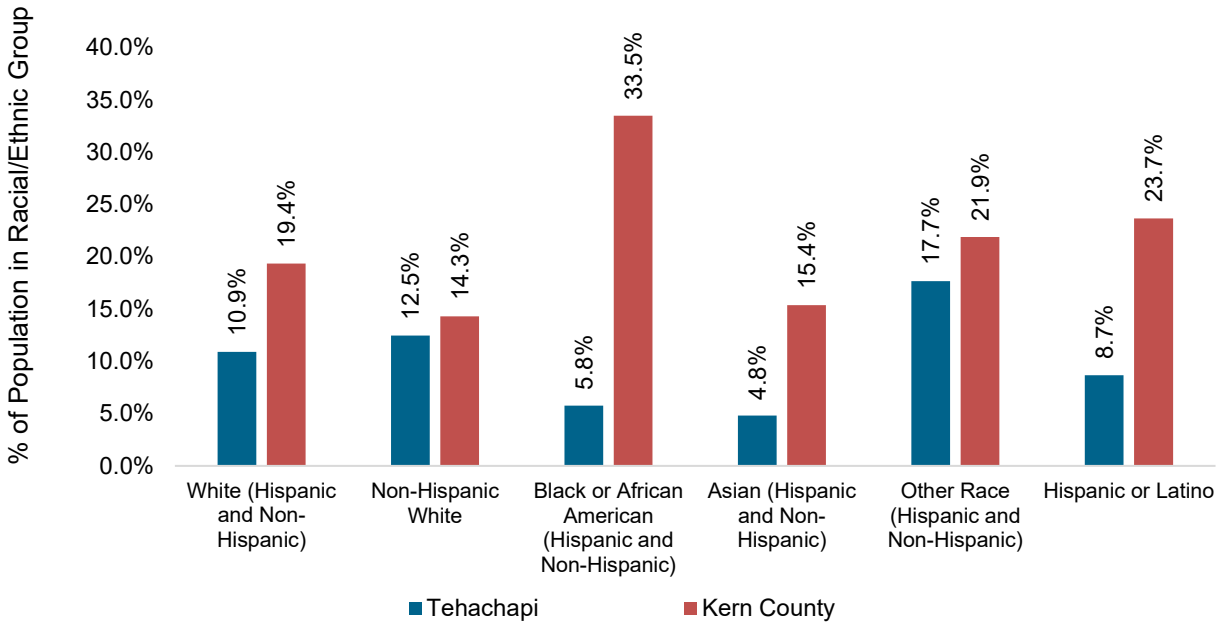
Table A-18: Poverty Status, 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
Below Poverty Level	71	3.7%	33,691	16.7%
At or Above Poverty Level	1,853	96.3%	168,248	83.3%
Note: Universe includes population for whom poverty status is determined.				

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

[8] "Other Race" is used here to denote those whose race was recorded by the 2020 ACS as "Some Other Race Alone" and "Two or More Races."

Figure A-14: Poverty Status by Race, 2020



Note: Universe includes population for whom poverty status is determined

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. However, data for the White racial group is also reported for White householders who are not Hispanic/Latino. Since residents who identify as White and Hispanic/Latino may have very different experiences within the housing market and the economy from those who identify as White and non-Hispanic/Latino, data for multiple White sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: American Community Survey 5-year Estimate, 2020

Farmworkers

The California Department of Housing and Community Development (HCD) identifies farmworkers as having special housing needs due to their limited income and the unstable nature of their employment.[9] Farmworkers are some of the lowest-paid workers in the U.S, according to a 2021 report from The Economic Policy Institute. On average, farmworkers in 2020 earned about $14.62 per hour, "far less than even some of the lowest-paid workers in the U.S. labor force." Farmworkers are also more likely to have temporary and changing housing needs. Over the past two decades, along with efforts to assure overtime pay and a decent wage, there has been a shift to a more permanent workforce for many farms. This trend has shifted the bulk of the housing need from seasonal housing for migrant workers to permanently affordable housing for low wage

[9] California Department of Housing and Community Development, *Farmworkers*.

working families. Farmworkers commuting to their place of work often experience long commutes, 75 miles on average according to the U.S. Department of Agriculture.

The most current data from the U.S. Department of Agriculture Census of Farmworkers, shows that there was a total of 20,469 farmworkers in Kern County in 2017, and about 41 percent of farmworkers in Kern County were seasonal workers (Table A-19).

Although publicly available data does not provide an estimate specifically for the number of farmworkers in Tehachapi, about two percent of residents work in the agriculture and forestry industry according to 2020 ACS data (Figure A-5), and two percent of all jobs in the City of Tehachapi are in the agriculture, forestry, fishing and hunting, and mining industry. In recent years, farmworker housing has not been observed as an acute special housing need in the City.

Table A-19: Kern County Total Farms and Farmworkers, 2017

Category	Value
Farms	845
Workers	
Permanent	12,072
Seasonal	8,397
Total Workers	**20,469**
Note: Universe includes hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farmworkers are considered seasonal if they work on a farm for less than 150 days in a year, while farmworkers who work on a farm for more than 150 days are considered to be permanent workers for that farm.	

Source: USDA Census of Farm Workers, 2017

People Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Unhoused individuals and families living arrangement may vary and could include living on the streets or outdoors (e.g., in parks or encampment areas), sleeping in vehicles, staying in a homeless shelter or transitional housing, staying in a hotel or motel, or sharing housing of other people (e.g., living in doubled-up arrangements or couch-surfing). Far too many residents who have found themselves housing insecure have become unhoused in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

Because of the precariousness of the lives of those experiencing homelessness, the estimated number of these individuals can vary over the year and over extended periods of time. According to the most recent Kern County Point-in-Time (PIT) Count, there were an estimated 1,948 persons

experiencing homelessness across Kern County in 2023. Of these, 931 people were sheltered and 1,017 were unsheltered (Table A-20). Since 2018, the estimated number of people experiencing homelessness in Kern County increased by 1,063 individuals, or 120.1 percent. In Tehachapi, one person experiencing homelessness was unsheltered in 2023.

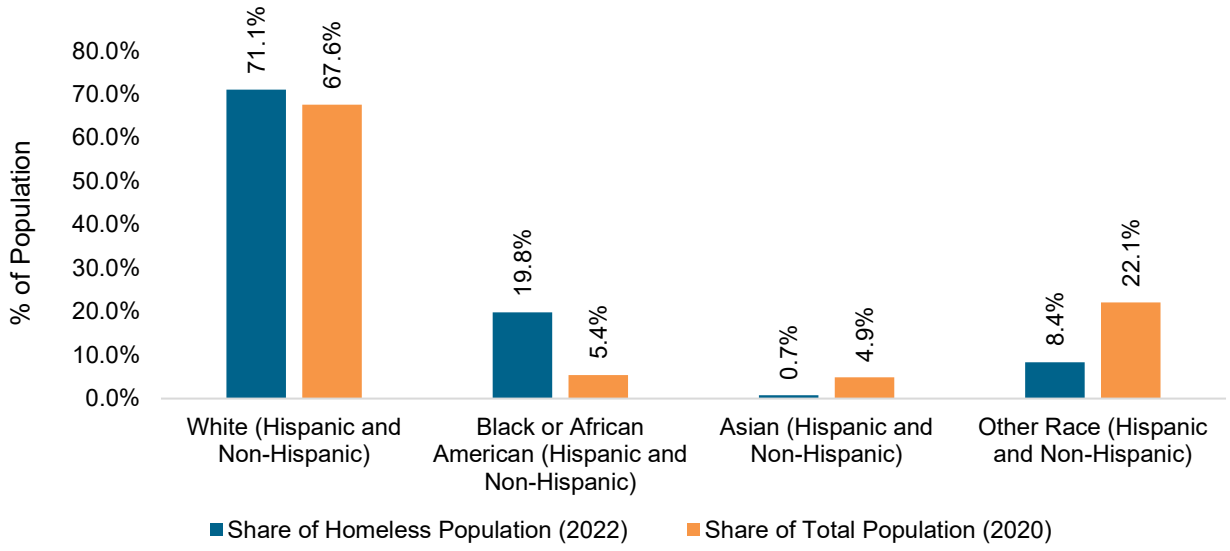
71.1 percent of individuals experiencing homelessness in Kern County identified as White (Hispanic and Non-Hispanic), 19.8 percent identified as Black or African American (Hispanic and Non-Hispanic), 0.7 percent identified as Asian (Hispanic and Non-Hispanic), and 8.4 percent identified as Other Race (Hispanic and Non-Hispanic) (Figure A-15). 58.7 percent of persons experiencing homelessness identified as Non-Hispanic or Non-Latino, and 41.3 percent identified as Hispanic or Latino (Figure A-16).

Table A-20: People Experiencing Homelessness in Kern County, 2018 to 2023

	2018	2019	2020	2021	2022	2023
Sheltered	515	525	576	569	875	931
Unsheltered	370	805	1,004	1,581	728	1,017
Total	**885**	**1,330**	**1,580**	**2,150**	**1,603**	**1,948**

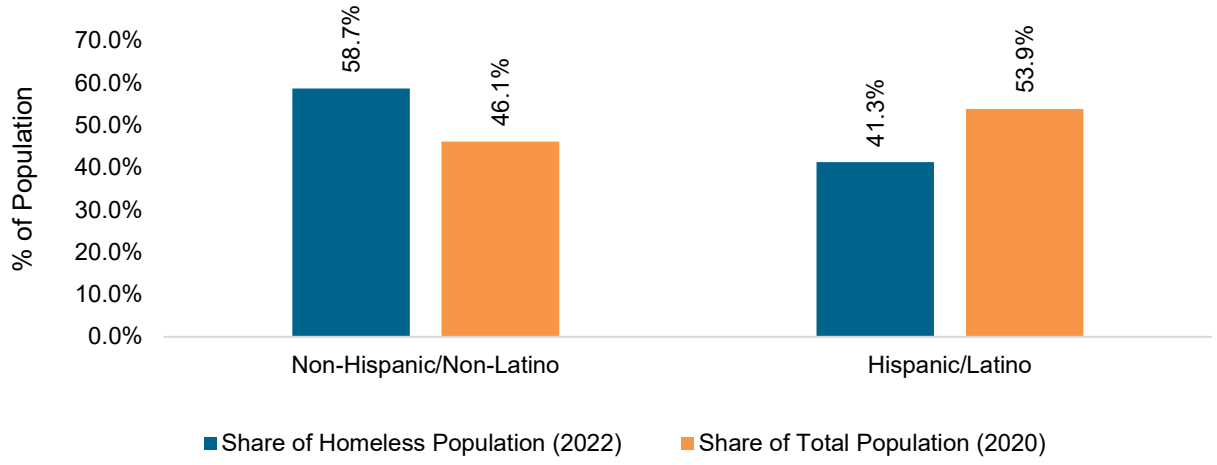
Source: Bakersfield/Kern County Continuum of Care, 2023

Figure A-15: Racial Group Share of General and Homeless Populations, Kern County



Source: Bakersfield/Kern County Continuum of Care, 2022

Figure A-16: Latino/Hispanic Share of General and Homeless Populations, Kern County



Source: Bakersfield/Kern County Continuum of Care, 2022

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or transitional housing facilities for domestic violence victims and formerly homeless individuals and families located in the City of Tehachapi. The closest emergency shelter is operated by The Open Door Network, a non-profit formed in 2022 which consolidated the services of the Bakersfield Homeless Center and the Alliance Against Family Violence and Sexual Assault. Located in Bakersfield, an approximately 45-minute car ride from Tehachapi, The Open Door Network operates the only emergency shelter in Kern County for families with children, as well as two domestic violence, sexual assault, and human trafficking supportive shelters.[10] Additional information about The Open Door Network is provided in Appendix G (Housing Resource).

The Governmental Constraints section (Appendix C) discusses how the City's Zoning Code regulates emergency shelters and transitional and supportive housing. Programs are included to regulate emergency shelters and low barrier navigation centers consistent with State law (Program 4.4 and 4.5).

Resources for People Experiencing Homelessness

The Bakersfield-Kern Regional Homeless Collaborative (BKRHC), also known as the Bakersfield/Kern County Continuum of Care (CoC), coordinates housing and services funding for individuals and families experiencing homelessness. BKRHC includes homelessness service providers, government agencies, advocacy groups, businesses and currently and formerly homeless persons, who bring their expertise from working hands-on, every day with homeless

[10] The Open Door Network, About Us.

individuals and families to help them obtain permanent housing and get the supportive services they need to reach their full potential. The collaborative does not provide any services directly to persons experiencing homelessness. Rather, BKRHC works to coordinate programs and services across the continuum of care, so that people experiencing homelessness have the resources and support they need to achieve stability in permanent housing.

People experiencing homelessness in the Kern County and Tehachapi area will work with local nonprofit providers such as Clinica Sierra Vista, the California Veterans Assistance Foundation, and the Community Action Partnership of Kern. Other resources for people experiencing homelessness include the Bringing Families Home Program, CalWORKS Homeless Assistance, among others, as detailed in Appendix G (Housing Resources).

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the State. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns.

The City of Tehachapi has a smaller number of residents five years and older who identify as either speaking English “not well” or “not at all” (14.6 percent) in comparison to Kern County (22.9 percent) (Table A-21). 1.6 percent of City residents identify as not speaking any English, while 8.3 percent of all Kern County residents fall in the same category.

Table A-21: Non-English Speakers, 2020

	City of Tehachapi		Kern County	
	Number	Percent	Number	Percent
Speak English "Very Well"	2,162	64.2%	211,330	58.5%
Speak English "Well"	711	21.1%	66,972	18.5%
Speak English "Not Well"	437	13.0%	52,849	14.6%
Speak English "Not At All"	55	1.6%	29,964	8.3%
Total Non-English Speakers	**3,365**		**361,115**	
Note: Universe includes non-English speaking population 5 years and over.				

Source: American Community Survey 5-year Estimate, 2020

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

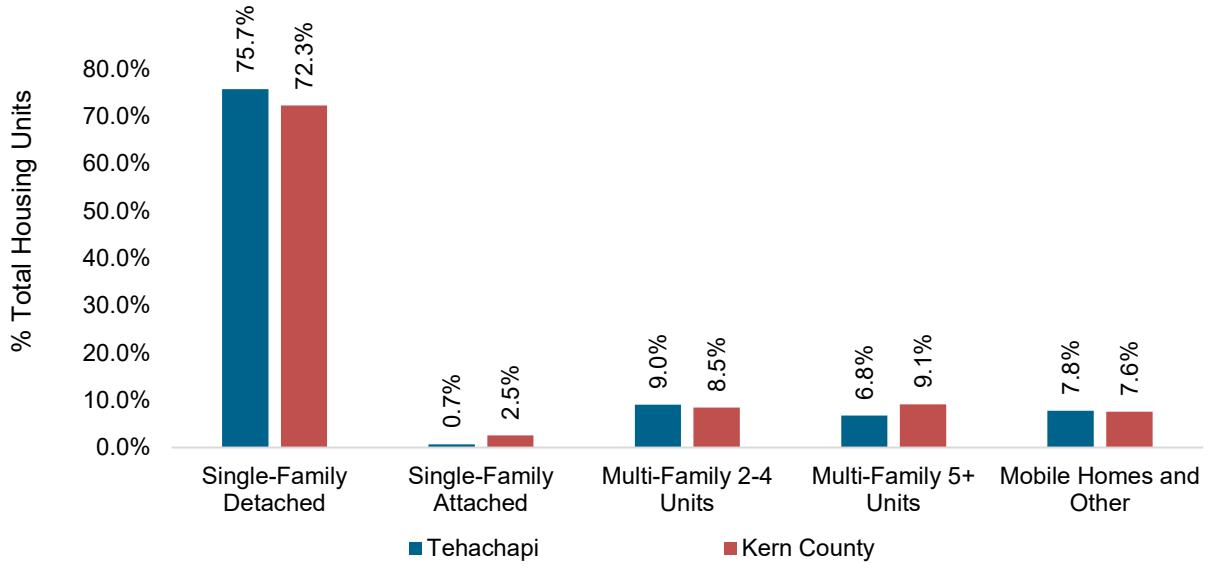
Table A-22 provides information on the housing stock in the City of Tehachapi, which has a total of 3,539 housing units. From 2010 to 2021, housing unit growth in the City of Tehachapi increased at a faster rate (7.1 percent) than in Kern County (6.5 percent). The most common housing type in the City of Tehachapi is single-family (detached), which comprises 75.7 percent of the City's housing stock and is greater than the most common housing stock in Kern County (72.3 percent) (Figure A-17). In the City, the next most common housing types are multi-family with two to four units (nine percent), mobile homes and other (7.8 percent), and multi-family with five or more units (6.8 percent).

Table A-22: Total Housing Units, 2010 to 2021

	2010	2021	Change 2000-2021	
	Number	Number	Number	Percent
Tehachapi	3,539	3,791	252	7.1%
Kern County	284,367	302,809	18,442	6.5%

Source: CA DOF E-4, E-5 Population and Housing Unit Estimates, 2021

Figure A-17: Housing Units by Type, 2020

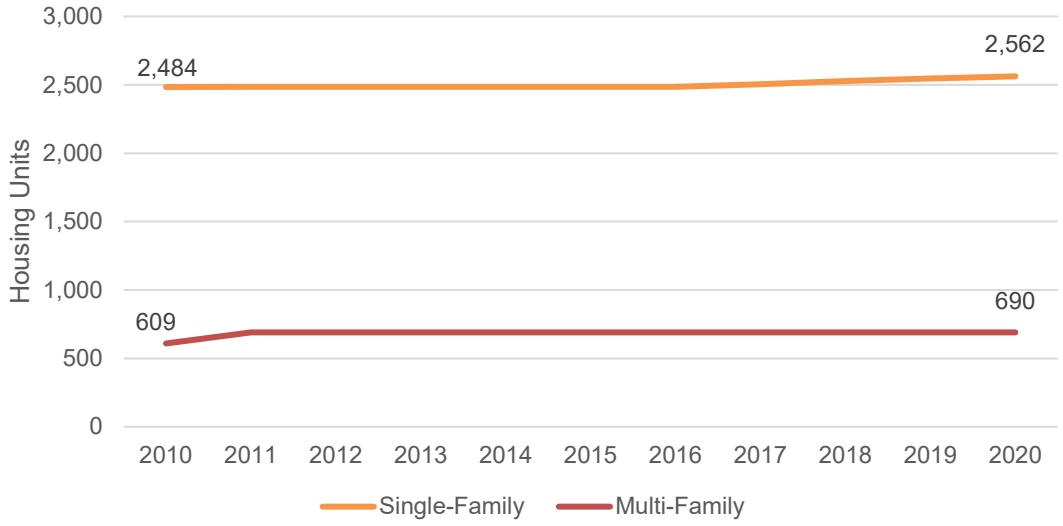


Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Over the past two decades, there has been more construction of single-family residential units than multi-family residential units in the City of Tehachapi and Kern County. From 2010 to 2021, the City of Tehachapi added 78 single-family units, which represents an increase of 3.1 percent

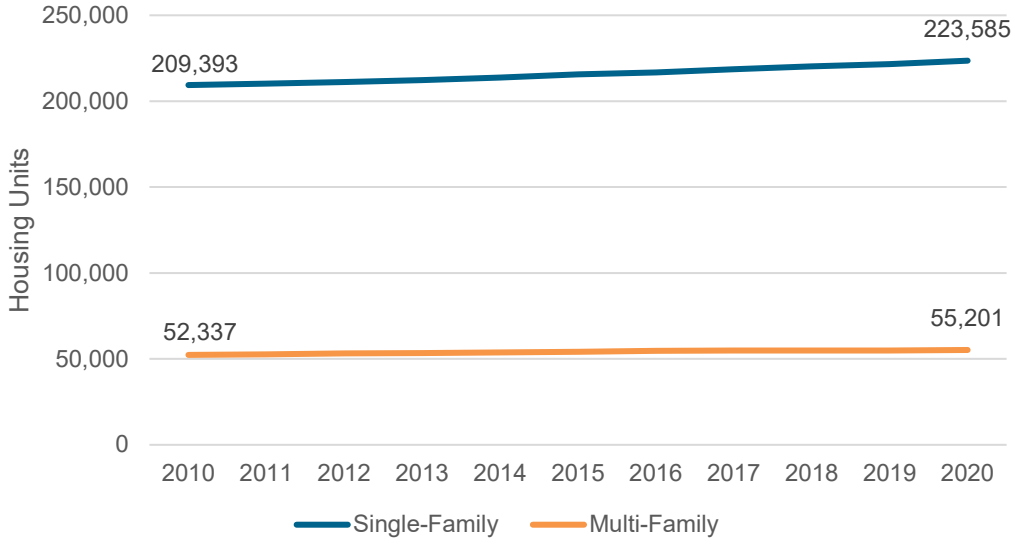
in the City's single-family housing stock (Figure A-18). During the same period Kern County's single-family housing stock increased by 6.8 percent (Figure A-19). Between 2010 to 2011, the City of Tehachapi added 81 multi-family units, an increase of 13.3 percent in the total number of multi-family units in the City. Since 2011, the City of Tehachapi has not added any multi-family units in the City. The number of multi-family units between 2000 and 2021 increased by 5.5 percent in Kern County.

Figure A-18: Single-Family and Multi-Family Units, City of Tehachapi, 2010 to 2021



Source: CA DOF E-4, E-5 Population and Housing Unit Estimates, 2021

Figure A-19: Single-Family and Multi-Family Units, Kern County, 2010 to 2021



Source: CA DOF E-4, E-5 Population and Housing Unit Estimates, 2021

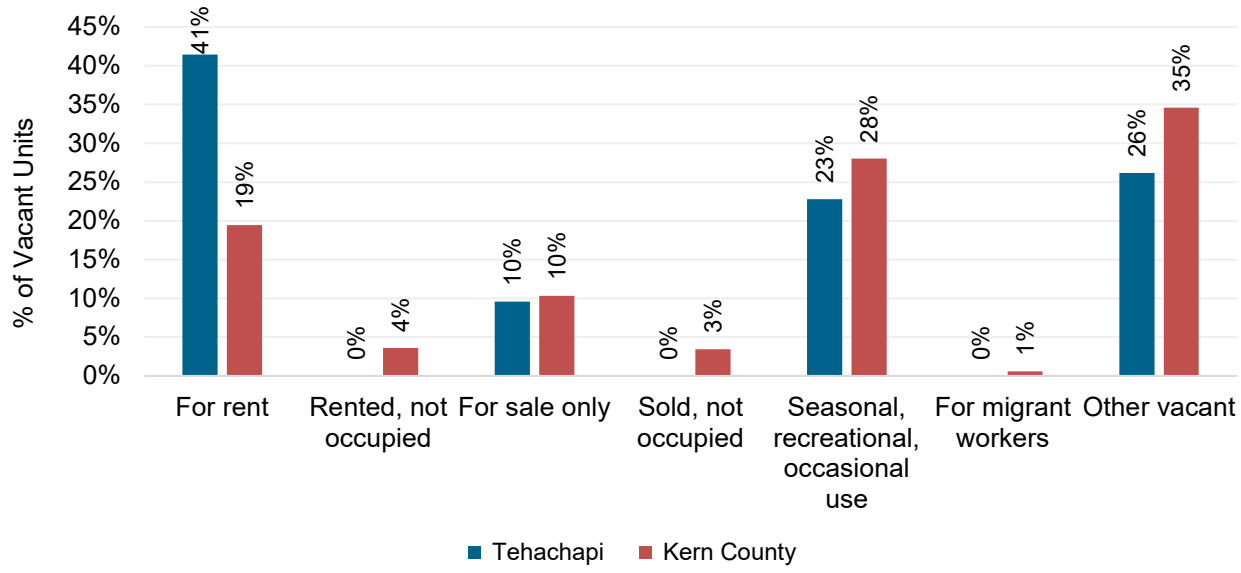
Of the total housing units in the City of Tehachapi, 3,513 are occupied, which results in a vacancy rate of 9.9 percent. In 2020, the City of Tehachapi had a higher overall vacancy rate compared to the County overall (8.6 percent) (Table A-23). Owner-occupied units have a lower vacancy rate than rental units in the City and the County overall.

Table A-23: Vacancy Rate by Tenure, 2020

	Overall	Homeowner	Rental
Tehachapi	9.9%	1.6%	11.4%
Kern County	8.6%	1.6%	4.2%

Source: ACS, 5-Year Est. 2020

Figure A-20: Vacancy by Type, 2020



Notes: "Other Vacant" includes units that do not fall into any of the categories specified in the figure. For example, includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Source: ACS, 5-Year Est. 2020

A.4.2 Housing Tenure

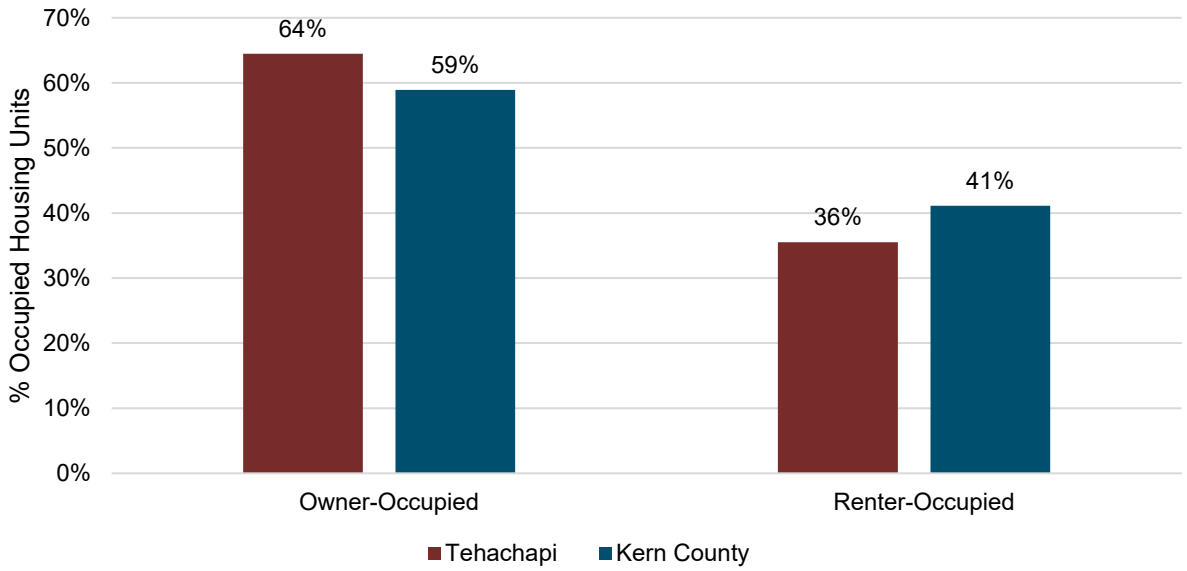
The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase.

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Renters are also more economically vulnerable than homeowners, as renters do not build equity

through asset ownership like homeowners do. Communities with higher rental populations should therefore consider the unique needs of renters versus owners.

Of the City of Tehachapi's total housing stock, 64 percent are owner-occupied, and 36 percent are renter-occupied (Figure A-21). The City of Tehachapi has a slightly lower share of renters and a slightly higher share of homeowners than the County overall. As discussed previously in this report, residents earning moderate to above moderate-income (at or above 80 percent AMI) are more likely to be homeowners than renters (Figure A-10).

Figure A-21: Housing Tenure

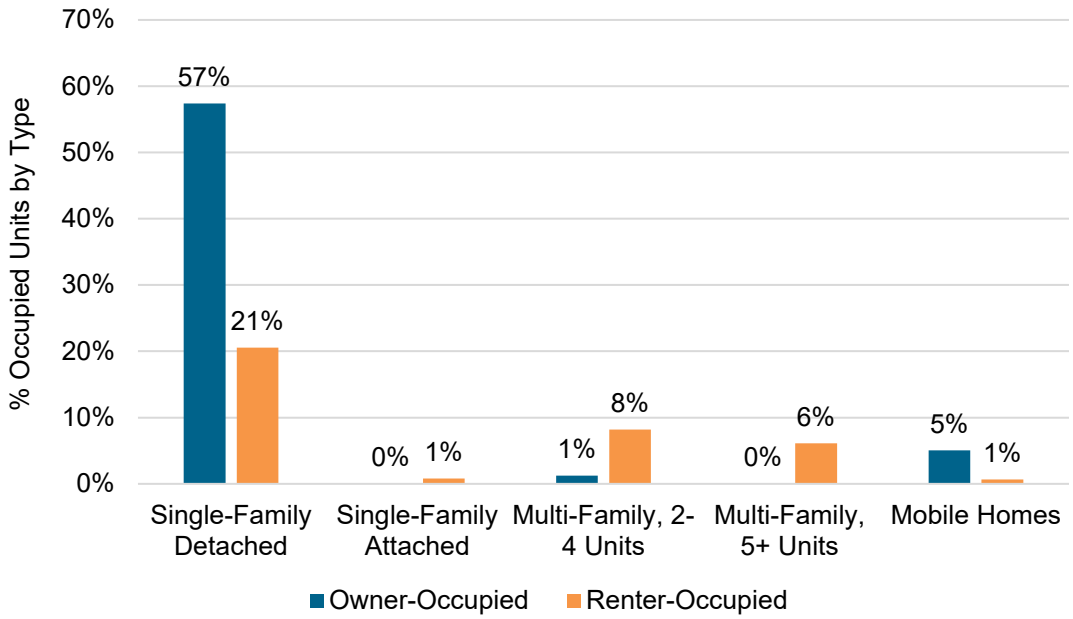


Source: ACS, 5-Year Est. 2020

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing.

Figure A-22 shows a range of household types in the City of Tehachapi by the share of renters versus homeowners. Most single-family detached homes (74 percent) are owner-occupied, while multi-family units are overwhelmingly occupied by renters. In 2020, 87 percent of multi-family units in buildings with 2 to 4 units were renter-occupied and 100 percent of multi-family units in developments with five or more units were renter-occupied. Mobile homes also have a higher rate of homeowners (88 percent) versus renters (12 percent).

Figure A-22: Housing Tenure by Housing Type



Source: ACS, 5-Year Est, 2020

Homeownership rates often vary considerably due to differences in income and wealth, but also as a legacy of federal, state, and local policies that limited access to homeownership for communities of color while facilitating homeownership for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident in many communities.

Table A-24 reports the tenure of occupied housing units by the race/ethnicity of the householder in the City of Tehachapi. Asian households have the highest homeownership rate at 87 percent, while Black households have the lowest at 29 percent. However, the relatively small numbers of these households should be noted, as this increases the likelihood of a statistical over/undercount. For the City's larger constituent racial/ethnic groups, tenure and homeownership rates do not vary as widely.

Table A-24: Occupied Housing Units by Race/Ethnicity and Tenure

Racial/Ethnic Group	Owner-Occupied		Renter-Occupied		All Occupied		Homeownership Rate
	#	%	#	%	#	%	
Race							
White	2,011	89%	1,130	91%	3,141	89%	**64%**
Black or African American	20	1%	48	4%	68	2%	**29%**
American Indian and Alaska Native	0	0%	0	0%	0	0%	**–**
Asian	76	3%	11	1%	87	2%	**87%**

Table A-24: Occupied Housing Units by Race/Ethnicity and Tenure

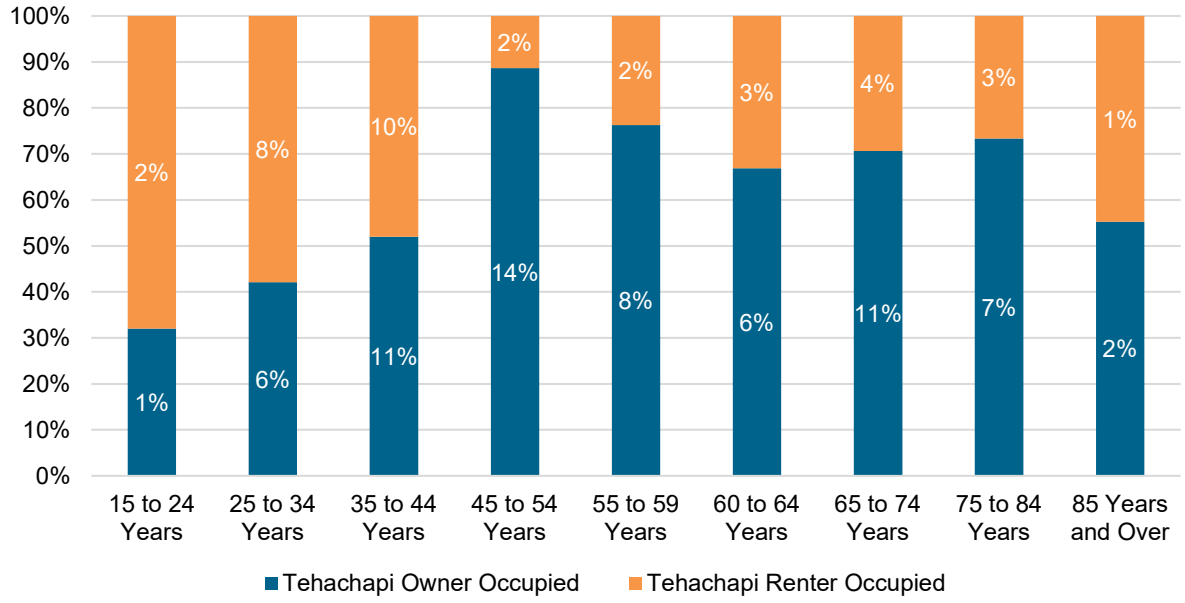
Racial/Ethnic Group	Owner-Occupied		Renter-Occupied		All Occupied		Homeownership Rate
	#	%	#	%	#	%	
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%	**–**
Other Race or Multiple Races	158	7%	59	5%	217	6%	**73%**
Total	**2,265**	**100%**	**1,248**	**100%**	**3,513**	**100%**	**64%**
Ethnicity							
Hispanic or Latino	516	24%	192	16%	708	21%	**73%**
White, Non-Hispanic	1,619	76%	980	84%	2,599	79%	**62%**
Total	**2,135**	**100%**	**1,172**	**100%**	**3,307**	**100%**	**65%**

Source: ACS, 5-Year Est. 2020

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the southern California area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

Figure A-23 shows that in the City of Tehachapi the rate of homeownership is relatively equal between younger and older residents. In 2020, 28 percent of residents between the ages of 65 to 84 were homeowners, compared to 27 percent of residents between the ages of 25 to 44 years were homeowners. At the same time, 53 percent of younger residents between the ages of 25 to 44 rented their home, compared to 20 percent of residents between the ages of 65 to 84 were renters. Residents between the ages of 45 to 59 were more likely to be homeowners (33 percent) than renters (12 percent).

Figure A-23: Housing Tenure by Age in the City of Tehachapi



Source: ACS, 5-Year Est. 2020

A.4.3 Housing Units Permitted

From 2015 to 2020, the City of Tehachapi permitted a total of 45 units, all of which were at the above moderate-income income level (Table A-25). The total number of above moderate-income housing unit permits decreased from 28 permits in the years 2018 through 2020 to 17 permits in the years between 2021 and 2022 (Table A-25).

Table A-25: Housing Units Permitted, City of Tehachapi 2015 to 2022

Income Level	2015	2016	2017	2018	2019	2020	2021	2022	Total
Very Low Income	0	0	0	0	0	0	0	0	**0**
Low Income	0	0	0	0	0	0	0	0	**0**
Moderate Income	0	0	0	0	0	0	0	0	**0**
Above Moderate Income	0	0	0	21	6	1	5	12	**45**

Source: HCD, 2022

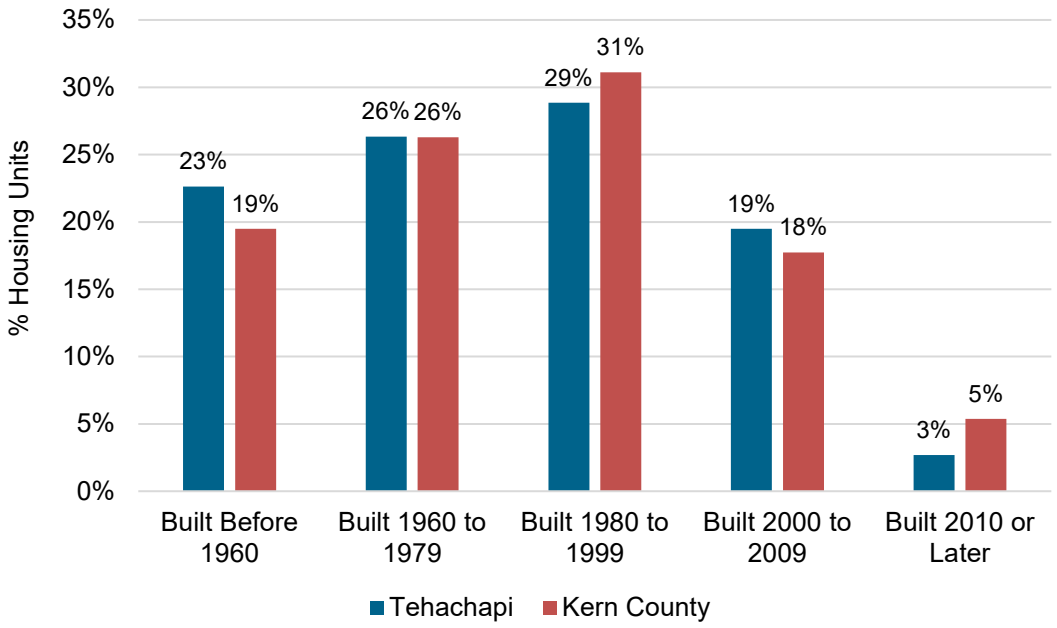
A.4.4 Housing Age and Condition

The age of housing stock is a key indicator of the community's overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer

living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

The City of Tehachapi's housing stock is somewhat older than housing across the County overall. 23 percent of all units in the City of Tehachapi were built before 1960 compared to 19 percent of units in the County overall. 26 percent of units were built between 1960 and 1979 during this period in both the City and in Kern County overall (Figure A-24). 22 percent of housing units in the City of Tehachapi were built after 2000, while 23 percent have been built since the year 2000 in the County overall.

Figure A-24: Housing Units by Year Structure Built



Source: ACS, 5-Year Est. 2020

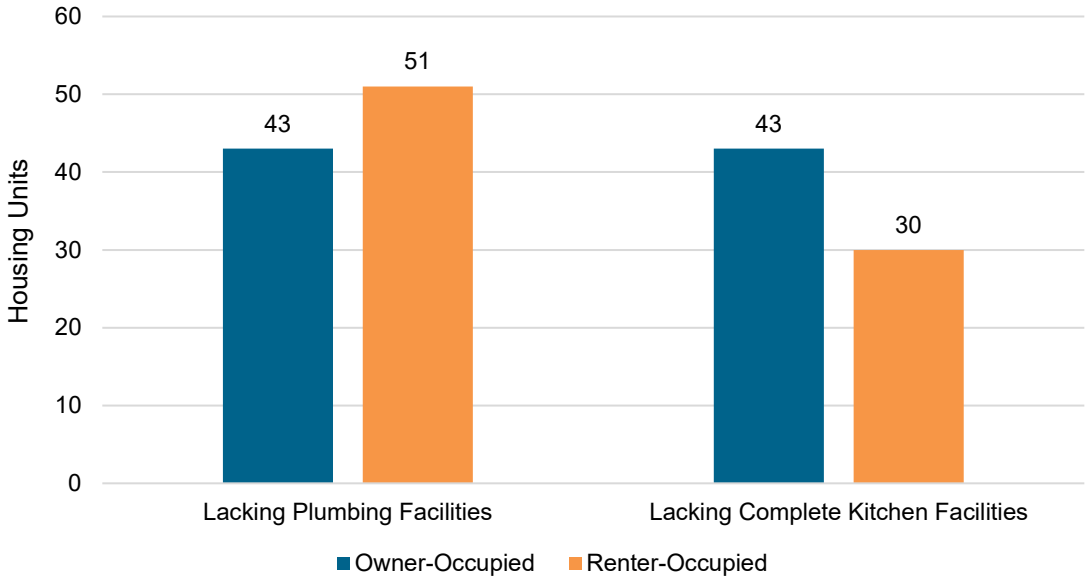
Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Tehachapi.

In areas with high or rapidly increasing housing costs, some households may only be able to afford housing that is in substandard condition. The Census tracks three housing conditions related to substandard housing: a lack of complete kitchen facilities, a lack of complete bathroom facilities, and a lack of telephone service. In the City of Tehachapi, rented units are more likely to be in substandard condition for lacking complete kitchen facilities, while owner-occupied units are

more likely to be in substandard conditions for lacking plumbing facilities (Figure A-25). Among renter-occupied housing units, 4.1 percent (51 units) lack plumbing facilities, 2.4 percent (30 units) lack complete kitchen facilities, and no units lack telephone service. Among owner-occupied housing units in the City, 1.9 percent (43 units) lack plumbing facilities, 1.9 percent (43 units) lack complete kitchen facilities, and no units lack telephone service.

Figure A-25: Substandard Housing Issues, City of Tehachapi, 2020



Source: ACS, 5-Year Est. 2020

Since 2018, the City's Development Services Department staff estimate that five residential sites in Tehachapi have been identified as requiring major rehabilitation, averaging to one property per year. This estimate is based on the Code Enforcement Officer staff's self-initiated processing of code compliance cases and familiarity with Tehachapi neighborhoods and buildings. During the planning period, one property was rehabilitated through court receivership, two were brought into compliance, and two are currently open cases. Given the small area and population size of Tehachapi, the Code Enforcement Officer and staff periodically drive around the City and search for any code enforcement issues. The City works diligently with property owners to address these issues and currently has two active cases related to substandard housing conditions mentioned above.

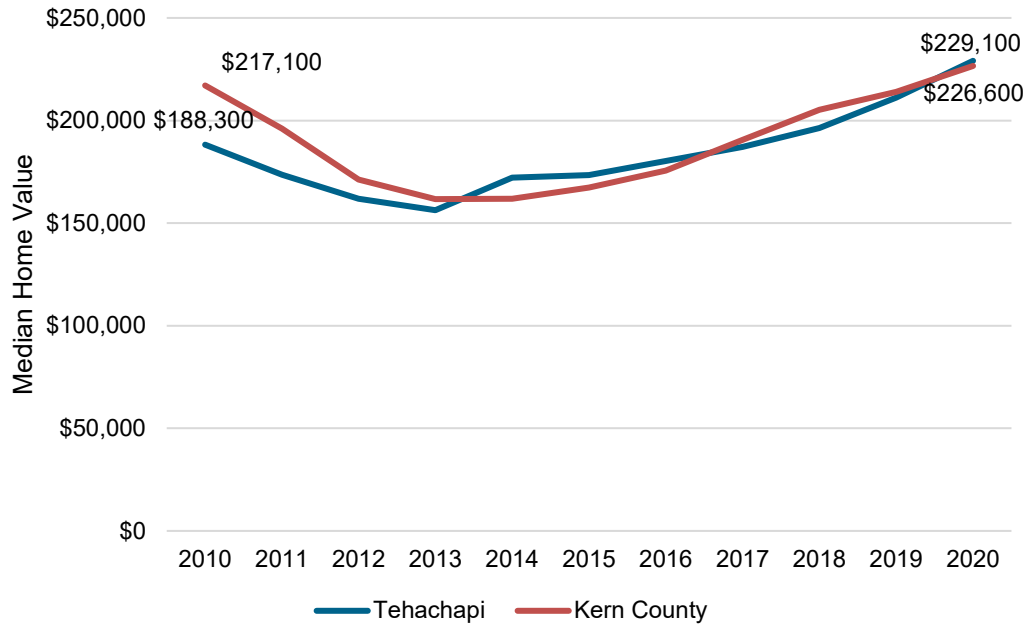
Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

Home prices are impacted by several key factors, including fluctuations in interest rates, overall health of the economy, available government subsidies or policies, and, historically, community demographics. The American Community Survey and private real estate companies such as Redfin provide publicly available data on home values. The estimates from these sources vary due to the difference in methods used. American Community Survey data is self-reported, while Redfin data is sourced from the company's online real estate listing.

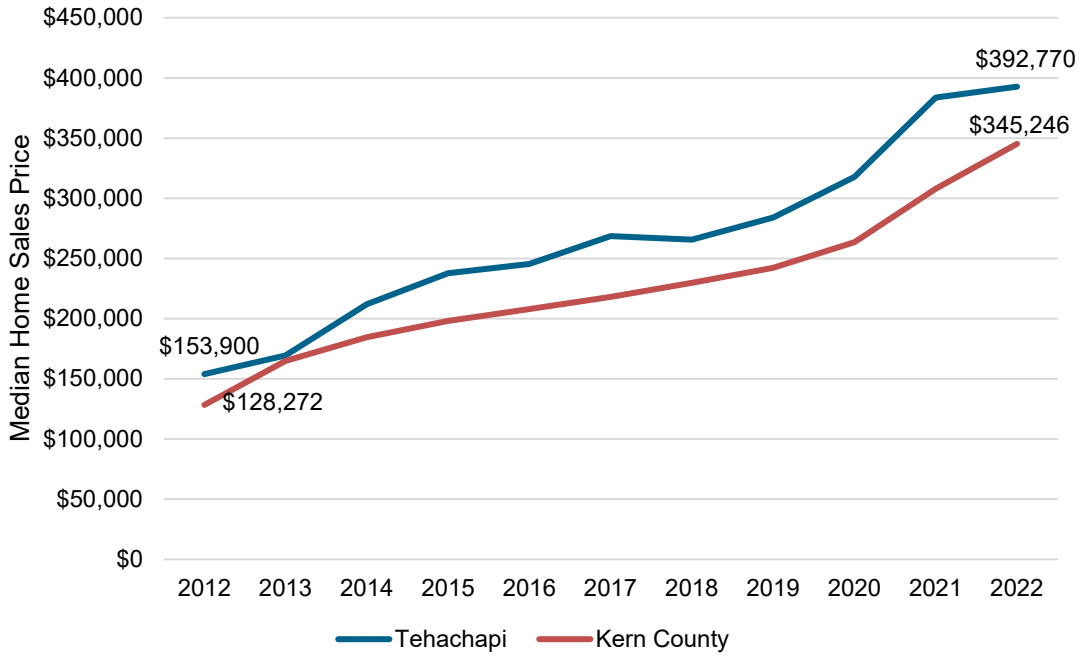
According to both data sources, home values are higher in the City of Tehachapi compared to Kern County. However, the value of homes of the time period differs between the two data sources. Figure A-26 shows data from the 2010 to 2020 American Community Survey 5-Year Estimates. The graph shows that in 2020 the median home value in the City of Tehachapi was $229,100 compared to $226,600 in the County overall (Figure A-26). From 2010 to 2020, the City of Tehachapi's median home value increased by 21.7 percent while the value in Kern County overall increased by 4.4 percent. Redfin data provides more recent estimates, and Figure A-27 shows that as of March 2022, the City of Tehachapi's median home sales price was $392,770 and the overall County home sales price was $345,246. From 2012 to 2022, Redfin data shows that the median home sales price increased by 155.2 percent in the City and 169.1 percent in the County overall. Thus, data from the 2010 to 2020 American Community Survey 5-Year Estimates report the value of homes in the City of Tehachapi increased at a higher rate than the County overall, while Redfin reports the value of homes in Kern County increased at a higher rate than in the City.

Figure A-26: Median Home Value, 2010 to 2020



Source: ACS, 5-Year Est. 2010 to 2020

Figure A-27: Median Home Sales Price, 2012 to 2022



Source: Redfin, March 2022

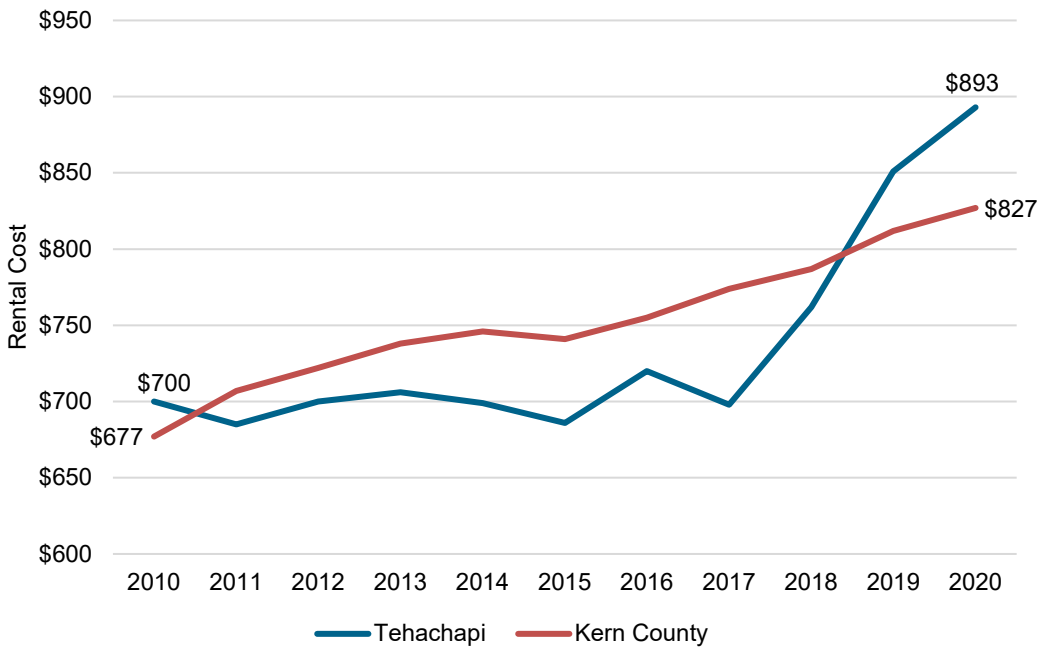
A.5.2 Rental Costs

Like home values, rents have also increased dramatically across Kern County in recent years. Rising home costs may result in renters, particularly communities of color, being priced out, evicted, or displaced. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the County, and or even the State.

Rents in the City of Tehachapi are higher than rents in Kern County. According to data from the American Community Survey, the 2020 median rent was $893 in Tehachapi and $827 in the County overall (Figure A-28). No rental units in the City of Tehachapi rented for $2,500 or more per month compared to 1.8 percent in the County overall (Table A-26). Rents in the City of Tehachapi and Kern County have increased at a slower rate than median home value. From 2010 to 2020, rents in the City of Tehachapi increased by 27.6 percent while rents increased in Kern County overall by 22.2 percent.

Since U.S. Census data often lags market rates, Realtor.com rental data was obtained to provide more current market rates. May 2023 Realtor.com data shows the median rent price at approximately $2,200 per month in the City of Tehachapi and $1,940 per month in Kern County.

Figure A-28: Median Rent, 2010 to 2020



Source: ACS, 5-Year Est. 2010 to 2020

Table A-26: Contract Rents for Renter-Occupied Units, 2020

Cost of Rent	City of Tehachapi		Kern County	
	Number of Contracts	Percent	Number of Contracts	Percent
> $500	105	8.4%	9723	8.8%
$500 to $999	703	56.3%	61553	56.0%
$1,000 to $1,499	261	20.9%	24956	22.7%
$1,500 to $1,999	141	11.3%	6385	5.8%
$2,000 to $2,499	0	0.0%	1235	1.1%
$2,500 to $2,999	0	0.0%	349	0.3%
$3,000 to $3,499	0	0.0%	266	0.2%
$3,500 or more	0	0.0%	174	0.2%
No Cash Rent	38	3.0%	5241	4.8%
Note: “No Cash Rent” includes units occupied without payment of cash rent.				

Source: ACS, 5-Year Est. 2020

A.5.3 Overpayment

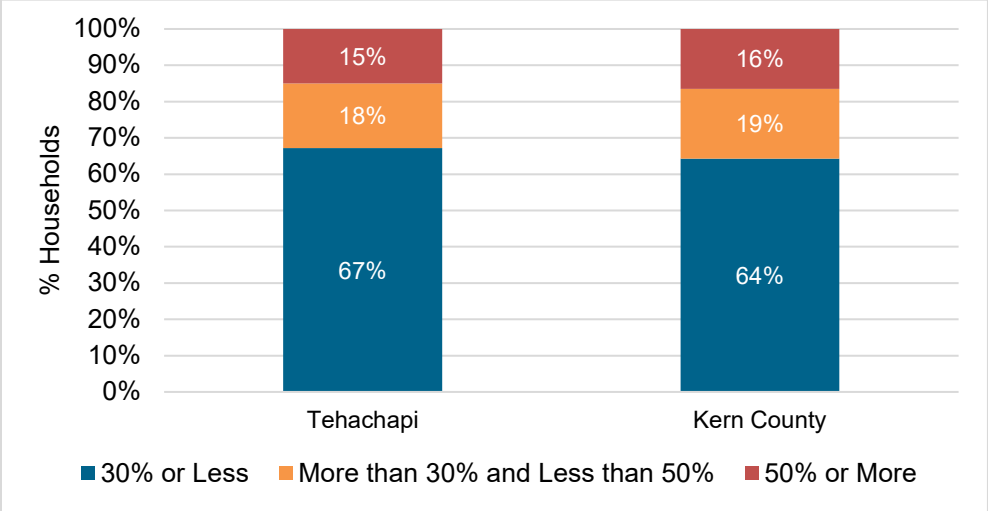
A standard measure of housing affordability can be determined by comparing the cost of market rate housing to the price residents can afford to pay for housing based on their income levels. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. When a household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households.

Households in the City of Tehachapi experience a housing cost burden at about the same rate compared to the County overall. In 2019, around 33 percent of City households were cost-burdened compared to the County overall at 35 percent (Figure A-29).

Renters are typically more often cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. Data for cost-burdened households by tenure in the City of Tehachapi shows that 14 percent of renter households (260 households) spend 30 to 50 percent of their income on housing compared to 12 percent of households own their home (285 households) (Figure A-30). Additionally, 30 percent

of renter households (564 households) spend 50 percent or more of their income on housing, while seven percent of home-owner households (165 households) are severely cost-burdened.

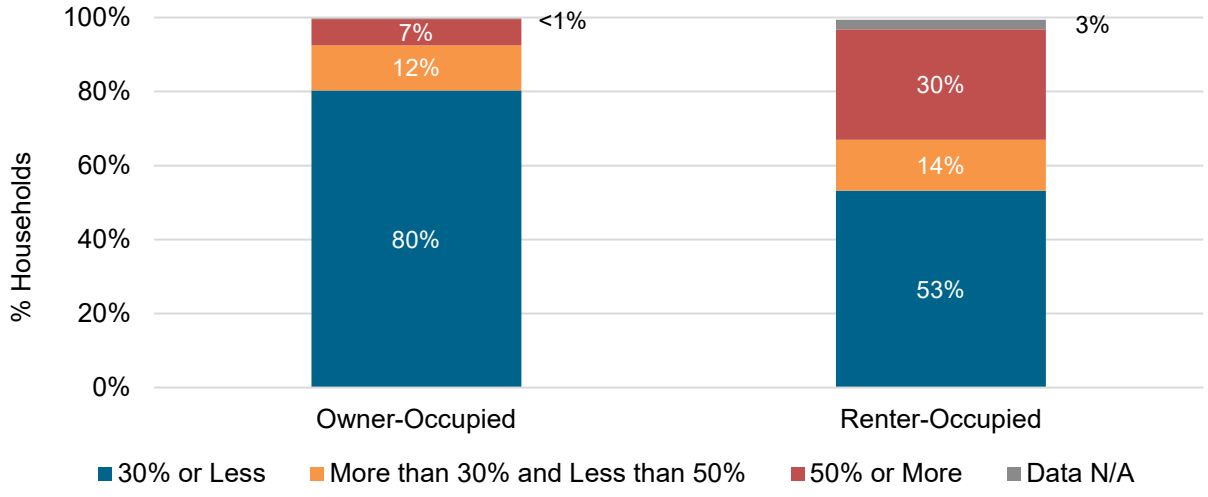
Figure A-29: Cost Burden Severity



Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: HUD CHAS, 2019

Figure A-30: Cost Burden by Tenure



Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: HUD CHAS, 2019

Rates of cost burden vary greatly across income categories and lower-income households are more likely to be housing cost-burdened than higher-income households. In 2019, 47 percent of households in the City of Tehachapi making less than 30 percent of AMI spent were severely cost-burdened, while no residents making more than 100 percent of AMI were severely cost-burdened (Table A-27). As mentioned previously in the report, lower-income seniors are also more likely to be cost-burdened and 77.8 percent of senior households in the City of Tehachapi making less than 30 percent of AMI spent were severely cost-burdened (Table A-10).

In 2020, 42 percent of households spend 50 percent or more of their income on housing, while 16 percent spend 30 to 50 percent (see Figure A-29). However, these rates vary greatly across income categories (Table A-27). As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. For example, among extremely low-income households in the City of Tehachapi (earning 30 percent of AMI or less), 65.8 percent are cost burdened, and 47 percent are severely cost burdened. For City residents making more than 100 percent of AMI, none are severely cost-burdened, and 91.1 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

Low-income households that rent are also more likely to overpay for housing than low-income homeowners. Among low-income households in the City of Tehachapi that are cost burdened, 44 percent (450 households) rent their home, and 19 percent (824 households) are homeowners (Figure A-30).

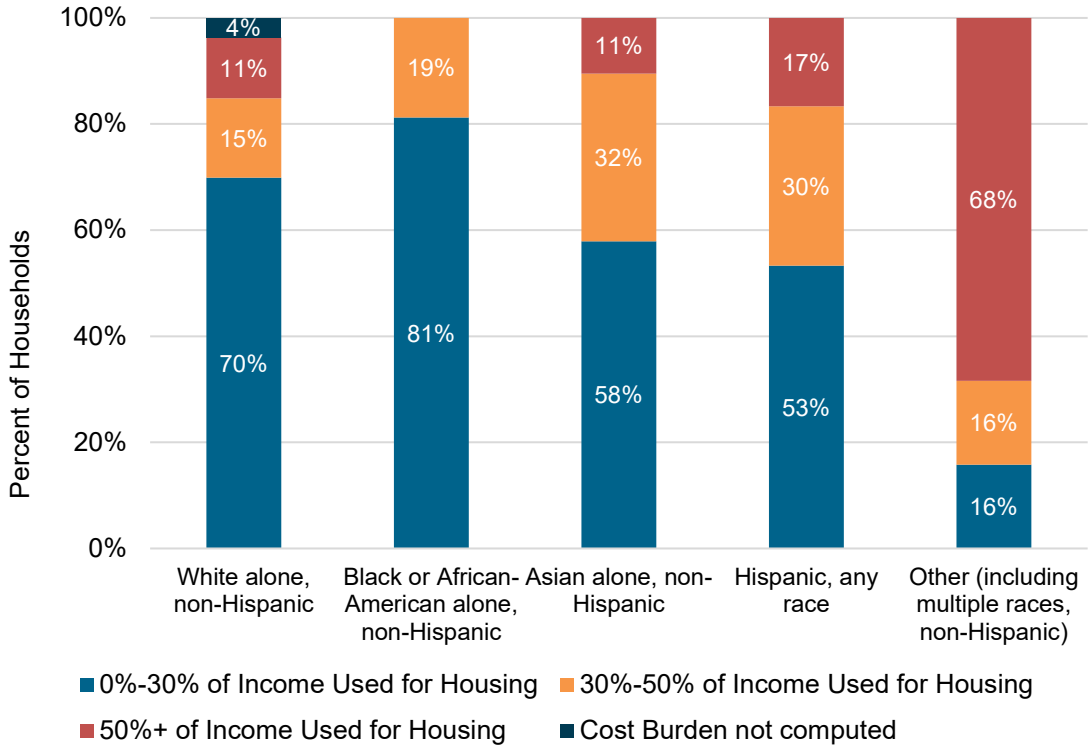
Table A-27: Cost Burden by Income Level, City of Tehachapi

Income	Households by Share of Income Spent on Housing Cost		
	<30%	30-50%	>50%
<30% HAMFI	34.2%	65.8%	47.0%
30-50% HAMFI	30.9%	69.1%	33.8%
50-80% HAMFI	59.1%	40.9%	9.6%
80-100%	73.7%	26.3%	0.0%
>100% HAMFI	91.1%	8.9%	0.0%
Note: HAMFI refers to Housing Urban Development Area Median Family Income.			

Source: HUD CHAS, 2019

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Figure A-31: Cost Burden by Race



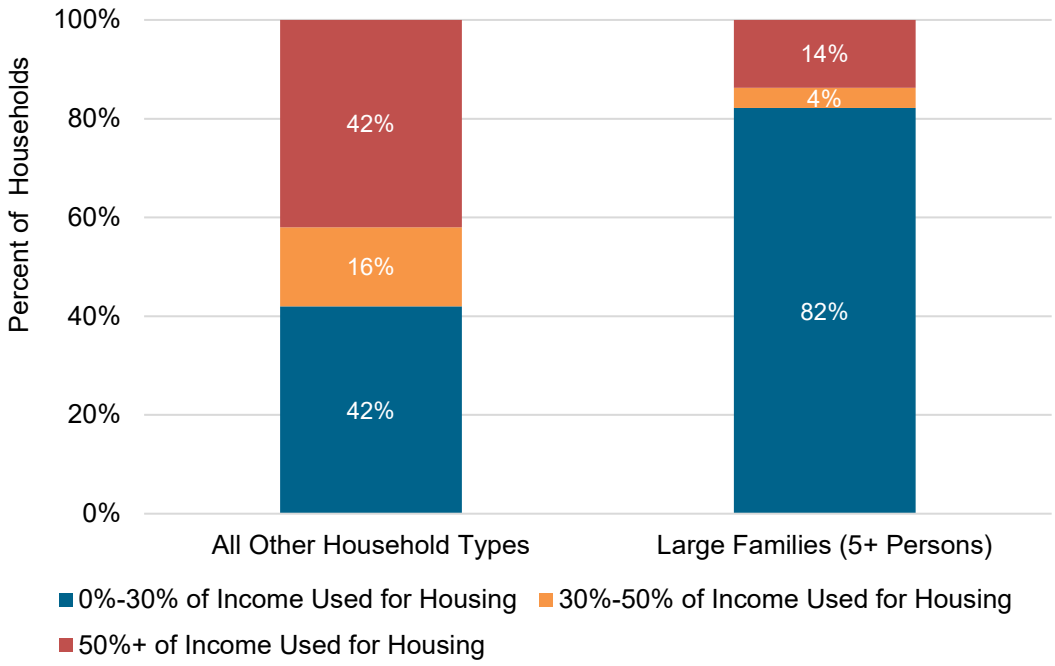
Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

Larger families in the City of Tehachapi are significantly less likely to be cost burdened than all other household types. In the City of Tehachapi, four percent of large family households experience a cost burden of 30 to 50 percent, while 14 percent of households spend more than half of their income on housing. Approximately 16 percent of all other households have a cost burden of 30 to 50 percent, with 42 percent of households spending more than 50 percent of their income on housing (see Figure A-32).

Figure A-32: Cost Burden by Housing Size

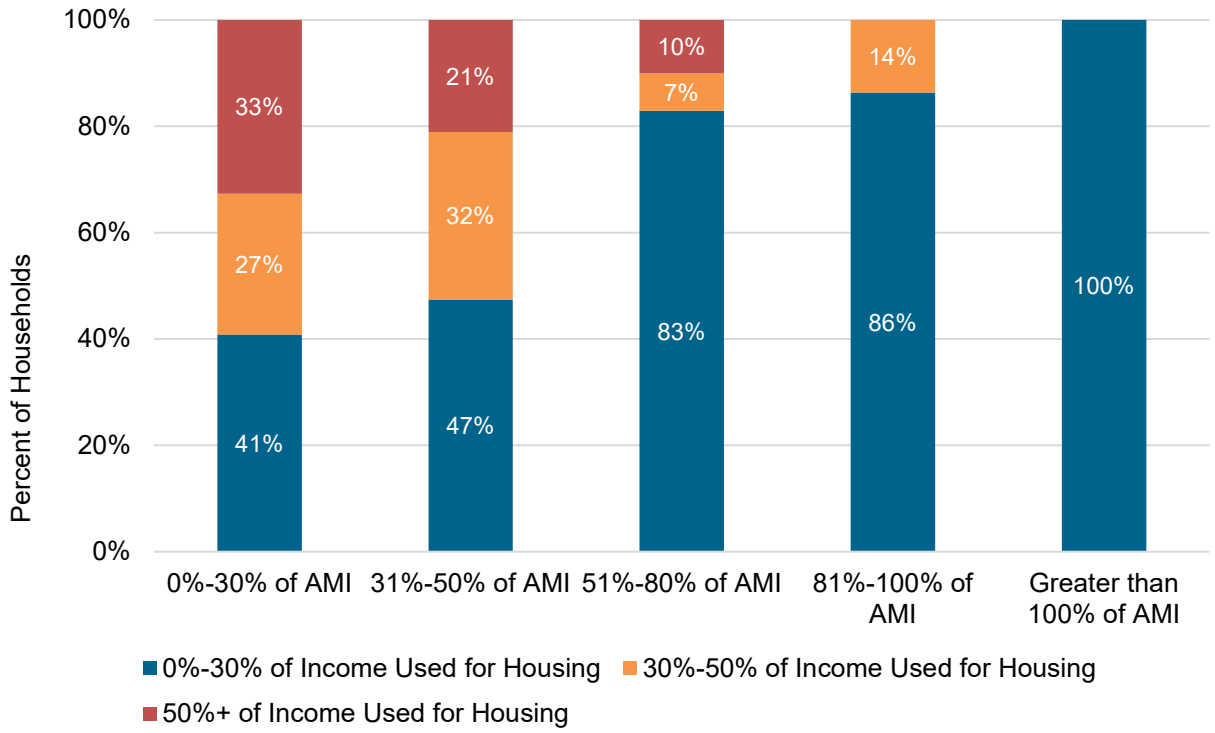


Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Approximately 33 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 100 percent are not cost burdened and spend less than 30 percent of their income on housing (Figure A-33). In total, nearly one-quarter of all seniors are cost burdened.

Figure A-33: Cost Burdened Senior Households by Income Level



Note: Universe: Senior households

For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table A-28 shows the 2022 income limits for Kern County and compares these income limits to affordable (no more than 30 percent of gross income) rent and purchase prices. The 2020 median rent in the City of $893 (shown previously in Figure A-28) is generally affordable for three-person households earning 30 to 50 percent of the Kern County AMI. The 2020 American Community Survey City of Tehachapi home value estimate of $229,100 is generally affordable for low-income households (earning 50 to 80 percent of the County AMI) of any size with a down payment of 20 percent, and the 2022 Redfin median home sales price estimate of $392,770 is generally

affordable to a two-person household earning between 120 and 150 percent of the Kern County AMI with a 20 percent down payment.

Table A-28: 2022 Kern County Ability to Pay for Housing and Fair Market Rent and Purchase Price

	Number of Persons in Household			
	1	2	3	4
Extremely Low (0-30% AMI)				
Annual Income Limit	$16,350	$18,700	$23,030	$27,750
Monthly Income	$1,363	$1,558	$1,919	$2,313
Max. Monthly Gross Rent[1]	$409	$468	$576	$694
Max. Purchase Price 5% down[2]	$64,088	$73,299	$90,272	$108,773
Max. Purchase Price 20% down[3]	$76,107	$87,046	$107,201	$129,172
Very Low (30-50% AMI)				
Annual Income Limit	$27,300	$31,200	$35,100	$38,950
Monthly Income	$2,275	$2,600	$2,925	$3,246
Max. Monthly Gross Rent[1]	$683	$780	$878	$974
Max. Purchase Price 5% down[2]	$107,009	$119,848	$135,219	$150,480
Max. Purchase Price 20% down[3]	$127,077	$145,231	$163,385	$181,306
Low (50-80% AMI)				
Annual Income Limit	$43,650	$49,850	$56,100	$62,300
Monthly Income	$3,638	$4,154	$4,675	$5,192
Max. Monthly Gross Rent[1]	$1,091	$1,246	$1,403	$1,558
Max. Purchase Price 5% down[2]	$171,097	$195,399	$219,898	$244,200
Max. Purchase Price 20% down[3]	$203,184	$232,044	$261,137	$289,997
Median (100% AMI)				
Annual Income Limit	$56,200	$64,250	$72,250	$80,300
Monthly Income	$4,683	$5,354	$6,021	$6,692
Max. Monthly Gross Rent[1]	$1,405	$1,606	$1,806	$2,008
Max. Purchase Price 5% down[2]	$220,290	$251,844	$283,202	$314,756
Max. Purchase Price 20% down[3]	$261,602	$299,074	$336,312	$373,784
Moderate (80-120% AMI)				
Annual Income Limit	$67,450	$77,100	$86,700	$96,350
Monthly Income	$5,621	$6,425	$7,225	$8,029
Max. Monthly Gross Rent[1]	$1,686	$1,928	$2,168	$2,409
Max. Purchase Price 5% down[2]	$264,387	$302,213	$339,842	$377,668
Max. Purchase Price 20% down[3]	$313,969	$358,888	$403,575	$448,494
120-150% of AMI				
Annual Income Limit	$84,300	$96,375	$108,375	$120,450

Table A-28: 2022 Kern County Ability to Pay for Housing and Fair Market Rent and Purchase Price

	Number of Persons in Household			
	1	2	3	4
Monthly Income	$7,025	$8,031	$9,031	$10,038
Max. Monthly Gross Rent[1]	$2,108	$2,409	$2,709	$3,011
Max. Purchase Price 5% down[2]	$330,435	$377,766	$424,803	$472,134
Max. Purchase Price 20% down[3]	$392,403	$448,610	$504,468	$560,676
150-180% of AMI				
Annual Income Limit	$101,160	$115,650	$130,050	$144,540
Monthly Income	$8,430	$9,638	$10,838	$12,045
Max. Monthly Gross Rent[1]	$2,529	$2,891	$3,251	$3,614
Max. Purchase Price 5% down[2]	$396,522	$453,319	$509,763	$566,561
Max. Purchase Price 20% down[3]	$470,884	$538,332	$605,362	$672,811
180-200% of AMI				
Annual Income Limit	$112,400	$128,500	$144,500	$160,600
Monthly Income	$9,367	$10,708	$12,042	$13,383
Max. Monthly Gross Rent[1]	$2,810	$3,213	$3,613	$4,015
Max. Purchase Price 5% down[2]	$440,580	$503,688	$566,404	$629,512
Max. Purchase Price 20% down[3]	$523,204	$598,147	$672,625	$747,568

Notes:
[1] 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance.
[2] Assumes 95% loan (i.e., 5% down payment) @ 3% annual interest rate and 30-year term.
[3] Assumes 80% loan (i.e., 20% down payment) @ 3% annual interest rate and 30-year term.

Source: LWC, 2022

A.5.4 At-Risk Housing Assessment

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

Government Code Section 65583 requires the Housing Element to identify and analyze units that are at-risk of converting from affordable to market-rate within 10 years of the beginning of the planning period. If units are found to be at-risk, the Housing Element must estimate the total cost of replacing and preserving these units and include a list of entities with the capacity to acquire multifamily developments at-risk.

The data in Table A-29 comes from the California Housing Partnership's Preservation Database, the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. This data has been updated by

the California Housing Partnership in coordination with the City to ensure a comprehensive listing. As this database does not include all deed-restricted affordable units in the state, the City has reviewed its records for below market rate regulatory agreements.

As shown in Table A-29, there are 240 assisted units in the City of Tehachapi in the Preservation Database. Among these units, 196 are at Low risk of conversion, have estimated affordability end dates from 2058 to 2070, and thus are not at-risk of conversion within 10 years of the beginning of the planning period. However, 44 assisted units, called Mulberry Villa Apartments, are listed as being at Very High risk of being converted to market-rate housing.

Table A-29: Assisted Units at Risk of Conversion, City of Tehachapi

Risk of Conversion	City of Tehachapi	Kern County
Low	196	10,448
Moderate	0	196
High	0	174
Very High	44	202
Total Assisted Units in Database	240	11,020

Notes:

While California Housing Partnership's Preservation Database is the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the State. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Housing Partnership uses the following categories for assisted housing developments in its database:

Very-High Risk: Affordable homes that are at- risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: Affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: Affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: Affordable homes that are at- risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, Preservation Database (2024)

Table A-30: Assisted Units at Risk of Conversion, City of Tehachapi

Project Name	Address	Assisted Units			Type of Subsidy	Current Owner	Earliest Date of Expiration	Risk Level
		Type	Non-Elderly	Elderly				
Tehachapi Senior I and Shafter Senior Manor	544 West E. Street	Senior	2	69	9% LIHTC and USDA (515 Rural Housing)	The Michaels Organization	2058	Low
The Village at Tehachapi Family Apartments	200 N. Mill Street	Family	81	0	9% LIHTC	Tehachapi Housing Investors	2065	Low
Tehachapi Manor II	654 West E. Street	Senior	1	43	9% LIHTC and USDA (515 Rural Housing)	The Michaels Organization	2070	Low

Table A-30: Assisted Units at Risk of Conversion, City of Tehachapi

Project Name	Address	Assisted Units			Type of Subsidy	Current Owner	Earliest Date of Expiration	Risk Level
		Type	Non-Elderly	Elderly				
Mulberry Villa Apartments	444 West E. Street	Family	44	0	USDA (515 Rural Housing)	The Michaels Organization	2001	Very High

Source: California Housing Partnership Preservation Database (2024); California Housing Partnership Affordable Housing Map & Benefits Calculator (2023)

Mulberry Villa Apartments is an apartment complex of 1- and 2-bedroom units for extremely low- and very low- income households, funded by a USDA Rural Rental Housing Loan under Section 514 and first opened in August 1981. Section 515 loans last for up to 30 years, thus the earliest date of expiration for Mulberry Villa Apartments is listed as 2001. The use restriction on the development has passed and the owner can apply to prepay the loan and end affordability at any time.

As shown in Table A-30, per USDA records, The Michaels Organization is the owner/manager of this and other affordable housing developments in the City. The Michaels Organization, based in New Jersey, is one of the nation's largest affordable housing owners. In communications with The Michaels Organization, the City has confirmed the owner intends to maintain Mulberry Villa Apartments' affordability during the planning period, as it has for the past two decades since the formal lapse of the Section 515 loan's restrictive clause.

Preservation and Replacement Cost Analysis

The following section provides an analysis of the estimated cost to preserve or replace the units that are at risk of conversion to market-rate. The analysis compares the costs of providing rent subsidies, acquiring and rehabilitating the units, and constructing new units.

Rent subsidies are a potential option for preserving affordable housing units. Rent subsidies function similarly to housing choice vouchers (Section 8), which fund the difference between the affordable rent and the fair market rent. If the City were to fund rent subsidies, it could leverage a variety of sources to do so. Table A-31 shows that the estimated total rent subsidy to preserve the 44 at-risk units is $9,440 per year. Assuming the difference between the affordable rents and fair market rents remains constant, then the total cost to maintain the units for the next 55 years would be $519,200 ($11,800 per unit).

Table A-31: Estimated Rent Subsidies – Mulberry Villa Apartments

Unit Size	Units	Very Low-Income Rent [1]	Fair Market Rent [2]	Monthly Subsidy/Unit
1 -bed	16	$825	$869	$44
2-bed	28	$825	$1,137	$312
			Total Annual Subsidy	**$9,440**

[1] Calculated on a monthly basis based on 30% of the 2023 Kern County Very Low Income (50% AMI) limit for a two-person household ($33,000).
[2] Calculated based on the 2023 Fair Market Rent in Kern County for the appropriate bedroom size.

Source: HCD 2023 Income Limits for Kern County; HUD FY 23 Fair Market Rent by Unit Bedrooms

Purchasing and transferring the ownership of at-risk units to be managed by a non-profit or for-profit housing organization is another potential method for preserving the units' affordability status. Acquired assisted units, particularly older units, may also require rehabilitation to update the units and extend the life of their use. The estimated costs for acquiring and rehabilitating at-risk units are shown in Table A-32. According to recent California Tax Credit Allocation Committee (CTCAC) applications in Kern County, the average per-unit cost for acquisition and rehabilitation is $337,617. The total cost to acquire and rehabilitate the 44 at-risk units would be $14,855,148.

Table A-32: Estimated Acquisition and Rehabilitation Costs in Kern County

Project Name	City	CTCAC Application Year	Units	Total Development Cost	Cost per Unit
Kern County Apartments	Arvin, McFarland, Shafter, Wasco	2021	116	$17,465,241	$150,562
Adelante Vista	Bakersfield	2022	142	$44,645,272	$314,403
Delano RAD	Delano	2022	112	$33,564,532	$299,683
Maganda Park	Delano	2023	20	$10,132,199	$506,610
Milagro del Valle	McFarland	2023	46	$19,174,036	$416,827
				Average Cost Per Unit	$337,617

Note: Cost estimates are based on applications approved by governing bodies and are not certified total development costs.

Source: CTCAC Annual Reports (2021-2023)

Constructing new units could also replace the at-risk units. Table A-33 shows the estimated cost of new construction of below market-rent units. Based on recent CTCAC applications in Kern County, the average cost to build a new assisted unit is $381,294. Using this per-unit estimate, the total replacement cost for the 44 at-risk units would be $16,776,920.

Table A-33: Estimated Replacement Costs in Kern County

Project Name	City	CTCAC Application Year	Units	Total Development Cost	Cost per Unit
Sagewood	Bakersfield	2021	72	$23,264,094	$323,112
Sherwood Avenue Family Apartments	McFarland	2021	81	$28,021,180	$345,940
Smoke Tree Apartments	Wasco	2022	36	$17,093,807	$474,828
				Average Cost Per Unit	$381,294
Note: Cost estimates are based on applications approved by governing bodies and are not certified total development costs.					

Source: CTCAC Annual Reports (2021-2022)

Table A-34 compares the costs of the preservation and replacement methods and shows that building new units is the most expensive option. Providing rent subsidies is the least expensive method; however, this option does not allow for physical updates to the units and does not allow for the leveraging of private-sector financing. It is also important to note that none of the estimates are precise calculations and are only intended to demonstrate the relative magnitude of need.

Table A-34: Summary of Preservation and Replacement Costs

Method	Estimated Cost per Unit	Total Estimated Cost
Rent Subsidy	$11,800	$519,200
Acquisition and Rehabilitation	$337,617	$14,855,148
New Construction	$381,294	$16,776,920

Qualified Entities to Acquire and Manage Affordable Housing

There are several non-profit and for-profit organizations in the region that could facilitate the acquisition and management of assisted units. HCD maintains a list of pre-approved organizations that are interested in the acquisition and management of assisted units. As of January 2024, there are 10 qualified organizations pre-approved in Kern County (Table A-35).

Table A-35: HCD Qualified Entities in Kern County

Organization	Address	City
Abbey Road Inc.	15305 Rayen Street	North Hills
Golden Empire Affordable Housing, Inc	3600 Chester Ave. Ste. B	Bakersfield
Housing Authority of the County of Kern	601 24th Street	Bakersfield
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach
Keller & Company	4309 Argos Drive	San Diego
L + M Fund Management LLC	1876 Palmer Ave	Westchester
Poker Flats LLC	1726 Webster	Los Angeles
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara

Table A-35: HCD Qualified Entities in Kern County

Organization	Address	City
Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles

Funding Sources to Preserve or Replace Assisted Units

Potential funding sources to preserve or replace assisted units are provided in the list below. These resources include federal, state, and local funding programs and are described in Appendix G (Housing Resources).

- Housing Choice Voucher (HCV) Program (Housing Authority of the County of Kern)
- Golden State Acquisition Fund (GSAF)
- Community Development Block Grant Program (CDBG)
- HOME Investment Partnerships Program
- Low Income Housing Tax Credits (LIHTC)
- Section 108 Loan Guarantee Program
- Section 811 Project Rental Assistance

Appendix B: Housing Capacity Analysis and Methodology

Contents

Section B.1 Introduction 1
B.1.1 Overview and Purpose 1
B.1.2 Regional Housing Needs Allocation 1
B.1.3 Data 2
Section B.2 Future Residential Development Potential 2
B.2.1 Accessory Dwelling Units 2
B.2.2 Entitled and Proposed Developments 3
B.2.3 Density and Capacity Assumptions 5
B.2.4 Methodology 8
Section B.3 Adequacy of Residential Sites in Meeting RHNA 9
B.3.1 Summary 9
B.3.2 Housing Sites Table 10
B.3.3 Housing Sites Map 13

Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code Section 65580-65589, the Housing Element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to projected accessory dwelling units (ADUs) and entitled or in-process development projects, assists in determining whether the jurisdiction has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.

B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

The Kern Council of Governments (KernCOG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its jurisdiction. The RHNA is distributed by income category. For the 2023-2031 Housing Element update, Tehachapi is allocated a RHNA of **902** units as shown in Table B-1.

Table B-1: 6th Cycle Regional Housing Needs Allocation, City of Tehachapi

Income Category	New Construction Need
Very Low (0-50% AMI)	188
Low (51-80% of AMI)	119
Moderate (81-120% of AMI)	164
Above Moderate (>120% of AMI)	431
Total Units	**902**

Source: KCOG, HCD (2022)

For the 6th Cycle Housing Element planning period, January 31, 2023 through January 31, 2031, the City must ensure the availability of adequate residential sites to accommodate these units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within Tehachapi and identifies such sites for future residential development to fulfill the City's share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- County GIS data, including Base Zoning Districts, General Plan Land Use designation, Existing Use, Assessor Parcel Number (APN), and parcel size, etc.;
- ADU applications and permit approval history;
- Entitled projects and projects in the entitlement phase;
- Prior Housing Element site inventories;
- Annual Progress Reports to HCD during the 5th Cycle; and,
- Zoning Code allowed density and floor area ratio standards (FAR).

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). Table B-2 shows the number of building permits issued for ADUs in Tehachapi from 2018 through 2022.

Table B-2: Permitted ADUs – Building Permits Issued

Year	Permitted ADUs
2018	1
2019	0
2020	0
2021	0
2022	2
Total	**3**
Annual Average	**0.6**

Source: City of Tehachapi, Annual Progress Reports (APRs) 2018-2022

From 2018 through 2022, the City issues an average of less than one (0.6) ADU building permits per year. The City is conservatively estimating that ADUs will be produced at the same rate throughout the eight-year planning period, resulting in five ADUs.

To account for changes to State ADU Law that became effective January 1, 2022 and January 1, 2023, the Housing Element includes Program 3.5 to update the Zoning Code to ensure ADUs and JADUs are allowed by-right in appropriate zones and with development standards permitted by State law.

B.2.2 Entitled and Proposed Developments

Because the RHNA projection period for the 2023-2031 Housing Element begins on June 30, 2022, housing developments that are proposed or received entitlement and were not issued a certificate of occupancy before July 1, 2022 but are expected to be completed before the end of the planning period (January 31, 2031) can be credited toward the RHNA. **Error! Reference source not found.** lists those projects that meet those criteria and can be credited toward the 6th Cycle RHNA. No entitled or proposed developments are dependent on an infrastructure schedule that would result in construction after January 2031.

Table B-3: Units Approved, Permitted, and/or Built

Project		Status	Units by Income Level					Affordability Determination
Name	APN		Very Low	Low	Moderate	Above Moderate	Total Net New [1]	
Tehachapi/Hayes Mixed Use	**040-470-22, 040-470-23**	Entitled	–	–	–	7	7	n/a
Tract 7403 - Dennison	**223-500-01**	In entitlement process, not yet approved	–	–	–	83	83	n/a
Tract 6248 - Holly	**415-012-18**	Entitled, public improvements under construction	–	–	–	30	30	n/a
Tract 6668 - Fig	**416-120-02, -03**	Entitled, public improvements under construction	–	–	–	18	18	n/a
Tract 6507 - Pinon 96	**416-120-07**	Entitled, in building plan check	–	–	–	96	96	n/a
Curry North	**416-120-20**	Entitled, in building plan check	–	–	–	18	18	n/a
Tract 4854 - Sherwood Condos	**416-422-01 – -35**	Entitled, in building plan check	–	–	–	34	34	n/a
Tract 7366 - Sage Ranch	**417-012-01, 417-012-24, -25, -27, -28**	Entitled, Engineering and Precise Planning Underway	–	–	–	995	995	n/a
Pinon South	**417-011-23**	Entitled, in building plan check	–	–	–	19	19	n/a
Tract 6216 - K Hovnanian	***Multiple (subdivision)***	Under construction, future phases to come	–	–	–	259	259	n/a
		Subtotal	–	–	–	**1,599**	**1,599**	
		Net New Total	–	–	–	**1,599**	**1,599**	

[1] No projects are located on parcels with existing residential units where the existing residential units will be demolished.

Source: City of Tehachapi

Entitled and proposed developments would result in 1,599 above moderate-income units during the planning period, exceeding the City's 431 above-moderate income RHNA for the 6th Cycle.

There are no known barriers to the completion of entitled and proposed developments in the City. As shown in Table B-3, entitled and approved projects are proceeding to construction and completion. The historic completion rate in Tehachapi indicates that projects in the development pipeline are very likely to be completed within the planning period.

B.2.3 Density and Capacity Assumptions

Table B-4 identifies the maximum allowed densities for zones that allow residential uses. Density in explicitly residential zones ranges from a maximum 1 unit per parcel in the Estate and R-1 zones to 12 units per acre in the R-2 zone and 16 units per acre in the R-3 zone. Maximum densities in the transect zones vary by building type, resulting in a density range of 0.1 du/ac for Estates in the T-2 Zone to 84 du/ac for Rowhouse (House) in the T-5 Zone.

Table B-4: Maximum Density Ranges for Zones that Allow Residential Development

Zone		Max Density Range
Agricultural and Resource Zones		
A	**Agricultural**	0.1 du/ac
Residential Zones		
E	**Estate**	1 unit/parcel
R-1	**Low Density Single-Family Residential**	1 unit/parcel
R-2	**Medium Density Multiple-Family Residential**	12 du/ac
R-3	**High Density Multiple-Family Residential**	16 du/ac
MHP	**Mobile Home Park (MHP)**	8 du/ac
Commercial Zones		
C-1	**Neighborhood Commercial**	5.8 du/ac
C-2	**Central Commercial**	5.8 du/ac
C-3	**General Commercial**	5.8 du/ac
RP	**Residential Professional**	5.8 du/ac
Transect Zones		
T-2	**Rural Edge**	0.1 to 7 du/ac
T-2.5	**Rural General**	0.4 to 7 du/ac
T-3	**Neighborhood Edge**	2 to 21 du/ac
T-4	**Neighborhood General**	11 to 40 du/ac
T-4.5	**Neighborhood Center**	11 to 43 du/ac

Table B-4: Maximum Density Ranges for Zones that Allow Residential Development

Zone		Max Density Range
T-5	**Downtown**	12 to 84 du/ac
SD-2.1	**Tehachapi Blvd. West**	28 to 70 du/ac

Source: City of Tehachapi Zoning Code, 2021

Table B-5 illustrates the range of maximum densities possible in the transect zones by building types.

Table B-5: Maximum Densities for Transect Zones by Building Type

Building Type	Zone						
	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-2.1
Estate	0.1 du/ac	0.4 du/ac	2 du/ac	—	—	—	—
House	—	—	6 du/ac	11 du/ac	11 du/ac	—	—
Duplex-Quadplex	—	—	21 du/ac	34 du/ac	34 du/ac	12 du/ac	35 du/ac
Villa	—	—	—	27 du/ac	27 du/ac	—	29 du/ac
Bungalow Court	—	—	—	19 du/ac	19 du/ac	37 du/ac	—
Courtyard Building	—	—	—	40 du/ac	43 du/ac	—	70 du/ac
Rowhouse (house)	—	—	—	22 du/ac	25 du/ac	84 du/ac	—
Rowhouse (block)	—	—	—	—	—	—	28 du/ac
Flex-Small	7 du/ac	7 du/ac	—	—	33 du/ac	31 du/ac	62 du/ac
Flex-Large	—	—	—	—	—	—	31 du/ac
Lined	—	—	—	—	—	84 du/ac	—

Source: City of Tehachapi Zoning Code, 2021

Realistic Capacity and Development Trends

Table B-6 summarizes assumptions for realistic residential development capacity based on recent development trends from in process, approved, entitled, and/or permitted projects within Tehachapi. Although there are instances in which sites are developing above 100 percent of maximum allowed density in the R-2 Zone, the analysis conservatively assumed no parcel would develop greater than 70 percent maximum capacity. For transect zones, due to the wide range of maximum densities allowed by building type, the analysis conservatively assumed no parcel would develop greater than 14 percent maximum capacity for the allowed building type with the highest maximum density.

Although there are no recent development trends in the R-3 zone, trends observed in the R-2 zones are comparable due to the similarity in the zones' respective development standards (see

Appendix C, Table C-5). This results in a capacity assumption of 11.2 units per acre (or 70 percent of maximum capacity) in the R-3 zone. Similarly, although there are no recent development trends in the T-3, T-4.5, or SD-2.1 transect zones, the form-based standards associated with transect zones and building types are sufficiently comparable. Thus, a capacity assumption ranging from three to 11.8 units per acre is applied in these zones, all of which represent no greater than 70 percent maximum capacity for the allowed building type with the highest maximum density in each zone.

Table B-6: Realistic Residential Development Capacity Assumptions

Zone [1]	Projects Approved, Permitted, and/or Built	Average Development Trends Capacity	Realistic Capacity Assumption
R-1	- Tract 6216 – K Hovnanian (2.1 du/ac; above moderate income)	n/a (max density 1 unit/parcel)	1 unit/parcel
R-2	- Curry North (12.3 du/ac; above moderate income) - Pinon South (11.9 du/ac; above moderate income) - Tract 4854 – Sherwood Condos (17.7 du/ac; above moderate income)	14 du/ac (116% max density)	70% max density (8.4 du/ac)
R-3	n/a	n/a	70% max density (11.2 du/ac)
T-3	n/a	n/a	14% max density (3.0 du/ac)
T-4	- Tract 7366 – Sage Ranch (7.2 du/ac; above moderate income) - Tract 6507 – Pinon 96 (9.2 du/ac; above moderate income) - Tract 6668 – Fig (3.5 du/ac; above moderate income) - Tract 6248 – Holly (4 du/ac; above moderate income) - Tract 7403 – Dennison (4.2 du/ac; above moderate income)	5.6 du/ac (14% highest density allowed by building type)	14% max density (5.6 du/ac)
T-4.5	n/a	n/a	14% max density (6 du/ac)
T-5	- Tehachapi/Hayes Mixed Use (14 du/ac; above moderate income)	14 du/ac (17% highest density allowed building type)	14% max density (11.8 du.ac)
SD-2.1	n/a	n/a	14% max density (9.8 du/ac)

[1] No housing sites are located in the A, E, R-1, R-2, MHP, C-1, C-2, C-3, RP, T-2, T-2.5, or T-5 zones.

Source: City of Tehachapi

In the previous planning period, the City received six applications for development within its transect zones (on average one development application annually). One of these applications proposed 100% commercial uses. This demonstrates strong market demand for residential uses within these zones. Furthermore, with the declining trend of brick-and-mortar retail/commercial coupled with COVID-19 pandemic impacts (e.g., the increasing prevalence of working from home,

etc.) and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future.

B.2.4 Methodology

To create the Housing Element sites inventory in compliance with State law, the City of Tehachapi developed a comprehensive, iterative methodology to screen parcels for near-term development. The methodology is comprised of several phases described below.

Phase 1: Vacant Residential Parcels

The City analyzed the 5th Cycle vacant sites to determine which are still available for development (e.g., were still available for entitlement, were not precluded by future freeway on/off ramp preliminary design, etc.). The City also identified vacant sites in higher density zones to assess potential sites. Each vacant parcel was identified to potentially be able to accommodate a specific income category given its maximum allowable density standards. Income level determinations are identified in Table B-7. The lower-income category threshold is consistent with the default density for Tehachapi pursuant to Government Code Section 65583.2(c)(3).

Table B-7: Income Levels by Density

Density Allowed by Zone	Income Level
< 10 dwelling units/acre	Above moderate
10 – 19 dwelling units/acre	Moderate
≥ 20 dwelling units/acre	Lower

Source: HCD

Phase 2: Screening for Potential Lower-Income Sites

Per Government Code Sections 65583.2(c)(2)(A) and (B), sites accommodating lower-income housing should be between 0.5 and 10 acres. All sites originally considered for lower-income housing capacity but whose lot size is smaller than 0.5 or larger than 10 acres were categorized for moderate-income housing capacity, except that sites smaller than 0.25 acres were categorized for above moderate housing capacity.

Phase 3: Sites-by-Site Assessment

Following the screening analysis, a site-by-site assessment and refinement of sites was conducted using additional information from direct observation or firsthand experience from City staff. During this analysis, some potential sites were found to have other conditions (e.g., irregular shape, accessibility issues/landlocked, etc.) that could preclude them from the site inventory. This analysis included an evaluation of environmental and infrastructure constraints, described in Appendix C, Section C.4. All identified sites and housing development planned to satisfy RHNA have access to sufficient infrastructure and utilities.

Phase 4: Parcels in Prior Housing Elements

Vacant parcels from both the 4th and 5th Cycles and non-vacant parcels from the 5th Cycle can be reused in this Housing Element (the 6th Cycle) to accommodate lower-income housing, but they must be rezoned to allow projects with at least 20 percent of the units affordable to lower income households to be by-right.

All parcels identified in the City's 6th Cycle sites inventory (Table B-9) are vacant and were identified in the 5th Cycle (but not 4th Cycle) planning period. Sites which accommodate a portion of the housing need for lowering-income households allow multi-family housing at the appropriate densities (i.e., 20 unit/acre – see Table B-5) based on the City's General Plan and Zoning Code pursuant to GC 65583.2(c)(3)(B). Therefore, the City's 6th Cycle sites inventory is adequate pursuant to Government Code Section 65583.2(c) and no new rezoning program is required.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

Table B-8 summarizes the City's methods for satisfying its RHNA and outlines the City's unit capacity based on projected ADUs, approved/entitled projects, and available housing sites (described above in Tables B-1 and B-3 and below in Table B-9). Based on these sources, the City has excess capacity in all income categories.

Table B-8: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	***See Very Low***	**188**	**119**	**164**	**431**	**902**
ADUs	1		1	1	2	5
Approved/Entitled Projects	–		–	–	1,559	1,559
Sites Inventory	537			759	9	1,304
Surplus / (Shortfall)	**252**			**596**	**1,139**	**1,966**

Source: City of Tehachapi, LWC

The City will monitor development during the 6th Cycle planning period (2023-2031), and will identify additional sites for housing development, if needed, to maintain availability of adequate sites.

AB 725 requires at least 25 percent of the above moderate income RHNA be met on sites that allow four or more units, and at least 25 percent of the moderate income RHNA be met on sites that allow four or more units, but not more than 100 units per acre. The City's residential potential through the entitled/proposed projects and sites inventory complies with these requirements.

B.3.2 Housing Sites Table

Table B-9 lists the parcels in the City's housing sites inventory by zone with unit capacity listed by income category.

Table B-9: Housing Sites Inventory by Zone

APN	General Plan	Zoning	Max Density (du/ac)	Parcel Size (ac)	Site	Existing Use	4th & 5th Cycle Site	Infrastructure	Publicly Owned	Max Capacity	Realistic Capacity	Income Capacity			
												Lower	Mod	Above Mod	Total
R-3 (High Density Multiple-Family Residential)															
417-120-05	R-3	R-3	16	0.28	A (0.56 ac)	Vacant	Yes (5th)	Current	No	4	3	–	3	–	3
417-120-06	R-3	R-3	16	0.28	A (0.56 ac)	Vacant	Yes (5th)	Current	No	4	3	–	3	–	3
											R-3 SUBTOTAL	**–**	**6**	**–**	**6**
T-3 (Neighborhood Edge)															
416-110-06	T-3	T-3	21	1.3	B (9.52 ac)	Vacant	Yes (5th)	Current	No	27	4	4	–	–	4
416-110-08	T-3	T-3	21	8.22	B (9.52 ac)	Vacant	Yes (5th)	Current	No	173	24	24	–	–	24
416-110-09	T-3	T-3	21	9.78	–	Vacant	Yes (5th)	Current	No	205	29	29	–	–	29
416-110-16	T-3	T-3	21	2.41	–	Vacant	Yes (5th)	Current	No	51	7	7	–	–	7
416-110-17	T-3	T-3	21	3.15	–	Vacant	Yes (5th)	Current	No	66	9	9	–	–	9
416-110-18	T-3	T-3	21	3.15	–	Vacant	Yes (5th)	Current	No	66	9	9	–	–	9
417-011-31	T-3	T-3	21	57.04	–	Vacant	Yes (5th)	Current	No	1,198	168	–	168	–	168
417-012-37	T-3	T-3	21	59.63	–	Vacant	Yes (5th)	Current	No	1,252	175	–	175	–	175
											T-3 SUBTOTAL	**82**	**343**	**–**	**425**
T-4 (Neighborhood General)															
415-012-14	T-4	T-4	40	28.75	–	Vacant	Yes (5th)	Current	No	1,150	161	–	161	–	161
415-020-14	T-4	T-4	40	3.95	–	Vacant	Yes (5th)	Current	No	158	22	22	–	–	22
415-020-16	T-4	T-4	40	10.34	–	Vacant	Yes (5th)	Current	No	414	58	–	58	–	58
416-010-25	T-4	T-4	40	11.37	7.5 ac	Vacant	Yes (5th)	Current	No	300	42	42	–	–	42
416-110-14	T-4	T-4	40	9.35	–	Vacant	Yes (5th)	Current	Yes	374	52	52	–	–	52
416-120-01	T-4	T-4	40	5.36	–	Vacant	Yes (5th)	Current	No	214	30	30	–	–	30
416-120-05	T-4	T-4	40	9.88	–	Vacant	Yes (5th)	Current	No	395	55	55	–	–	55
416-120-08	T-4	T-4	40	10.45	–	Vacant	Yes (5th)	Current	No	418	59	–	59	–	59
416-120-21	T-4	T-4	40	4.83	–	Vacant	Yes (5th)	Current	No	193	27	27	–	–	27
417-020-07	T-4	T-4	40	8.44	–	Vacant	Yes (5th)	Current	No	338	47	47	–	–	47
											T-4 SUBTOTAL	**276**	**277**	–	**554**

Table B-9: Housing Sites Inventory by Zone

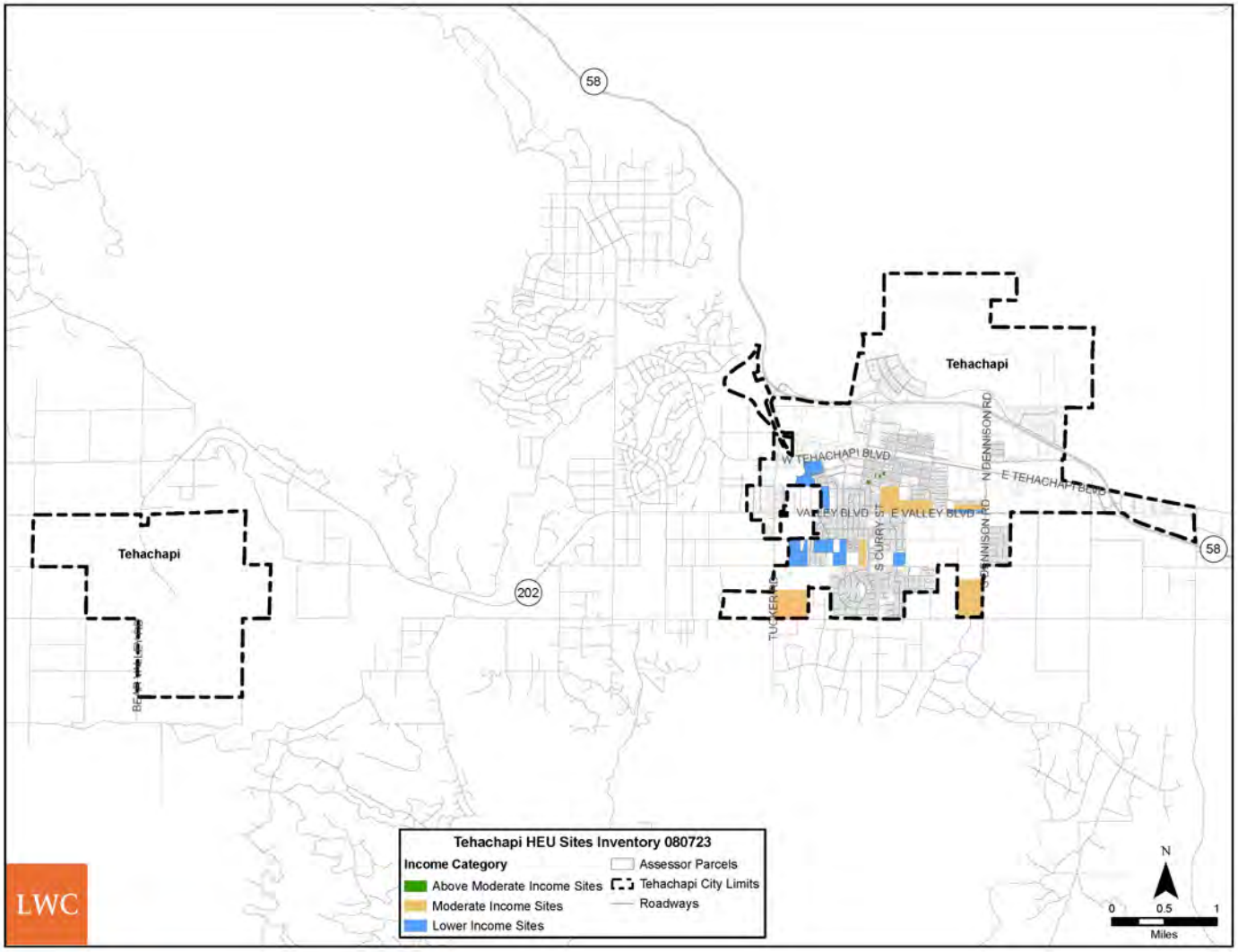
APN	General Plan	Zoning	Max Density (du/ac)	Parcel Size (ac)	Site	Existing Use	4th & 5th Cycle Site	Infrastructure	Publicly Owned	Max Capacity	Realistic Capacity	Income Capacity			
												Lower	Mod	Above Mod	Total
T-4 / SD-2.1 (Tehachapi Blvd. West)															
415-130-21	T-4	T-4	40	9.35	4 ac	Vacant	Yes (5th)	Current	No	160	22	22	–	–	22
	SD-2.1	SD-2.1	70		5.35 ac		Yes (5th)	Current	No	375	52	52	–	–	52
415-130-25	T-4	T-4	40	10.12	7.5 ac	Vacant	Yes (5th)	Current	No	300	42	42	–	–	42
	SD-2.1	SD-2.1	70		2.62 ac		Yes (5th)	Current	No	183	26	26	–	–	26
415-130-27	T-4	T-4	40	4.48	3.5 ac	Vacant	Yes (5th)	Current	No	140	20	20	–	–	20
	SD-2.1	SD-2.1	70		0.98 ac		Yes (5th)	Current	No	69	10	10	–	–	10
T-4 / SD-2.1 SUBTOTAL												**172**	**–**	**–**	**172**
T-4.5 (Neighborhood Center)															
040-060-14	T-4.5	T-4.5	43	0.17	C (0.6 ac)	Vacant	Yes (5th)	Current	No	7	1	–	–	1	1
040-060-15	T-4.5	T-4.5	43	0.17		Vacant	Yes (5th)	Current	No	7	1	–	–	1	1
040-060-16	T-4.5	T-4.5	43	0.26		Vacant	Yes (5th)	Current	No	11	2	–	–	2	2
040-090-14	T-4.5	T-4.5	43	0.17	–	Vacant	Yes (5th)	Current	No	7	1	–	–	1	1
040-090-19	T-4.5	T-4.5	43	0.17	D (0.34 ac)	Vacant	Yes (5th)	Current	No	7	1	–	–	1	1
040-090-20	T-4.5	T-4.5	43	0.17		Vacant	Yes (5th)	Current	No	7	1	–	–	1	1
040-140-01	T-4.5	T-4.5	43	0.35	–	Vacant	Yes (5th)	Current	No	15	2	–	–	2	2
415-012-21	T-4.5	T-4.5	43	21.92	–	Vacant	Yes (5th)	Current	No	943	132	–	132	–	132
415-020-13	T-4.5	T-4.5	43	1.07	–	Vacant	Yes (5th)	Current	No	46	6	6	–	–	6
T-4.5 SUBTOTAL												**6**	**132**	**9**	**147**
SITES INVENTORY TOTAL												**537**	**759**	**9**	**1,304**

Source: City of Tehachapi, Kern County Assessor-Recorder, LWC

B.3.3 Housing Sites Map

Figure B-1 shows the inventory of sites by income category. Additional sites maps are included in Appendix F (Affirmatively Furthering Fair Housing).

Figure B-1: Housing Sites Inventory by Income Category



Source: City of Tehachapi, LWC

Appendix C: Housing Constraints

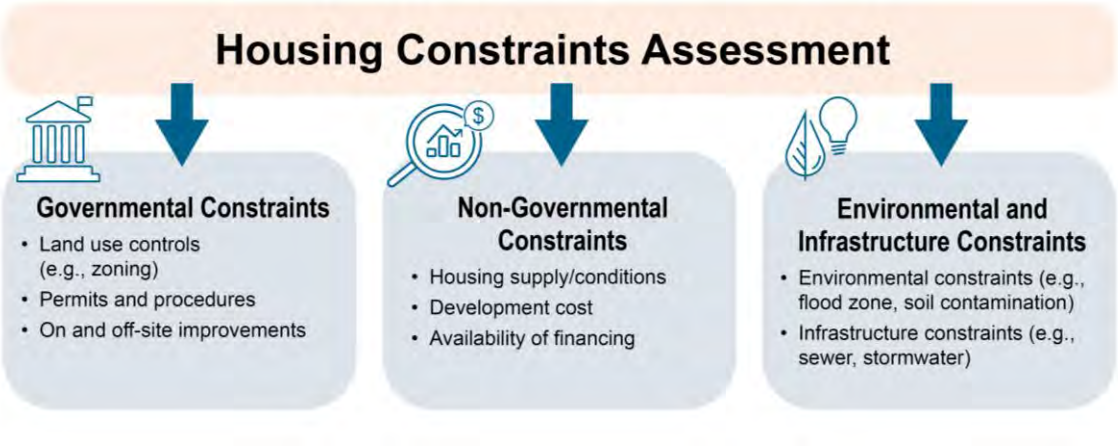
Contents

Section C.1 Introduction and Summary 1
C.1.1 Introduction 1
Section C.2 Governmental Constraints 1
C.2.1 Introduction 1
C.2.2 Land Use Controls 1
C.2.3 Building and Housing Codes and Enforcement 31
C.2.4 Permits and Procedures 32
C.2.5 On and Off-site Improvements 46
Section C.3 Non-Governmental Constraints 47
C.3.1 Housing Supply/Conditions 47
C.3.2 Development Costs 48
C.3.3 Availability of Financing 49
C.3.4 Summary 50
Section C.4 Environmental and Infrastructure Constraints 50
C.4.1 Environmental Constraints 50
C.4.2 Infrastructure Constraints 54

Section C.1 Introduction and Summary

C.1.1 Introduction

This Appendix covers local governmental, non-governmental, environmental, and infrastructure constraints to housing production in Tehachapi.



Section C.2 Governmental Constraints

C.2.1 Introduction

Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

The primary policies and regulations that affect residential development and housing affordability in Tehachapi include the California Environmental Quality Act, City General Plan, City Zoning Code (the Code), development processing procedures and fees, on- and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, this Section includes an analysis of the governmental constraints on housing production for persons with disabilities.

C.2.2 Land Use Controls

This section provides an overview of the City's existing land use controls and their relation to the City's housing supply.

General Plan Land Use Designations

The City adopted the 2035 General Plan in 2012. The Town Form Element of the General Plan consolidates the required Land Use Element of the General Plan to direct the location and form of future development in the City.

In the General Plan, nine of the ten General Plan land use designations allow residential development in a variety of building forms.

The T-1 (Natural) designation does not allow for any development, including residential. Table C-1 shows the General Plan designations and allowable building form types and corresponding maximum number of stories. The General Plan does not identify maximum densities, but rather allows the building type and height limits to regulate building form, massing, and intensity. Table C-2 shows the range of possible residential densities for each building form based on typical number of units per building type and estimating how these buildings perform in situations similar to the appropriate land use growth areas in Tehachapi. As illustrated, the potential densities of multi-family development range from 14 to 50 units per acre. These densities are achieved in the Zoning Code through a combination of building type, height, and lot size standards.

Table C-1: General Plan 2035 Density Ranges

du = dwelling unit | ac = acre		
Building Form Type	**Max. Density (du/ac)**	**Description**
Estate	3	Single-unit building
House	8	Single-unit building
Duplex to Quadplex	14	2 - 4 unit building
Side Yard Housing	18	2 - 6 unit building
Villa/ Mansion Apartment	18	5 - 10 unit building
Bungalow Court	18	3 - 7 single unit
Rowhouse	25	Single unit attached
Courtyard Housing	35	Multi-unit building
Lined Flex Building	50	Multi-unit building
Flex Building	50	Multi-unit building

Source: City of Tehachapi General Plan, 2012

Table C-2: General Plan and Allowed Building Form Types, by Number of Stories Allowed

Building Form Type	Land Use Designation									
	T-1	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-1	SD-2	SD-3
Estate	-	2	2	2	2	-	-	-	-	-
House	-	-	-	2	2	2	2.5	-	-	-
Duplex to Quadplex	-	-	-	2	2	2.5	-	-	-	-
Side Yard Housing	-	-	-	2	2	2	-	-	-	-
Villa/Mansion Apartment	-	-	-	-	2	2.5	2.5	-	-	-
Bungalow Court	-	-	-	2	2	2.5	2.5	-	-	-
Rowhouse	-	-	-	-	2	2	2.5	-	-	-
Courtyard Housing	-	-	-	2	2	2.5	3	-	-	-
Lined Flex Building	-	-	-	-	-	-	2	2	2	2
Flex Building	-	2	2	-	-	2.5	2	2	2	2

Source: City of Tehachapi General Plan, 2012

Zones

The City adopted a new Zoning Code in 2014 and most recently revised the Zoning Code in September 2021. The Zoning Code uses a hybrid approach of both transect zones and conventional zones. With less focus on land use and more emphasis on building form and impact on community space, the Code enables expedited review for projects meeting subjective code requirements. The Code implements the General Plan densities (Table C-2) by identifying building types consistent with Table C-1 and by articulating minimum and maximum lot size ranges for each corresponding building type. The conventional portion of the Code is more traditional, identifying maximum densities per zone, depending on the type of use; single family or multi-family. The Zoning Code and Zoning Map are available on the City's website, consistent with Government Code Section 65940.1(a)(1)(B). This Section analyzes the Zoning Code and the zones that allow residential development. The Zoning Code includes 17 zones which allow residential uses in some capacity, including one agricultural zone, six residential zones, three commercial zones, and seven transect zones that allow residential development. Table C-3 lists the zones that allow residential development with a description of each.

Table C-3: Zones that Allow Residential Development

Zone		Description	Density Range
Agricultural and Resource Zones			
A	**Agricultural**	Applied to areas of Tehachapi to preserve land best suited for agriculture and agricultural uses and to limit urban encroachment into agricultural areas.	0.1 du/ac

Table C-3: Zones that Allow Residential Development

Zone		Description	Density Range
		The A zone is intended to discourage premature conversion of agricultural land to nonagricultural uses.	
Residential Zones			
E	**Estate**	Applied to areas of Tehachapi's that are appropriate for the development of larger residential lots where uses and activities allowed are designed to promote rural character and quiet residential neighborhoods.	1 unit/parcel
R-1	**Low Density Single-Family Residential**	Applied to areas of Tehachapi that are appropriate for the development of low-density residential dwellings of a single-family dwelling type. The R-1 zone establishes neighborhoods that preserve and protect a single-family residential character, while also allowing for a variety of housing opportunities.	1 unit/parcel
R-2	**Medium Density Multiple-Family Residential**	Applied to areas of Tehachapi that are appropriate for low-density, multifamily housing choices. The R-2 zone establishes good neighborhood design on lots not less than 7,500 square feet.	12 du/ac
R-3	**High Density Multiple-Family Residential**	Applied to areas of Tehachapi that are appropriate for high-density, multifamily housing choices. The R3 zone establishes good neighborhood design on lots not less than 7,500 square feet.	16 du/ac
MHP	**Mobile Home Park (MHP)**	Applied to areas of Tehachapi that are appropriate for the development of mobile homes on nonpermanent foundations. The MHP zone establishes affordable housing opportunities in the community and ensures a safe and attractive residential environment.	8 du/ac
Commercial Zones			
C-1	**Neighborhood Commercial**	Applied to areas of Tehachapi that are appropriate for limited commercial uses. The uses of the C-1 zone shall be designed in a way so as to be operated completely compatible to and harmonious with the character of surrounding residential areas and shall provide primarily those services that are intended to serve the surrounding neighborhood. The C-1 zone is not intended to accommodate large retail goods establishments or to act as a focal point within the City.	5.8 du/ac
C-2	**Central Commercial**	Applied to areas of Tehachapi that are appropriate for uses that support activities less restrictive than in the C-1 zone. The C-2 zone supports low pedestrian traffic generating uses, including areas for high land demand, recreational, home improvement, repair services and auto-related uses. It is oriented toward providing a variety of	5.8 du/ac

Table C-3: Zones that Allow Residential Development

Zone		Description	Density Range
		retail and service establishments for the entire community.	
C-3	**General Commercial**	Applied to areas of Tehachapi that are appropriate for uses of the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses. The C-3 zone applies to areas along major traffic arteries.	5.8 du/ac
RP	**Residential Professional**	Applied to areas of Tehachapi that are appropriate for the development of professional offices along with compatible residential uses. The RP zone supports residential development that is compatible with the existing and future development of the zone.	5.8 du/ac
Transect Zones			
T2	**Rural Edge**	Applied to areas intended for low intensity rural activity to physically define Tehachapi's edges. This zone permits single family dwellings, second unit structures, and home occupations.	0.1 to 7 du/ac
T2.5	**Rural General**	Applied to areas generally along Tehachapi's edges to provide for rural neighborhood housing choices in a small-town setting. Permitted land uses include single family dwellings, second unit structures, and home occupations.	0.4 to 7 du/ac
T3	**Neighborhood Edge**	Applied to areas generally along the edges of Tehachapi's lower intensity neighborhoods to provide for a transition between general neighborhoods and rural areas. Single family residential, residential care facilities, group homes, and home occupations are permitted in T-3 zones.	2 to 21 du/ac
T4	**Neighborhood General**	Applied to Tehachapi's general neighborhood areas to provide for a variety of single-family and multi-family housing choices in a small-town neighborhood setting. Permitted land uses include single and multi-family residential, secondary dwellings, residential care facilities, group homes, and home occupations.	11 to 40 du/ac
T4.5	**Neighborhood Center**	Applied to focused areas at the core of Tehachapi's neighborhood general areas and surrounding the Downtown to provide neighborhood-oriented retail, services with housing in a small-town setting. Single and multi-family residential, secondary dwellings, home occupations, single room occupancy units, group homes, residential care facilities, and rooming or boarding houses are all permitted within T-4.5 zones.	11 to 43 du/ac

Table C-3: Zones that Allow Residential Development

Zone		Description	Density Range
T5	**Downtown**	Applied to areas generally in Tehachapi's core for the purpose of being the cultural, specialty shopping, entertainment and civic core of Tehachapi and the Tehachapi Valley. Land uses within this zone focus on specialty retail, restaurants, services, civic/cultural, lodging, conference facilities, office. and housing. Multi-family residential, secondary dwellings, home occupations, rooming and boarding houses, residential care facilities, and group homes are permitted within T-5 zones.	12 to 84 du/ac
SD2.1	**Tehachapi Blvd. West**	Applied to areas generally along Tehachapi Boulevard between Downtown and Tucker Road for regional and community-oriented lodging, retail and service businesses that complement Downtown. Permitted land uses include single family residential, secondary dwellings, single room occupancy units, residential care facilities, group homes, and home occupations.	28 to 70 du/ac

Source: City of Tehachapi Zoning Code, 2021

Residential densities range from maximum one unit per lot in the Estate and R-1 zones to 12 units per acre in the R-2 zone and 16 units per acre in the R-3 zone. Maximum density in the transect zones varies by building type, resulting in a density range by zone. See Table C-4.

Table C-4: Transect Zone Densities, by Building Type

Building Type	Zone						
	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-2
Estate	0.1 du/ac	0.4 du/ac	2 du/ac	—	—	—	—
House	—	—	6 du/ac	11 du/ac	11 du/ac	—	—
Duplex-Quadplex	—	—	21 du/ac	34 du/ac	34 du/ac	12 du/ac	35 du/ac
Villa	—	—	—	27 du/ac	27 du/ac	—	29 du/ac
Bungalow Court	—	—	—	19 du/ac	19 du/ac	37 du/ac	—
Courtyard Building	—	—	—	40 du/ac	43 du/ac	—	70 du/ac
Rowhouse (house)	—	—	—	22 du/ac	25 du/ac	84 du/ac	—
Rowhouse (block)	—	—	—	—	—	—	28 du/ac
Flex-Small	7 du/ac	7 du/ac	—	—	33 du/ac	31 du/ac	62 du/ac
Flex-Large	—	—	—	—	—	—	31 du/ac
Lined	—	—	—	—	—	84 du/ac	—

Source: City of Tehachapi Zoning Code, 2021

Development Standards

Development standards can constrain new residential development if they make it economically infeasible or physically impractical to develop a particular lot, or when it is difficult to find suitable parcels to accommodate development meeting the criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. Table C-5 summarizes the basic development standards for the City's non-transect residential zones and Table C-6 provides the development standards by transect zone.

Table C-5: Development Standards in Non-Transect Residential Zones that allow Residential Development

Standards	Zone						
	A	E	R-1	R-2	R-3	MHP	R-P
Max Density (units/ac)	n/a	1/parcel	1/parcel	12	16	8	n/a
Min Lot Size	10 ac	0.5 ac	8,000 sf	7,500 sf	7,500 sf	55 ft. wide, 80 ft. deep [2]	7,500 sf
Max Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	35 ft.
Landscaping	50%	40%	40%	20%	20%	5%	10%
Max Site Coverage	n/a	n/a	35%	n/a	n/a	60%	n/a
Setbacks							
Front (min)	55 ft.	55 ft.	25 ft.	20 ft.	20 ft.	n/a	10
Side, interior (min)	n/a	10 ft.	5 ft./10 ft.[1]	5 ft.	5 ft.	15 ft./10 ft.[3]	n/a
Side, street (min)	n/a	Corner Lot: 25 ft. [4] Reverse Corner Lot: 25 ft. [4]	Corner Lot: 5 ft. Reverse Corner Lot: 5 ft.	Corner Lot: 10 ft.	Corner Lot: 10 ft.	n/a	Corner Lot: 15 ft.
Rear (min)	25	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Min Parking (spaces/unit)	Single Family: 2 Second Unit: 0.5	Single Family: 2 Second Unit: 0.5	Single Family: 2 Second Unit: 0.5	Single Family: 2 Multi-Family: 1.5 Second Unit: 0.5	Single Family: 2 Multi-Family: 1.5 Second Unit: 0.5	Mobile Home Park: 1	Single Family: 2 Second Unit: 0.5

Notes:

[1] One side setback is min 5 ft. and the other side setback is min. 10 ft.

[2] Site Width for Doubles is 30 ft. plus mobile home width.

[3] Between mobile homes: side to side 15 ft, side to rear 10 ft.

[4] Setback measured from the right-of-way of any local street, existing or proposed secondary or major highway, or the right-of-way established by any official or specific plan line.

Source: City of Tehachapi Zoning Code, 2021

Table C-6: Development Standards in Transect Residential Zones that allow Residential Development

Standards	Zones						
	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD2.1
Max Density	No maximum density. Density ranges from 0.1-89 du/ac depending on Building Type. See Table C-4						
Min Lot Size [1]	22,500 - 640,000 sf	22,500 - 120,000 sf	7,500 - 24,000 sf	4,000 - 21,000 sf	4,000 - 19,500 sf	3,600 - 18,750 sf	5,000 - 40,000 sf
Max Height [1]	15-26 ft	15-26 ft	22-24 ft	22-24 ft	24-26 ft	24-35 ft	24-35 ft
Landscaping	40%	40%	40%	5%	5%	5%	5%
Max Site Coverage	No maximum site coverage. Site coverage depends on Building Type.						
Min Frontage	30%	50% primary street 35% side street	70% primary street [2] 50% side street	80% primary street [2] 60% side street	80% primary street 70% side street	90% primary street [2] 75% side street	70% primary street [2] 60% side street
Setbacks							
Front (min)	Depends on Building and Frontage Type(s)						
Side (min)							
Rear (min)							
Min Parking (spaces/unit)	Family: 2 Second Unit: 1	Single Family: 2 Second Unit: 1	Single Family: 2 Second Unit: 1	Single Family: 2 Multi-Family: 1.75 Second Unit: 1	Single Family: 2 Multi-Family: 1.5 Second Unit: 1 SRO: 0.5	Multi-Family: 1 Second Unit: 0.5 SRO: 0.5	Single Family: 2 Multi-Family: 1.5 Second Unit: 1 SRO: 0.5
Design Restrictions	Frontage Type Standards, Building Type Standards						

Notes:

[1] Depending on Building Type.

[2] Reduce frontage requirement by 10% for interior lots.

Source: City of Tehachapi Zoning Code, 2021

Building and Frontage Standards

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

Building standards are intended to generate new buildings or the revitalization and/or modification of existing buildings to successfully implement the Tehachapi General Plan. Building standards provide a list of 12 approved building types and identifies the allowed height (by zone) and which building types are allowed in each transect zone depending on the intent of the zone; whether residential, mixed-use, or commercial. Any use is allowed in any of the approved building types, so long as the building and use are allowed in the transect zone. The applicant may choose from any of the approved building types for the particular zone. In transect zones there are no required setbacks. Instead, the building placement in relationship to the street is determined by the type of building selected. This approach allows flexibility in design while ensuring all projects in a given location have similar buildings and setbacks and can be approved without discretionary action when consistent with the standards of the Code.

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

Table C-7 shows the allowed building and frontage types, by transect zone.

Table C-7: Transect Zone Building and Frontage Types, by Zone

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

Source: City of Tehachapi Zoning Code, 2021

Parking Requirements

Required parking rates for residential uses are shown in Table C-8. Unless otherwise stated, guest parking is not required. Parking requirements vary by use and by Zone (see Tables C-5 and C-6), which allows the City to tailor requirements to the location and proximity to certain amenities. For example, parking for multi-family in the City's Downtown Area is 1 space per unit, a 30-50% reduction from the requirements in other zones.

Table C-8: Residential Parking Rates

Land Use Type: Residential Uses	Required Number of Spaces
Single-family Residential	2 spaces for each unit
Multi-Family Residential	1 -1.75 spaces for each unit
Mobile home park, Mobile home Park Subdivision	1 space for each dwelling unit
Rooming and boarding houses	1 space for each unit
Accessory Dwelling Units	0.5 – 1 space for each unit
Residential Care Facility	1 space for every 4 residential beds
Group Homes	1 space for each unit
Single Room Occupancy	0.5 space for each room /unit
Transitional and Supportive Housing	1 space for each unit
Emergency Shelter	1 space for every 4 beds

Source: City of Tehachapi Zoning Code, 2021

Parking Requirements Analysis

The City requires two space per unit for single-family units and one to 1.75 spaces per unit for multi-family units, as parking requirements vary based on zoning. Parking requirements for zones which allow multi-family residential are as follows:

- R-2 Zone: 1.5 spaces for each unit
- R-3 Zone: 1 space for each unit
- T-4 Zone: 1.75 spaces for each unit
- T-4.5: 1.5 spaces for each unit
- T-5: 1 space for each unit
- SD-2.1: 1.5 spaces for each unit

The City's approach to parking requirements focuses on a flat number of parking spaces per unit, rather than a conventional approach based on number of bedrooms. This enables developers to greater flexibility in constructing denser, walkable projects (and units with a wider range of bedrooms) without the increase in construction costs common to higher parking requirements. The City's parking rates have not been determined to be a constraint to the development of housing.

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

A parking reduction of up to 10 percent is allowed by the City for any use within a quarter mile of transit, and up to five percent for any use when within a half mile of transit option. The City provides a parking reduction if bicycle parking is provided at a project site. For each 10 bicycle parking stalls provided, the City reduces automobile parking by one less space to a maximum of 15 percent of the required automobile parking spaces.

The City also allows a parking reduction of up to 15 parking spaces if a property owner pays an in-lieu parking fee if approved as part of the site plan review. The reduction must be approved by the City Council and meet the findings determined in the Zoning Code.

Landscaping Standards

To ensure all new or redeveloped properties are aesthetically pleasing and compatible with surrounding development, all projects must adhere to the landscaping standards outlined in Chapter 4.40 (Landscape Standards). This chapter addresses Landscape and Irrigation Plans, General Standards, Parking Area Landscaping, Irrigation Requirements, Maintenance, Fences and Screening, Lighting, and Lien. All new projects must comply with the standards of Chapter 4.40. Minor additions to existing development and/or changes in use within an existing development may include conditions of approval requiring compliance with standards of Chapter 4.40.

Landscaping standards vary by Zone, allowing a more nuanced approach to landscaping regulations to align with the character of the Zone. Areas targeted for more multi-family and mixed-use development, such as T4, T4.5, T5 Zones have a 5% landscaping requirement, whereas lower density zones have a greater requirement (20-40%).

Development Standards Analysis

The 2014 Zoning Code update included several improvements to facilitate development, including residential development, throughout the City and in particular key growth areas identified in the General Plan. The Code modified parking requirements to take a more place-based approach and regulate parking depending on the type of use as well as the location, which allows affords higher density infill development reduced parking standards to facilitate density. the addition of seven transect zones, ranging from the rural edge (least intense) to Downtown (most intense) as well as one special zone for the Tehachapi Boulevard West area include prescriptive standards for building and frontage design, streamlining project review for project consistent with the clear requirements. The standards in these zones are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an

environment of desirable character, consistent with the General Plan and any applicable specific plan.

The current development standards cumulatively do not impede the City's ability to achieve maximum allowable densities. In fact, the 2014 Zoning Code and recent amendments have added increased flexibility in achieving greater densities and allowing a greater variety of residential building types in more zones by:

- Increasing entitlements in areas targeted for growth by setting heigh limits appropriate to development typologies and eliminating density limits and focusing on form, massing, and scale;
- Adding objective building and façade standards for Transect Zones, and allowing more uses by right;
- Including clear standards and requirements to promote and facilitate multi-family and missing middle housing types throughout the City;
- Expanding areas where residential support uses are allowed (e.g., emergency shelters); and
- Eliminating barriers to a variety of housing types (e.g., employee housing, group homes care facilities).
- Ongoing conformance with State law, including Density Bonus programs.

Height

As shown in Table C-5, maximum height in non-transect zones allowing residential uses is 35 feet, with the exception of the Mobile Home Park (MHP) Zone, where it is 25 feet.

As shown in Appendix B, Table B-9 (Housing Sites Inventory by Zone), there are only two parcels in non-transect zones (zoned R-3) anticipated for development in the planning period. Given their estimated development capacity (six units on a half-acre lot), the R-3 Zone's 35-foot height limit is not determined to be a constraint.

As shown in Table C-6, maximum height in transect zones allowing residential uses ranges from 15 to 35 feet depending on Zone and Building Type. Table C-7 illustrates in greater detail how maximum height varies by Building Type within each transect zone. For example, in the T-5 Zone, a House or Villa may reach 26 feet, while a Flex Building (Large) or Lined Building may reach 35 feet.

Recent projects and feedback from developers (see Input from the Development Community subsection below) have not shown the transect zones' range of height standards to be a constraint. As shown in Appendix B, Table B-9 (Housing Sites Inventory by Zone), the City's anticipated growth areas are predominantly within the transect zones, including the T-3, T-4, T-4.5, and SD-2.1 Zones. The form-based code which regulates these zones was designed to promote and facilitate flexible mixed-uses and various densities by allowing a greater variety of residential building types with less focus on land use. For example, a 22-foot height limit is sufficient to accommodate a Duplex-Quadplex in the T-3 Zone, while 35-foot height limit is sufficient to

accommodate a large Flex Building. These heights are compatible with existing development, produce a built environment consistent with the General Plan, and have been well-received by the development community in recent projects.

However, to ensure height limits in transect zones do not constrain the ability to achieve maximum densities in future developments, the City shall amend the Zoning Code as follows as part of Program 5.5:

- Courtyard Housing: Increase maximum height to 36 feet in the T-4, T-4.5, T-5, and SD-2.1 Districts
- Flex Buildings: Increase maximum height to 48 feet in the T-4.5, T-5, and SD-2.1 Districts.

Lot Size and Lot Coverage

As shown in Table C-5, minimum lot size in the City's "core" non-transect zones allowing residential use (i.e., R-1, R-2, R-3) ranges from 7,500 sf to 8,000 sf. Of these zones, maximum lot coverage is only established for the R-1 Zone (35 percent).

Minimum lot size in transect zones allowing residential use is approximated in Table C-6, but technically varies by Building Type within each transect zone. For example, the T-4 Zone allows the seven Building Types indicated in Table C-4. Instead of minimum lot size, each Building Type's form is regulated by a minimum building size, expressed in width and depth.

An excerpt from Zoning Code Chapter 5.10 (Building Standards) is included below to illustrate these regulations. For example, missing middle housing (i.e., Duplex-Quadplex) in the T4 Zone is allowed to be between 65 to 80 ft in width and 120 to 160 ft in depth – giving an approximate minimum lot size of 6,000 sf. A Courtyard Building in the T4 Zone is allowed to be between 140 to 200 ft in width and 150 to 225 feet in depth – giving the approximate high-end minimum lot size estimate of 21,000 sf shown in Table C-6.

Similarly, maximum site coverage is not established in transect zones. Instead, a maximum building length, regardless of lot size, is established by Building Type within each transect zone. For example, a Duplex-Quadplex in the T4 Zone may be up to 60 ft in length, while a Courtyard Building may be up to 100 ft. The absence of maximum site coverage in the form-based code is one of its many strengths, as it removes this common development standard constraint from the City's transect zones.

Duplex types are subject to the following as applicable.

		T3	T4	T4.5	SD2.1
Building Site					
A	Width	65-80	50-60	50-65	50-65
B	Depth	120-160	130-150	125-150	135-170
Facade Location					
C	Front	25-30	12-20	5-15	15-20
D	Street Side	15-25	10-20	5-15	15-20
E	Side Yard (min)	10	10	7	10
F1	Rear Yard (min)	15	15	12	15
F2	Parking Area	20-50	65-80	65-80	65-100
Building Size					
G1	Building Length (max)	60	50	55	55
G2	Building Wings (max)	25 x 25	25 x 35	20 x 20	20 x 20

Facades shall be composed of increments of 25 ft or less. Increments shall be created through projecting or recessing wall surfaces, changes in roofline and/or placement of piers and pilasters.

Facades along frontage lines as defined by the zone shall apply frontage types per Section C.3 of the zone.

Courtyard types are subject to the following as applicable.

		T4	T4.5	T5	SD2.1
Building Site					
A	Width	140-200	130-200	125-175	150-250
B	Depth	150-225	150-225	150-200	150-200
Facade Location					
C	Front	10-15	5-15	0 or 10	10-20
D	Street Side	10-15	5-15	0 or 10	10-15
E	Side Yard	15	10	0 or 10	10-15
F	Rear Yard Transition	60-75	60-75	25-75	75-125
Building Size					
G1	Building Length (max)	100	100	125	125
G2	Building Wings (max)	20 x 30	20 x 30	40 x 40	40 x 40

Facades exceeding 60 feet shall be designed with a vertical setback from the base of the building to the roof line, at least 18" wide and 18" deep, giving the building an appearance of multiple attached buildings. Facades shall be composed of increments of 25 ft or less. Increments shall be created through projecting or recessing wall surfaces, changes in roofline and/or placement of piers and pilasters.

Examples of form-based standards for different Building Types in the City's Zoning Code.[1]

Open Space

As part of the City's efforts to implement a flexible, form-based code, the City has not established minimum open space requirements.

Input from the Development Community

The City conducted additional outreach to the local development community in Spring 2024 to identify any additional constraints on housing cost, supply, and the ability to achieve maximum densities not captured by the above analysis. Overall, given community feedback, interaction with development applicants, and pending applications, existing land use controls have not constrained the density of projects in the preceding planning period – the controlling factors have been a lack of market support and higher interest rates.

For example, Saticoy Development Company has both multi-family and single-family residential projects in-process with the City. This developer reported that there are several types of housing in-demand in Tehachapi, all of which are allowed by the Zoning Code, including multi-generational housing (such as single-family neighborhoods which include ADUs) as well as continued demand for large luxury home which cater to transplants from the Los Angeles area. Saticoy conveyed that development in Tehachapi occurs in a regional context where builders are attracted by cheaper land. Though land values in Tehachapi are lower than elsewhere in Southern California, the City is not as competitive when compared to the City of Bakersfield or other unincorporated communities in eastern Kern County such as Rosamond.

[1] City of Tehachapi, Zoning Code, Chapter 5.10 (Building Standards). (2021)

The City's processes and procedures were particularly praised as pragmatic and efficient, with City staff easier to access and collaborate with compared to similar jurisdictions. Besides the inaccessibility of staff, developers also named project review by utility companies as one of the most significant constraints in terms of time and difficulty.

Provisions for a Variety of Housing

Table C-9 shows the permit requirements for residential uses in each of the zones which allow residential development. As shown in Table C-9, residential uses are allowed in all transect zones. In the T4.5 and T5 zones, residential is only allowed on the ground floor if not on a primary street or located a minimum of 75 feet from a street corner. The Code makes no other limitations on the location or extent of residential uses in any of the zones.

C-9: Zones Permitting Residential Uses

Residential Uses	Zones																
	A	E	R-1	R-2	R-3	MHP	R-P	C-1	C-2	C-3	T2	T2.5	T3	T4	T4.5	T5	SD2.1
Employee Housing	P	P	P	P	P	P	P	–	–	–	–	P	P	P	P	–	P
Second Unit / Accessory Dwelling Unit	P [2]	P [2]	P [2]	P	P [2]	–	P [2]	–	–	–	P	P	P	P	P	P	P
Ground Floor [1]	n/a	n/a	n/a	n/a	n/a	n/a	MUP	–	–	–	–	–	–	–	P [3]	P	n/a
Home Occupation	P	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	–	–	–	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]
Mobile Home Park/ Subdivision	–	–	–	–	–	P [2]	–	–	–	–	–	–	–	–	–	–	–
Multi-family Residential	–	–	–	MUP	P	–	–	–	–	–	–	–	–	MUP	MUP	MUP	MUP
Rooming and Boarding House	–	–	–	–	P	–	–	CUP	–	CUP	–	–	–	–	P	MUP	MUP
Single-Family Residential	P	P	P	P	P	–	P	–	–	–	P	P	P	P	P	–	P
Single Room Occupancy	–	–	–	MUP	MUP	–	–	–	MUP	MUP	–	–	–	–	MUP	MUP	MUP
Care Facility for Elderly ≤6 Persons	–	P	P	MUP	MUP	MUP	MUP	MUP	P	–	–	–	P	P	P	P	P
Care Facility for Elderly >7 Persons	–	–	–	–	CUP	CUP	CUP	CUP	–	–	–	–	MUP	MUP	P	P	P
Group Home ≤6 Persons	–	P	P	P	P	P	P	–	–	–	–	–	P	P	P [2]	P	P
Group Home >7 Persons	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Emergency Shelter	–	P	P	P [2]	P [2]	P [2]	–	–	–	–	–	–	–	–	–	–	–
Transitional/Supportive Housing	P	P	P	P	P	–	P	–	–	–	–	P	P	P	P	P	P

Notes:

P = Permitted | **CUP** = Conditional Use Permitted | **MUP** = Minor Use Permitted | – = Not Permitted

[1] Not applicable in residential zones

[2] See Article 6 “Specific to Uses”.

[3] Not within 75 feet of street corner.

Source: City of Tehachapi Zoning Code, 2021

Multi-Family

The City defines multi-family residential as “a building occupied by multiple households in multiple dwellings.” Therefore, anything other than a single-family residential dwelling is considered multi-family.

Multi-family dwellings are permitted by-right in R-3 Zone on properties that meet the site development standards described in Table C-5 and Table C-6. In the R-2, T4, T4.5, T5, and SD2.1 Zones, multi-family dwellings are permitted subject to a Minor Use Permit.

New or remodeled multi-family projects (50 percent or more of building area remodeled) shall comply with the standards of Section 4.60.030 (Site Specific Standards – Multifamily Residential) of the Zoning Code described below. The requirements below do not impede or post a constraint to multi-family development.

> Windows:
>
> Multi-family projects in excess of one story, adjacent to property zoned for single-family residential use, shall contain glass that is opaque or translucent on all windows above the first story and adjacent to the property zoned for single-family residential use.
>
> Common Open Space:
>
> 1. In non-transect zones, developments with 10 or more dwelling units, a minimum of five percent of the net lot area shall be designated and developed as common usable open space; provided, however, no less than 400 square feet of common usable open space shall be provided.
> 2. The required common usable open space area may be divided into more than one location, provided that no single location shall contain less than 400 square feet.
> 3. No structures shall occupy areas designated for common usable open space except structures designed exclusively for recreational purposes.
> 4. Parking and maneuvering areas shall not be utilized for the required common usable open space.

To facilitate and encourage the development of a variety of types of housing for all income levels, especially multifamily rental housing, and reduce potential constraints on the ability to achieve maximum densities, the City shall amend the Zoning Code to permit by-right and without discretionary approval multi-family residential uses in the T4, T4.5, T5, and SD2.1 Zones (Program 5.5) – subject to the objective design standards of these form-based transect zones intended for multi-family uses.

Accessory Dwelling Units (ADUs)

In Government Code Section 65852.150, the California Legislature found and declared that, among other things, allowing ADUs in zones that allow single-family and multi-family uses provides additional rental housing, and are an essential component in addressing California’s housing needs. In recent years, ADU law has been revised to improve its effectiveness at creating

more housing units by streamlining approval processes and expanding capacity to accommodate the development of ADUs and Junior Accessory Dwelling Units (JADUs).

The Code includes definitions for “secondary dwelling (granny flat),” “Accessory Dwelling Unit,” and “Junior Accessory Dwelling Unit” as follows:

Secondary Dwelling is defined as:

> An attached or detached walk-up access dwelling which provides complete independent living facilities for one or more persons and which is located or established on or adjacent to the garage of the same lot on which a single-family house is located. Such a dwelling may contain permanent provisions for living, sleeping, eating, cooking and sanitation.

Accessory Dwelling Unit or ADU is defined as:

> An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following an “efficiency unit,” as defined in Health and Safety Code Section 17958.1, and a “manufactured home,” as defined in Health and Safety Code Section 18007.

Junior Accessory Dwelling Unit or JADU is defined as:

> A residential dwelling unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

The Code regulates ADUs in Section 6.20.140 (Accessory Dwelling Units), which states ADUs are permitted by-right in any Zone that allows single-family residential use; in the land use tables “Accessory Dwelling Units” are listed as allowed by-right in the T5 zone. ADU applications are advanced to the Building Permit stage without discretionary approval and Building Permits are required to be ministerially approved within 60 days of receiving a complete application. For more information on the ADU application and development process, see Section C.2.4 (Permits and Procedures) below.

The ADU regulations in Section 6.20.140 were amended in September 2021 to comply with the various updates to State ADU law in 2020 (SB 13, AB 68, and AB 881) and 2021 (AB 3182 and SB 1030). However, minor updates to Section 6.20.140 are necessary to comply with more recent updates to State ADU law (e.g., AB 2221, SB 897) which became effective in 2022 and 2023.The Housing Element includes Program 3.5 to update the Code to comply with State ADU law, specifically to ensure the Code allows both ADUs and JADUs by-right in zones that allow single family and multi-family residential uses with appropriate setback, height, square footage, and parking standards as outlined by State law.

Table C-10 sets out the standards for second units in the City of Tehachapi.

Table C-10: Second Unit Standards

Standard	Second Unit
Minimum Site Area	Varies by zone; same as primary unit
Height	Same as primary unit
Rental of Unit	May be rented, although not required
Maximum Floor Area	1,000 sf for detached accessory dwelling or 30% of total floor area of principal dwelling
Setbacks	Same as primary unit

Source: City of Tehachapi Zoning Code, 2021

Emergency Shelters/Low Barrier Navigation Centers

The Zoning Code defines an emergency shelter as follows:

> Housing with minimal supportive services for homeless persons limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Government Health and Safety Code 50801)

This definition concurs with the definition in Health and Safety Code Section 50801. Additionally, Government Code Section 65583(a)(4)(A) (recently amended by AB 2339) requires cities to identify one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. Emergency shelters may only be subject to written, objective standards.

In Tehachapi, emergency shelters are allowed by-right and without a conditional or other discretionary permit in the E, R-1, R-2, R-3, and MHP zones. As shown above in Table C-9, all five of these zones also allow residential uses. Emergency shelters are subject only to the objective standards described in Section 6.20.040 (Emergency Shelters), which include

- The provision of adequate external security lighting;
- The provision of one or more common facilities for the exclusive use of residents and staff;
- The provision of off-street parking based on demonstrated need that shall not exceed the requirements of the base residential or commercial zone;
- The operator of the shelter shall:
    - Provide temporary shelter for a maximum of six months;
    - Shall assist residents in obtain permanent shelter/income;
    - Shall have a written management plan which addresses staff training, neighborhood outreach, security, etc.
- No shelter may be located within 300 feet of another shelter; and

- Maximum occupancy shall be limited to six persons for each 1,600 square feet of site area (except for shelters designed as individual dwelling units, which are limited by the base zone's maximum unit density);

These objectives standards are in compliance with those allowed by State law (Government Code Section 65583(a)(4)(B)), including those regulating parking and proximity to other emergency shelters. Specifically, Zoning Code Chapter 3.30 (Non-Transect Zones) establishes a minimum parking requirement for emergency shelters of one space for each four beds in the E, R-1, R-2, R-3, and MHP zones. This requirement is equivalent to the number of spaces requires for similar uses in the same zone, such as Care Facilities for the Elderly and Day Care Centers. State law also requires that parking standards for emergency shelters provide sufficient parking to accommodate all staff working in the shelter, and this requirement is satisfied by Zoning Code Section 6.20.040's explicit language that emergency shelter parking "shall be based on need" and "shall not exceed parking requirements for residential or commercial zone in which the facility is located." As part of Program 4.5, the City shall amend Section 6.20.040.F (Parking) to limit parking requirements only to the amount necessary to accommodate staff.

According to the 2023 Kern County Point-in-Time (PIT) Count, there was an estimated one unsheltered individual experiencing homelessness in Tehachapi (see Appendix A, Section A.3.5). Conservatively assuming 250 gross square feet as necessary to accommodate a shelter bed, the City's unmet shelter need could be satisfied by a single small shelter or in conjunction with another use.

Though the City has a relatively low demonstrated need for emergency shelters, it is farther away from Kern County's more established homelessness support services (primarily located in Bakersfield) and recognizes that homelessness is on the rise in the region; the unsheltered homeless count in Kern County increased 40 percent between 2022 and 2023 alone. To this end, Program 4.4 is proposed, which commits the City to collaborating with the community's existing churches and social service providers to identify and facilitate the provision of emergency shelter (or other interim interventions) on their premises. This approach will increase the likelihood that sufficient shelter resources will be developed during the planning period. Additionally, given Tehachapi's relatively small size and the location of many of the community's existing religious facilities and social service providers, this approach will also ensure that shelter resources will be located near amenities that serve people experiencing homelessness.

Additionally, the City's Code does not specifically address Low Barrier Navigation Centers (LBNCs) pursuant to AB 101 (Government Code Section 65660 et seq.). LBNCs are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. LBNCs must be allowed by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. The City includes Program 4.5 to amend the Zoning Code and allow LBNCs by-right in the

appropriate zones as indicated above in Table C-9 (i.e., the R-2, R-3, T4, T4.5, T5, and SD2.1 zones).

Transitional Housing and Supportive Housing

In addition to emergency shelters, transitional and supportive housing are used to further facilitate the movement of homeless individuals and families to permanent housing. They can serve those who are transitioning from rehabilitation or other types of temporary living situations (e.g., domestic violence shelters, group homes, etc.).

Transitional housing is defined in Government Code Section 65582 as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined point in the future, which shall be no less than six months. Health and Safety Code Section 50675.14 defines supportive housing as housing with no limit on length of stay, that is occupied by a target population, and that is linked to an on-site or off-site service that assists residents in retaining the housing, improving their health, and maximizing their ability to live and (where possible) work in the community.

Transitional and supportive housing must be allowed in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. Furthermore, AB 2162 (Government Code Section 65650-65656) requires supportive housing to be allowed by-right in zones where multi-family and mixed-uses are permitted, including nonresidential zones that allow multi-family uses, if the proposed development meets certain criteria (e.g., deed restricted for 55 years to lower income households, serving "target population" of homeless individuals, minimum area dedicated for supportive services, etc.).

The Code defines Transitional and Supportive housing as:

> Transitional housing is defined in Government Code Section 65582 as rental housing developments operated under program requirements that require termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point no less than six months from the beginning of the assistance. Transitional housing may be designed for homeless individuals or families transitioning to permanent housing. Supportive housing is defined in Government Code Section 65582 and has no limit on the length of stay, is linked to onsite or off-site services, and is occupied by a target population as defined in the Government Code Section 65582.

As shown in Table C-9, transitional and supportive housing is explicitly allowed by right and without discretionary action in the A, E, R-1, R-2, R-3, R-P, T2.5, T3, T4, T4.5, T5, and SD2.1 Zones. The City understands in order to comply with SB 2, transitional and supportive housing must be allowed as residential use subject to the same permit requirements of other residential units of the same type in the same zone in all zones that allow single family residential, multi-family residential, or mixed-use residential uses. As such, the City proposes Program 4.6 to

amend the Code to allow transitional and supportive housing in the T2 Zone, ensuring transitional and supportive housing uses are allowed by-right and without discretionary action in all zones which allow residential uses, subject to the same standards of similar dwellings.

Farmworker (Employee) Housing

State law provisions related to farmworker housing (also called employee housing) derive from Health and Safety Code Section 17021.5, Section 17021.6, and Section 17021.8. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permits, zoning variances, or other zoning clearance are to be required. Section 17.021.8 generally requires that an eligible agricultural employee housing development be subject to a streamlined, ministerial approval process and objective development standards if located on land designated as agricultural.

The City defines Employee Housing as:

> Housing as described in California Health and Safety Code Sections 17021.5 and 17021.6, and employee housing defined in California Health and Safety Code Section 17008.

As shown above in Table C-9, employee housing is explicitly allowed by-right and without discretionary approval in the A, E, R-1, R-2, R-3, MHP, R-P, T2.5, T3, T4, and SD2.1 zones. Employee housing is subject to the same standards as other uses in these zones. Single-family homes are permitted in all these zones, with the exception of the MHP Zone. In the T2 Zone, single-family homes *are* permitted, though employee housing is not explicitly permitted. However, Zoning Code Section 3.20.030 (Rural Edge (T2) Zone) allows Agriculture by-right and without discretionary approval and, by cross-referencing the definition of Employee Housing to Government Code Section 17021.6, employee housing would thus be allowed in the same fashion and in compliance with State law.

Single-Room Occupancy (SROs)

A single-room occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into more stable or long-term housing for people who have previously experienced homelessness. They can also help jurisdictions meet their projected housing need for acutely and extremely low-income households.

The City defines Single-Room Occupancy as:

> A multiple tenant building that houses one or two people in individual rooms. Tenants usually share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths.

SROs are permitted with a minor use permit in R-2, R-3, C-2, C-3, T4.5, T5, and SD-2.1 zones, see Table C-9, above. SROs are subject to the same standards as other uses in the same zone, except that SROs have a reduced parking requirement of 0.5 spaces per unit.

Manufactured and Mobile Homes

Government Code Section 65852.3 requires cities to allow and permit manufactured and mobile homes on a permanent foundation in the same manner and in the same zone as a conventional stick-built structure, subject to the same development standards that a conventional single-family home on the same lot would be subject to. As manufactured homes that meet certain requirements must be permitted in mobile home parks and are frequently regulated by jurisdictions together, they are discussed here jointly.

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

Under the City's zoning regulations Section 6.20.110 (Mobile Home Parks and Subdivisions) mobile homes, mobile home parks, trailer parks, travel trailer parks and recreation vehicle parks, where allowed, shall conform to Title 25 of the California Administrative Code, the residential development standards in Chapter 3.30 (Non-Transect Zones). This Section sets specific development criteria for permanent mobile home units developed as part of the mobile home park. These standards apply uniformly to all uses within the Zone. The Code allows mobile homes on non-permanent foundations only in the MHP Zone (See Table C-9, above).

The City includes manufactured housing under the definition of "Accessory Dwelling Unit" and defines Single Family as "A building occupied by no more than one household for a total of one dwelling." The Code only allows one ADU per lot and requires the use to be associated with a single-family dwelling. As such, the City does not explicitly allow manufactured homes as primary uses anywhere that a single- family residential use is allowed, subject to the same standards as a single-family dwelling. The City includes Program 3.7 to ensure manufactured and mobile homes on permanent foundations are allowed as a single-family use.

Housing for Persons with Disabilities

California Welfare and Institutions Code Section 5115 declares that it is the policy of the State that persons with mental health disorders or physical disabilities are entitled to live in normal residential surroundings and should not be excluded from them due to their disability. Persons with disabilities have unique housing needs that include physical accessibility; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

Section 5116 defines these alternate living arrangement as including state-authorized, certified, or licensed family care homes, foster homes, or group homes serving six or fewer individuals. It also includes hospices; nursing homes; convalescent facilities; and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. Any such facility which provides care on a 24-hour-a-day basis to six or fewer individuals shall be considered a

residential use and must be permitted in all residential zones, including but not limited to zones intended for single-family dwellings.

Health and Safety Code Section 1502 defines community care facilities as "any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children." This definition includes a wide variety of facilities, including foster family homes, small family homes, and group homes.

Health and Safety Code Section 1569.2 defines residential care facilities for the elderly" as "a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in a residential care facility for the elderly."

State law requires local governments to treat both facility types with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. Furthermore, no conditional use permit, zoning variance, or other zoning clearance shall be required of a community/residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone. The residents and operators of a residential care facility shall be considered a family for the purposes of any law or zoning code that relates to the residential use of property. However, "six or fewer persons" does not include the operator, operator's family, or persons employed as staff.

The City regulates congregate care and living facility uses which support persons with disabilities, including developmental disabilities. The City defines congregate care as:

> Any of the following types of facilities designed to provide housing for any group of persons that is subject to the oversight of a government agency, license requirements of any government agency or regulated by the California Code of Regulations, California Government Code, Health and Safety Code and/or California Code of Regulations:
>
> > Adult Day Care: A facility of any capacity that provides 24-hour-a-day nonmedical care and supervision to persons 18 years of age through 59 years of age; and persons 60 years of age and or older only in accordance with the Health and Safety Code Section 85068.4.
> >
> > Assisted Living Facility: A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily individual needs of the residents. Assisted Living Facilities may include kitchenettes, (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed

by the California Department of Social Services, and do not include skilled nursing services.

Elderly Care Facility: A housing arrangement chosen voluntarily by the residents, or the residents guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space. RCFE projects include assisted living facilities, congregate housing, independent living centers/senior apartments, and life care facilities as defined below.

Group Home: Any building, facility, premise, house, structure, dwelling unit, multiple dwelling, apartment house, or portion thereof, at which persons reside in a group occupancy setting, but not including a hotel, motel, fraternity, sorority, rooming and/or boarding house, rest home or family. This facility is generally characterized by the provision of a prearranged or organized household structure or program. Residents of a facility may also receive medical treatment in addition to any non-medical supportive services in a residential or congregate care setting, as opposed to a hospital.

Independent Living Center/Senior Apartment: Independent living centers and senior apartments are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing and kitchen facilities.

Life Care Facility: Sometimes called Continuing Care Retirement Communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Care facilities for the elderly and group homes are allowed, by zone, based on the number of occupants. As shown in Table C-9, care facilities for the elderly for 6 or fewer occupants are permitted by right in E, R-1, C-2, T3, T4, T4.5, T5, and SD2.1 zones and with an MUP in the R-2, R-3, MHP, and C-1 zones. Group homes for 6 or fewer occupants are permitted by-right in E, R-1, R-1, R-3, MHP, R-P, T3, T4, T4.5, T5, and SD2.1 zones.

To be consistent with State law, the City proposes Program 4.7 to allow Care Facilities for the Elderly ≤6 Persons and Group Homes ≤6 Persons in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. This will result in the following changes:

- Care Facility for Elderly ≤6 Persons: Permit (P) in the A, R-2, R-3, R-P, T2, and T2.5 Zones
- Group Home ≤6 Persons: Permit (P) in the A, T2, and T2.5 Zones

The City acknowledges that Group Homes for seven or more occupants are not allowed in any City zoning district. This exclusion has not been observed to be a constraint on the provision of housing for persons with disabilities, as the City has not, since the 2014 adoption of the current Zoning Code, seen the development of any new group homes regardless of size.

However, to affirmatively forward fair housing and support the housing needs of special needs groups, the City shall, as part of Program 4.7, allow Group Homes for seven or more occupants in all zones allowing residential uses, subject to a CUP. Given that group homes with more than six persons may present traffic and infrastructural impacts to a residential neighborhood, the CUP process is appropriate to review these uses. The requirement to obtain a CUP for seven or more occupants is not a constraint, as the community's need for these facilities is expected to be satisfied with facilities serving six or fewer persons. Furthermore, the Zoning Code does not include special conditions or findings relative to group or residential care facilities, and the community does not have a history of opposing group or residential care facilities.

Lastly, the City's required findings for granting a CUP (Zoning Code Section 9.30.060) are limited to confirming consistency with the General Plan, the Zoning Code, local/State law, and the protection of health and safety. Absent from the Code are "compatibility" findings (i.e., finding a conditional use compatible with adjacent or nearby uses) commonly used to block group homes. Thus, in addition to Program 4.7 expanding allowances for group homes serving six or fewer people, the City's CUP requirement for group homes serving seven or more people is unlikely to pose a constraint were one proposed. Findings for such a use would be based on fundamental health and safety concerns and standards applied to similar residential uses.

The Code does not allow for parking reductions for uses for persons with disabilities, but this has not been observed as a constraint on their development.

As noted in Appendix A, there are two senior assisted living facilities located in Tehachapi (Mountain Vista Senior Care and Mulberry Assisted Living), and approximately 36 units which are ADA-compliant and made available, as needed, for persons with disabilities. State law also requires local governments to consider the residents and operators of housing for persons with disabilities as a "family" for the purposes of any law or zoning code that relates to the residential use of property. The City defines a "family" as:

> A person living alone, or two or more persons living together as a single housekeeping unit, including necessary servants, in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, motel or hotel, fraternity or sorority house.

This definition of family does not constrain the opportunity for unrelated individuals, including persons with disabilities, to live together.

Reasonable Accommodation

Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City adopted reasonable accommodation procedures in September 2014. The Director reviews and makes decisions on all requests for reasonable accommodation in compliance with Chapter 9.50 Reasonable Accommodation. Information regarding reasonable accommodation procedures is required to be available at public information counters in Development Services Department and is also available on the City's website.[2] According to the Chapter:

> A request for Reasonable Accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law (i.e., development standard) or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities…. A request for Reasonable Accommodation may include a modification or exception to the practices, rules, and standards for the development, siting, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Required findings for a reasonable accommodation, described in Code Section 9.50.060 (Findings and Decision), include:

1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
4. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;

[2] City of Tehachapi Reasonable Accommodation Handout.

5. Whether there are alternatives to the requested waiver or exception that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants or to the general public;
6. Physical attributes of the property and structures; and
7. Other Reasonable Accommodations that may provide an equivalent level of benefit.

The Director has the authority to review and decide upon requests for reasonable accommodation, with review from the Planning Commission when an application involves a variance or other land use entitlement (or when referred by the Director). Appeals are made to the Planning Commission or City Council.

The application processing and Director review and approval criteria are standard and limited to ensuring the request is appropriate to accommodate the needs of the applicant. While the Director is allowed to impose conditions on the approval of the Reasonable Accommodation request, the conditions do not alter the nature of the request.

In recent years, the City has not received any formal reasonable accommodation requests utilizing the procedures described above. However, the City has supported several commercial projects that have requested ADA improvements without going through the formal application process in the interest of saving the applicant time and cost. In general, the City is willing to forgo formal reasonable accommodation procedures and assist applicants directly to ensure they receive the necessary modifications if it is the applicant's preference to avoid perceived regulatory complexity.

Overall, the City's reasonable accommodation procedures are intended to ensure such accommodations benefit disabled individuals, makes housing suitable for such persons, and ensures the accommodations do not unreasonably burden the City. Additionally, the City is motivated to work with people to accommodate their needs with solutions that minimize the cost to the applicant.

To ensure formal reasonable accommodation requests are promptly resolved and that Finding 5 (alternatives to waiver requests) is not used to deny any such requests, the City shall amend Zoning Code Section 9.50.060 to remove Findings 5. Otherwise, the current process for obtaining reasonable accommodation is efficient, has no associated application fees, and the findings are consistent with the requirements of the Fair Housing Act. Overall, the City's reasonable accommodation process is not a constraint to meeting the particular housing needs of individuals with disabilities.

Incentives for Affordable Housing

Density Bonus

To achieve density increases the City implements the State's density bonus program (Government Code 65915) through Zoning Code Chapter 4.30. The requirements of Chapter 4.30 allow for a density increase of up to 35 percent over the maximum allowable residential density

under the Zoning Code and General Plan. With the passage of AB 2345 in 2020, the allowed density bonus for qualifying projects now ranges from five to 50 percent. Other incentives include:

- A multi-family residential project that incorporates affordable units is eligible for a 20 percent reduction in planning application fees; and
- A multi-family residential project in which at least 20 percent of the units are affordable will have its minimum landscaping requirement reduced to 20 percent (from the usual 30 percent).

The City has not updated the Density Bonus chapter of the Code to comply with the most recent updates to State Law. The City proposes Program 3.3 to revise the Density Bonus Ordinance to meet minimum requirements. Additionally, the City proposes Program 3.9 to develop an enhanced density bonus to incentivize the development of senior housing.

Inclusionary Housing

The City does not have an inclusionary housing policy.

Urban Growth Boundary

The City does not have an urban growth boundary or any adopted policy which limits the development of housing within City limits or limits the number of permits issued.

Other Local Ordinances

Municipal Code Section 8.26 (Short-Term Rental Permits) establishes regulations to prevent impacts associated with short-term rentals. The Zoning Code does not otherwise regulate or prohibit short-term rentals in any particular zone.

Effective January 2022, Senate Bill 9 (SB 9), mandates local jurisdictions to ministerially approve up to two residential units and/or a two-lot subdivision in single-family residential zoning districts if specific objective criteria are met. SB 9 projects are exempt from discretionary review if the project is consistent with objective zoning, design standards, and subdivision standards. While the City has not passed any ordinance related to SB 9, Community Development staff have been briefed on these State Law requirements and have been responding to property owner inquiries.

C.2.3 Building and Housing Codes and Enforcement

Some building and housing regulations are mandated by State law to protect the health, safety, and welfare of the community or to protect existing residents from financial or environmental impacts. Tehachapi enforces the 2022 California Building Code (all future amendments are automatically incorporated without further action), as established by State law, which sets standards for residential and other structures. No local amendments have been made to the codes that would significantly increase housing costs. Building code violations are enforced on a per complaint basis.

The City Building Department enforces the Code via a complaint-based system. The Building Inspector is responsible for enforcing the Code regarding the erection, construction, reconstruction, moving, conversion, alteration, or addition to a building or structure. The Development Services Director enforces the terms of discretionary permits and their conditions.

Enforcement of the building code does not pose a constraint to the production or maintenance of housing in Tehachapi. Local developers have reported to the City that changes in State building codes have added significant costs to housing production. The City enforces all relevant State requirements. Buildings are typically inspected only when permits are obtained, or when complaints or suspected violations are reported. Given the size and character of the City, the complaint-based system of code enforcement has been very effective in addressing violations. As noted in Appendix A, there are very few code enforcement complaints regarding housing violations. The City estimates one complaint per year, and complaints are not concentrated in any one part of the City (see Appendix A, Section A.4.4).

C.2.4 Permits and Procedures

The time required to process a project varies from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-11 identifies approvals and/or permits that could be required for residential planning entitlements and their corresponding approval body. It should be noted that every project would not have to obtain each permit/approval.

Table C-11: Review Authorities

Type of Decision	Role of Review Authority		
	Director	Planning Commission	City Council
Administrative and Legislative Actions			
Zoning Code Amendment	—	Recommend	Decision
General Plan Amendment	—	Recommend	Decision
Interpretation	Decision	Appeal	Appeal
Specific Plans and Amendments	—	Recommend	Decision
Regulating Plan Amendments	—	Recommend	Decision
Planning Permits and Approvals			
Certifications of Appropriateness	Decision	Decision/Appeal	Appeal
Conditional Use Permit	—	Decision	Appeal
Minor Use Permit	Decision	Appeal	Appeal
Reasonable Accommodation	Decision	Appeal	Appeal
Architectural Design and Site Plan Review	Recommend	Decision	Appeal
Variances	Recommend	Decision	Appeal

Table C-11: Review Authorities

Type of Decision	Role of Review Authority		
	Director	Planning Commission	City Council

Source: City of Tehachapi Zoning Code, 2021

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

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

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

Typical Development Procedures – Accessory Dwelling Units

As described above in Section C.2.2 (Land Use Controls), the City regulates ADUs in Section 6.20.140 (Accessory Dwelling Units) of the Zoning Code. These regulations allow ADUs by-right in all residential zones and advance ADU applications to the Building Permit stage without discretionary approval. The typical ADU is permitted within approximately 45 days from complete application.

In practice, the City first receives new ADU applications and deems them complete or incomplete. Completeness requires a site plan to review site layout and setback information in conformance with State law. The application is rejected until it is complete. Once complete, the site plan and building plan are reviewed against Section 6.20.140. This takes about three to five days on average.

Once complete, the plans are advanced to the City’s contract building plan reviewer who is contractually obligated to complete the first review within 10 working days of receipt. The plans are returned for edits. Once the plans are returned for back-check, the contract reviewer has seven days for second check. There is a third seven-day plan review if needed. The City’s

procedure expects approval by the end of the third review and additional fees are assessed when that is not achieved. Plan check continues until the plans are deemed acceptable for the contract reviewer.

This building plan review process typically takes about 20-30 days depending on the quality of work from the applicant's designer. Permits are typically available for issuance within one to two days of building plan review. Impact/Mitigation fees (as allowed by State Law) are collected prior to permit issuance.

Typical Development Procedures – Single-Family Residential

The discretionary planning approval process of a single-family subdivision can take between four to 20 months depending on size/complexity and requires two public hearings. Single-family residential development requiring a subdivision of land occurs as follows:

1. Developer applies for a tentative tract or parcel map and pays appropriate fees.
2. If the application is incomplete (meaning, not enough information has been provided), it is returned with a specific list of required changes or additions. This initial review typically takes between one to two weeks and can be iterative until a complete application is provided.
3. Once complete, the City circulates the application to a predetermined list of neighboring/affected agencies in accordance with the City Municipal Code. These agencies are typically given two weeks to review the initial application and provide comments they wish to have the City consider.
4. City Planning concurrently performs an initial review of the tentative map against the various applicable municipal, zoning, state, and federal regulations.
5. Incorporating comments received back from Step 3, the City iterates a review process with the developer until a project is deemed complete. The process up to this point can take between one to three months depending on whether the applicant provides an initial plan that largely complies with the codes versus being far off.
6. At this point, the City undertakes CEQA by soliciting a quote from an on-call environmental consultant. The City consults with the consultant professional to first determine the most appropriate level of CEQA. With that decision made, the City receives a proposal for the work and forwards that information to the developer for consideration. This includes a request for up-front payment of those fees.
7. Once the fees are received, environmental review begins. The CEQA consultant works on the draft document in conformance with the schedule included in the project scope of work.
8. During the CEQA preparation stage, City Staff prepare staff reports for the Planning Commission so project review can progress to the next step as soon as possible.
9. Following Commission approval, the tentative map is advanced to the City Council for approval at the next available Council meeting.

10. Once the Council approves, the project is cleared to advance to engineering site design and building plan review.

The highly variability timeline of the discretionary planning approval process (three to 18 months) is based upon several factors as follows:

- Developer responsiveness to comments received. Number of iterations to obtain a "complete" application.
- The required scope of CEQA. An Exemption takes only days, whereas an EIR can take over 18 months. Here, State CEQA law controls the timeline.
- Complexity of outside agency comments. For instance, major infrastructure concerns from utility companies can affect development layout and require significant rework.

Typical Development Procedures – Multi-Family Residential

The discretionary planning approval process of a multi-family development can take between four and 14 months depending on size/complexity and requires two public hearings. Overall, it effectively follows the development procedure for single-family subdivisions. A typical example is a condominium complex which does not require land modification, the process for which is as follows:

1. Developer applies for Architectural Design and Site Plan Review and pays appropriate fees.
2. If the application is incomplete (meaning, not enough information has been provided), it is returned with a specific list of required changes or additions. This initial review typically takes between one to two weeks and can be iterative until a complete application is provided.
3. Once complete, the City circulates the application to a predetermined list of neighboring/affected agencies. These agencies are typically given two weeks to review the initial application and provide comments they wish to have the City consider.
4. Incorporating comments received back from Step 3, the City iterates a review process with the developer until a project is deemed complete. The process up to this point can take between one to three months depending on whether the applicant provides an initial plan that largely complies with the codes versus being far off.
5. At this point, the City undertakes CEQA by soliciting a quote from an on-call environmental consultant. The City consults with the consultant professional to first determine the most appropriate level of CEQA. With that decision made, the City receives a proposal for the work and forwards that information to the developer for consideration. This includes a request for up-front payment of those fees.
6. Once the fees are received, environmental review begins. The CEQA consultant works on the draft document in conformance with the schedule included in the project scope of work.
7. During the CEQA preparation stage, City Staff prepare staff reports for the Planning Commission so project review can progress to the next step as soon as possible.

8. The Draft CEQA document and Staff analysis are presented to the Planning Commission for approval.
9. Once the Commission approves, the project is cleared to advance to engineering site design and building plan review.

The highly variable timeline of the discretionary planning approval process (three to 12 months) is based upon several factors as follows:

- Developer responsiveness to comments received. Number of iterations to obtain a "complete" application.
- The required scope of CEQA. An Exemption takes only days, whereas an EIR can take over 12 months. Here, State CEQA law controls the timeline.
- Complexity of outside agency comments. For instance, major infrastructure concerns from utility companies can affect development layout and require significant rework.

All planning applications are processed in accordance with the Permit Streamlining Act (PSA), which allows 60 days between the submittal of a complete application and a formal action on that application. Most planning applications are processed in less than 40 days. Planning Commission applications require a 30-day lead time before the hearing, during which time a determination is made that the application is complete. Decisions made on discretionary permit applications can be appealed for up to 14 days after the decision date. Lengthy processing times are most likely to be associated with incomplete submittals.

The time lapse between project approval and building permit application varies based on project complexity and depends on factors outside the City's control (e.g., developer preference, financing, consultant/designer turnaround times, etc.). Recent housing projects in Tehachapi have experienced time lapses between less than one month to seven months. In an effort to assist builders in reducing the amount of time between approval and building permit issuance, the City allow builders to submit at-risk building applications with plans concurrently with the planning process. This at-risk plan check process enables builders to save approximately one to two months in plan review time, enabling them to be ready for permit issuance when planning entitlement is granted.

Architectural Design and Site Plan Review

Architectural Design and Site Plan Review (AD&SPR) is required before any construction or change of use in the City, except for:

1. Detached single-family dwellings (up to two on one lot or parcel), duplexes, and related accessory uses and buildings in approved subdivisions;

2. A development for which Architectural Design and Site Plan Review has been previously granted under the conditions of a Use Permit, Variance, or Minor Use Permit issued in compliance with this Zoning Code;

3. Minor structural additions and alterations of 400 square feet or less;

4. Interior tenant alterations or improvements which do not affect parking requirements or exterior building appearance;

5. Nonstructural remodeling of a building facade that affects less than 25 percent of the exterior elevation; or

6. Changes of use to a use of equivalent intensity or a less intensive use as determined by the Director.

The Planning Commission is the approval body for applications for Architectural and Site Plan Review and may plan on an application following a public hearing. The Commission shall approve the application after making certain findings. The Commission only reviews the project for compliance with objective standards in the Code and does not follow subjective design guidelines for any residential project consistent with State law (e.g., the Housing Accountability Act).

All residential projects (other than a single lot development) go through AD&SPR. If it is a mapped subdivision, architecture review occurs prior to granting building permits for the proposed slate of homes. The "site plan" portion of the review occurs with the review of the tentative map. For multi-family residential with no map, the AD&SPR is the approval process. Thus, in some cases, a multi-family development (no map) has fewer steps than a proper subdivision.

Regardless, the City's pipeline of projects (see Appendix B) demonstrates that neither process is prohibitive. Both typically receive approval in a single Planning Commission meeting unless the process requires both Commission and Council approval. City staff take an active role in evaluating projects with an eye towards delivering a project to the Commission that will be approved. Again, the City's current pipeline includes a Planned Development, several subdivisions, and several multi-family developments (single lot and multi-lot versions), providing strong evidence that projects are not delayed by the AD&SPR process.

As the City continues to grow and approve more infill projects, two of the required findings may prove problematic in approving multi-family or mixed-use projects in the future.

"5. Adequately and safely provides for vehicular or pedestrian safety, both on and off site, by reason of properly arranged vehicular or pedestrian ingress and egress and internal circulation, or that excessive traffic congestion will not be created"

and

"8. The proposed land use, site and architecture promote a design consistent with and appropriate for the location, and consistent with the intended physical environment of the zone."

Approval contingent upon the impact on traffic or the subjective finding related to consistency with the current environment may become more difficult to affirmatively make. As such, the City includes Program 5.3 to review and modify the findings for Architectural Design and Site Plan review to address any potential constraints that may impact the approval of multi-family residential projects.

Conditional Use Permits and Minor Use Permits

Single family housing is allowed by-right in the A, E, R-1, R-2, R-3, R-P, T2, T2.5, T3, T4, T4.5, and SD2.1 Zones. Multi-family housing is allowed by-right in the R-3 zone and with a Minor Use Permit (MUP), an administrative process, in the R-2, T4, T4.5, T5, and SD2.1 zones. An application for a MUP is approved by the Director subject to the following findings:

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

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

The City requires Conditional Use Permits for Rooming and Boarding Houses and Care Facilities for Elderly with seven or more persons.

SB 35 Processing

Senate Bill 35 (SB 35) (Government Code Section 65913.4) became effective January 1, 2018. The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower-income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB35 as part of project review as projects are proposed. The City will adopt local procedures consistent with SB35 (see Program 5.4) to ensure continued compliance and to facilitate the review process.

Permit and Development Fees

The City collects fees to help cover the costs of permit processing, inspections, and environmental review. Fees charged for building permits are based on the construction values prescribed by the California Building Code. The City also collects development impact fees in accordance with California Government Code § 66000-66025 for the provision of services such as water, sewer, roads, signals, and storm drains. These fees are generally assessed on the number of units in a residential development and collected at the conclusion of the building permit process. Fees

collected by the City do not exceed the City's costs for providing these services. The City's permit and development fees are available on the City's website consistent with Government Code Section 65940.1(a)(1)(A).

Table C-12 shows several examples of current planning and building permit fees for residential development. Tehachapi has no control over school and fire fees. These services are managed by separate governmental entities.

Table C-12 Building, Engineering, Planning, and Development Fee Schedule

Permit	Fee/Deposit
Building Fees	
Residential	
Single Family Home (new)	
1-1200 SF	$1,001
Each additional 500 SF	$32
Plan review SFH	$1,110
Single Family Home (addition)	
1-200 SF	$403
Each additional 100 SF	$45
Single Family Alt. (remodel)	
1-200 SF	$415
Each additional 100 SF	$45
Plan review SFH remodel	$196
Duplicate Residential Housing Unit Permit Plan Check	$399
Multi-Family	
First 5000 SF	$2,474
Each additional 1000 SF	$322
General Fees	
Temporary power pole	$94
Trash enclosure	$94
Re-roof - Residential	$158
Re-roof - Commercial first 1000 SF	$167
Re-roof - Commercial each additional 1000 SF	$89
Non-Occupied Accessory Structure >120 SF	$217
Demolition	$94
Abatement	$94
Foundations (signs)	$158
Signs	$126
Modular homes permanent foundation	$448

Table C-12 Building, Engineering, Planning, and Development Fee Schedule

Permit	Fee/Deposit
Residential grading < 50 yards	$94
Residential grading - Designer certified	$94
Electrical, Plumbing, Mechanical Fees	
Residential Electrical Fees	
Residential electrical - simple	$100
Residential electrical - complex	$431
Residential Plumbing Fees	
Residential plumbing - simple	$100
Residential plumbing - complex	$287
Residential Mechanical Fees	
Residential mechanical - simple	$110
Residential mechanical - complex	$480
Miscellaneous Fees	
Permit processing issuance (stand-alone)	$64
Reinspection (half hour increments)	$96
Permit Extension	$92
Qualification fee	$222
Temporary Certificate of Occupancy	$670
Code compliance inspection	$351
Unreasonable hardship waiver (ADA)	$158
ADA Inspection Permit	$158
CASp Fee	Cost + 25%
Permit re-issuance fee	$86
Substandard release fee	$96
Fees not listed in this fee schedule	T&M
Building Decision Appeal	$4,637
Surcharge Fees (Applicable to All Permits)	
Technology surcharge (permit system, digital document storage, etc.)	6%
Long-range planning surcharge (General Plan & Zoning Code maintenance)	7.5%
Consultant plan review (if required)	Cost + 25%
Engineering Fees	
Mapping	
Lot line adjustment	$1,186
Parcel map waiver	$1,186
Parcel merger	$1,186

Table C-12 Building, Engineering, Planning, and Development Fee Schedule

Permit	Fee/Deposit
Tentative parcel map	$1,349
Revised tentative parcel map	$653
Tentative tract	$2,328
Revised tentative tract	$1,186
Easement document review (legal description and plat map)	$1,023
Easement dedication to City (additional to above item if required)	$979
Certificate of correction/final map amendment (administrative fee)	$1,335
Subdivision of Land	
Final parcel map check (base)	$1,480
Final parcel map check (per lot)	$118
Final tract map check (base)	$2,198
Final tract map check (per lot)	$26
Grading Plan Review	
Commercial or multiple family project (5 acres or less)	$1,415
Commercial or multiple family project (greater than 5 acres) (base)	$490
Commercial or multiple family project (greater than 5 acres) (per acre)	$140
Tract map / Parcel map (base)	$1,336
Tract map / Parcel map (per acre)	$140
Report Review	
Hydrology report	$2,002
Water/Sewer model report	Cost + 25%
Improvement Plan Review	
Residential Subdivision	
Street improvement plans (base)	$1,121
Street improvement plans (per sheet)	$522
Sewer system improvement plans (base)	$1,282
Sewer system improvement plans (per sheet)	$473
Water system improvement plans (base)	$762
Water system improvement plans (per sheet)	$277
Storm drain improvement plans (base)	$1,121
Storm drain improvement plans (per sheet)	$473
Wall Plans (base)	$762
Wall Plans (per sheet)	$277
Single Site Development	
On-Site improvement plans without grading plan (base)	$680

Table C-12 Building, Engineering, Planning, and Development Fee Schedule

Permit	Fee/Deposit
On-Site improvement plans without grading plan (per sheet)	$229
On-Site improvement plans with grading plan (base)	$958
On-Site improvement plans with grading plan (per sheet)	$522
Off-Site improvement plans (base)	$1,480
Off-Site improvement plans (per sheet)	$669
Other	
Storm water pollution prevention plan & monitoring plan (base)	$762
Storm water pollution prevention plan & monitoring plan (per sheet)	$180
Minor revision to approved plan	$599
Major revision to approved plan	T&M
Construction permit issuance (when encroachment permit is not applicable)	$240
Surcharge Fees (Applicable to All Permits)	
Technology surcharge (permit system, digital document storage, etc.)	6%
Planning Fees	
Administrative & Legislative	
Annexation	$3,426 (deposit)
General plan amendment	$4,606
Specific plan	T&M
Specific plan amendment	$4,450
Rezoning	$3,837
Lot line adjustment/parcel map waiver	$122
Tentative Parcel Map	$2,240
Tentative Parcel Map (standalone)	$5,221
Tentative Subdivision/Tract Map	$9,361
Final map	$767
Vesting Parcel Map	$9,004
Vesting Tract Map	$13,811
Planning Permits & Approvals	
Architectural Design & Site Plan Review	
Change in use/Remodel (ministerial)	$392
Change in use/Remodel (discretionary)	$2,111
Architectural Review Only	$2,680
Multi-family residential	$6,507
Minor change by director (substantial conformance)	$1,741

Table C-12 Building, Engineering, Planning, and Development Fee Schedule

Permit	Fee/Deposit
Other	
Certificate of appropriateness (historical resources)	$826
Conditional use permit	$4,521
Minor Modification/Interpretation	$359
Minor use permit	$774
Minor use permit/appeal	$975
Neighborhood Master Plan	$6,495
Public Convenience and Necessity Application (ABC)	$623
Reasonable accommodation (ADA)	$500
Sign permit - minor	$170
Sign permit - major	$544
Temporary use permit	$122
Temporary use permit (banners)	$30
Variance - major	$2,215
California Environmental Quality Act	
Categorical exemption	$243
Negative declaration - minor (depending on staff availability)	$2,994
Negative declaration - major (depending on staff availability)	$5,828
Environmental impact report (depending on staff availability)	T&M
Special studies as required (traffic, biological, archeological, etc.)	Cost + 25%
Consultant CEQA preparation (depending on staff availability)	Cost + 25%
Miscellaneous Actions	
Time Extension	$995
Zoning and application confirmation	$239
Appeal of decision (Director)	$1,288
Appeal of decision (Planning Commission)	$2,900
Surcharge Fees (Applicable to All Permits)	
Technology surcharge (permit system, digital document storage, etc.)	6%
Long-range planning surcharge (General Plan & Zoning Code maintenance)	7.5%
Productive Hourly Rates by Position	
Development Services Director	$326
Associate Engineer	$196
Engineering Aide	$161
Office Assistant	$107
Building Inspector	$107

Table C-12 Building, Engineering, Planning, and Development Fee Schedule

Permit	Fee/Deposit	
Permit Technician	$73	
Planner	$129	
Overtime inspection (Hourly Rate)	$193	
Development Impact		
	Single-Family	**Multi-Family**
Water	$2,047	$2,047
Sewer	$4,822	$4,822
Water Entitlement	$3,918	$3,918
Sewer Trunkline		
Downtown	$552	$552
Tucker Road	$1,935	$1,935
Dennison Road	$52	$52
Mountain View	$612	$612
Traffic Mitigation	$3,671	$1,579
Public Facilities	$4,286	$2,883
Parks & Recreation	$3,401	$2,288
Tehachapi Unified School District (per sf.)	$4.08	$4.08

Source: City of Tehachapi, Master Fee Schedule (2023)

Fees Analysis

Table C-13 shows the total estimated planning and development fees for single-family and multi-family developments.

Table C-13: Estimated Fees for Single-Family and Multi-Family Developments

	Single-Family	Multi-Family (24 units, market rate)
Building Permit City Fees		
Residential		
Base Fees	$1,097	$10,524
Plan Review (single-family home only)	$1,110	-
Electrical, Plumbing, and Mechanical Fees		
Residential Electrical Fees	$100	$431
Residential Plumbing Fees	$100	$287
Residential Mechanical Fees	$110	$480
Planning Fees		
Planning Permits and Approvals		
Architectural Design and Site Plan Review (multi-family residential only)	n/a	$6,507
Surcharge Fees (Applicable to All Permits)		
Technology Surcharge (permit system, digital document storage, etc.)	$151.02	$1,093.74
Long-range Planning Surcharge (General Plan and Zoning Code maintenance)	$188.78	$1,367.18
School Fees		
Tehachapi Unified School District Developer Fees	$10,200	$122,400
Impact Fees		
Water Fees	$2,047	$39,302
Sewer Fees	$4,822	$81,010
Water Entitlement fees	$3,918	$75,226
Sewer Trunkline Fees - Downtown	$552	$9,274
Traffic Mitigation Fees - Core Area	$3,671	$1,579
Public Facilities	$4,286	$2,883
Parks & Recreation	$3,401	$2,288
Total Fees	**$35,035**	**$355,145**
Total Fees per Unit	**$35,035**	**$14,798**
Total Fees per Square Foot	**$14.01**	**$11.84**
Note: Fees calculated on a per unit bases are subject to ratio calculations based on a building type.		

Source: City of Tehachapi, LWC

Planning and development fees add to the cost of housing since they are passed on to the housing consumer by developers. On a per-unit and square foot basis, fees on multi-family units are lower than fees for single-family units in Tehachapi (Table C-13). The Tehachapi Unified School District developer fees are the most substantial fees required for residential development in Tehachapi.

However, the school impact fees are an important source of revenue for the Tehachapi Unified School District. In any event these fees are imposed outside of the City of Tehachapi's control.

The "Long-Range Planning" and "Technology" fees are applied to all Building and Planning fees listed on the schedule. The "Technology" surcharge fee applies to Engineering actions. The 25% consultant surcharge is applied to all activities in which a consultant performs the service. This is typically applied to Building or Engineering Plan Review and CEQA document preparation and rarely used elsewhere unless a particular staffing restraint requires the use of outside services. These fees do not constitute constraints, however, as outside services are essential to timely project delivery.

C.2.5 On and Off-site Improvements

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

- Street Improvements:
    - Including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- Drainage Improvements:
    - Including improvement to sections of channel, culverts, swales, and pond areas.
- Wastewater Collection and Treatment:
- Water System Improvements:
    - Including lines, storage tanks, and treatment plants
- Public facilities for fire (Kern County Fire Department), school (Tehachapi Unified School District), and recreation (Tehachapi Valley Recreation and Parks District).

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

New single-family subdivisions would need to provide for the on-site improvements, however the availability of infrastructure or the ability to provide it as a part of the development process and is not seen as a constraint to meeting the City's RHNA obligations at all income levels.

Section C.3 Non-Governmental Constraints

Local governments have limited control over market factors that can influence the development of housing. These market-related constraints include land costs, construction costs, and the availability of financing. An assessment of these non-governmental constraints informs strategies for mitigating the impacts of market factors on housing production.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale Development

As shown in the Needs Assessment (Appendix A, Figure A-27), the Region's home values have increased significantly since 2012, when they had reached a low point following the Great Recession (2009-2012). From 2012 to 2022, the median home sales price in Kern County increased by 169 percent. Since 2012, the typical home value in Tehachapi has increased 155 percent, from $153,900 to $392,770. Redfin data provides more recent estimates, which demonstrate that as of March 2022, Tehachapi's median home sales price was $392,770 and the overall County home sales price was $345,246.

Following the recovery from the Great Recession and until 2020, interest rates remained at low levels of 3.5 to 4.5 percent. When interest rates are low, capital investment and housing production generally increase, and more buyers are likely to take out a mortgage than when interest rates are higher. In addition, consumers can borrow more money for the same monthly payment. During the COVID-19 pandemic, national 30-year mortgage rates dropped to even lower levels, declining to as low as 2.65 percent in January 2021. However, interest rates began to increase in early 2022, to 5.3 percent by May 2022, the highest rate since June 2009.[3] The increase in home borrowing rates may impact the performance of the home buying market, but the severity of these impacts is uncertain due to the unusual conditions during the pandemic-recovery, including a shortage of housing supply, increased savings, and significant changes to how many Americans work and live.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-28), Tehachapi rents have risen alongside rents in Kern County. According to U.S. Census data, the median rent in Tehachapi in 2020 was $893 per month and had increased by 27.6 percent from 2010 to 2020. In the same time period, median rent increased by 22.2 percent in Kern County. Since U.S. Census data often lags market rates, Realtor.com rental data was obtained to provide more current market rates.

[3] Federal Home Loan Mortgage Corporation (Freddie Mac), Primary Mortgage Market Survey®

May 2023 Realtor.com data shows the median rent price at approximately $2,200 per month in Tehachapi and $1,940 per month in Kern County.

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

C.3.2 Development Costs

Land Costs

Land cost was estimated through a review of vacant land sale transactions within the past year (2022-2023). Land in Tehachapi is estimated to cost an average of $3.50 per square foot (PSF), or $152,452 per acre. Individual lots ranged from $0.71 PSF to $8.51 PSF, or $30,870 to $370,598 per acre. These lots ranged in size from 0.17 acres to 9.88 acres.

Land is not considered a constraints to development, as vacant land is available for future residential construction.

Construction Costs

According to a March 2020 report published by the Terner Center for Housing Innovation, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018.[4] This increase is in part due to the higher cost of building materials, such as lumber, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Tehachapi area ranged between $166.07 to $205.67 per square foot in 2023. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single-family homes tend to be more expensive to construct on a per square foot basis than larger, multi-family developments. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive exterior and interior finishes, outdoor spaces, fireplaces, swimming pools, etc.

[4] Terner Center for Housing Innovation, *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*, March 2020

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, engineering, environmental assessments, landscape design and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing has a significant impact on rates of homeownership. The ability to secure financing can be influenced by creditworthiness, debt-to-income ratio, and the restrictiveness (or leniency) of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) reveals the influence of the lending market on local home sales. Home purchase loans in 2021 are summarized in Table C-14 below.

In the City, almost a majority of traditional home loan applications (between government-backed and conventional) in 2021 were for conventional loans, for a total of 237 home loan applications across both types. The approval rate for conventional loans was 73 percent.

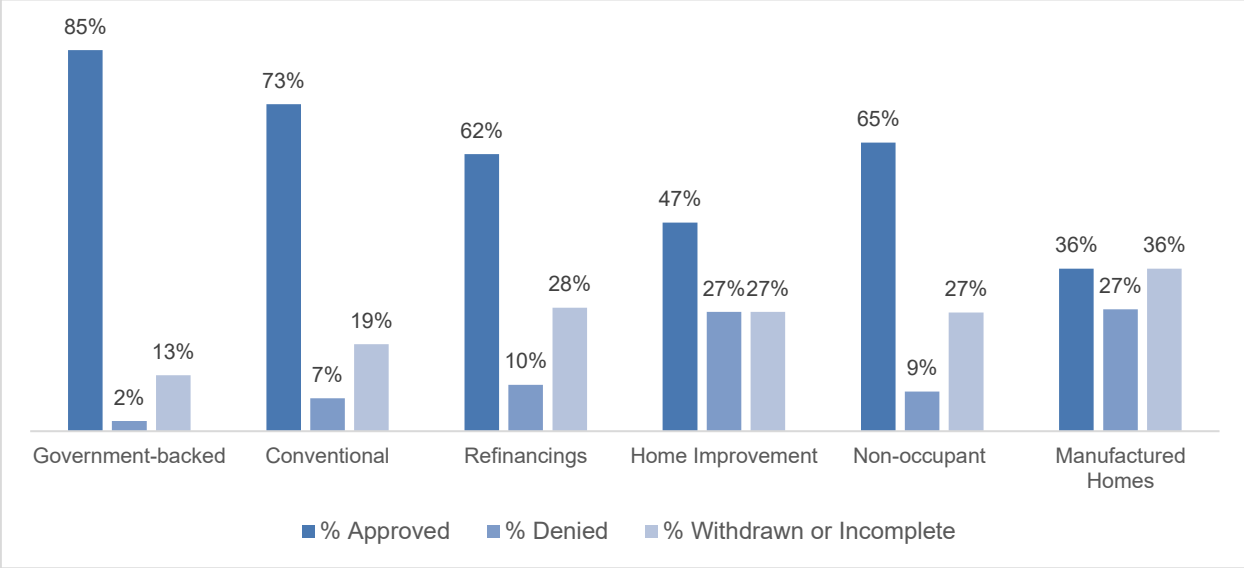
In competitive housing environments, where purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to a property. There were 15 loan applications for home improvement in 2020. The approval rate for these types of applications was 47 percent.

Table C-14: Total Home Loan Applications

Type	Total Applications
Government-backed	88
Conventional	149
Refinancing	510
Home Improvement	15
5+ Units	0
Non-occupant	79
Manufactured Homes	22

Source: HMDA, 2021

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2021

C.3.4 Summary

Market conditions in Tehachapi reflect a strong housing market. Residential development can achieve higher home sale prices and rents compared to overall Kern County, and because of these conditions, Tehachapi has demand for the development of both for-sale and for-rent housing. Other economic conditions, particularly relatively lower land costs, are also favorable for attracting new housing development in Tehachapi. Most of the new construction, however, is expected to be for above-moderate income and households while housing projects affordable to moderate and lower-income households are less common.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Environmental Conditions

The City of Tehachapi is located in the Tehachapi Mountains, at an elevation of 3,970 feet, between the San Joaquin Valley and the Mojave Desert. Downtown Tehachapi is approximately 15 miles from the White Wolf Fault, 6 miles from the Garlock Fault and 30 miles from the San Andreas Fault.

The Tehachapi Valley region includes areas both inside and outside of the Tehachapi city limits. The area includes some of the original farmlands that were critical in the production of potatoes for the war efforts during WWII. It was the birthplace of the wind energy industry with the Tehachapi Pass, an area still adorned with wind turbines today. The Lehigh cement plant was instrumental in production of cement for the Los Angeles Aqueduct and still stands today as a major cement manufacturer in California.

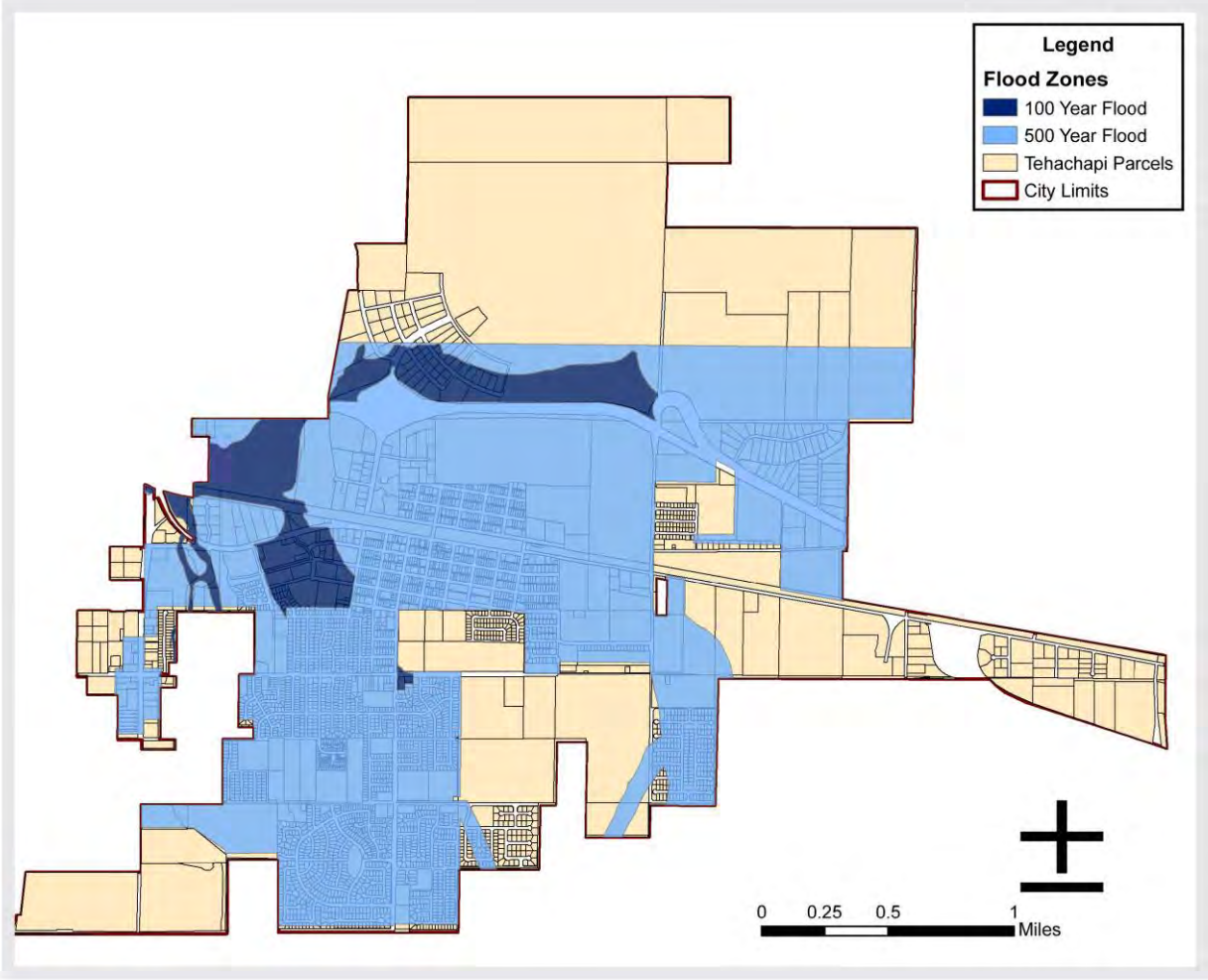
Flooding

Flooding is given special attention when accommodating new development in Tehachapi. A major portion of the City lies in areas subject to 100-year flood depths less than one foot, areas between the 100- and 500- year flood zones, and areas of 100-year shallow flooding (See Figure C-2). Historically, the City has had several flood incidents and associated economic loss. Although these flood zones represent a potential constraint to development, the adoption of the Tehachapi Watershed Plan (1980) has implemented several structural measures to alleviate flooding (two dams with diversion inlets, channel enlargements; and wildlife habitat development). Figure C-2 identifies the FEMA flood plain - constituting 100- and 500-year flood zones.

Section 2.3.1 (Flood Protection) of the Subdivision and Development Standards (2021) requires that:

> **2.3.1.1** All development constructed within the City shall be protected against flooding.
> **2.3.1.2** Protection shall mean that all above grade structures shall be a minimum of one (1) foot above the design water surface elevation of the design-year storm.
> **2.3.1.3** Flood protection shall be achieved through the design and construction of surface drainage, waterways, and basins.
> **2.3.1.4** Upon request from the City Engineer, the Developer's engineer shall submit calculations demonstrating that proposed facilities within a Development will be protected from flooding as described above.

Figure C-2: Floodplains in Tehachapi, CA



Source: FEMA, map generated by Sherwood Design Engineers

Geographic Constraints

Tehachapi's location subjects it to several constraints associated with geography. Notably, parcels with steep slopes may have constraints associated with landslide hazards and some sites may have soil types with high erosion potential. Furthermore, sites in Tehachapi are subject to impacts from uncontrolled runoff from seasonal storms that result in erosion, sedimentation, and water damage.

Protected Species

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

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

Table C-15 lists the parcels in the City's housing sites inventory and identifies the presence of any potential environmental constraints which may preclude development in the planning period. Environmental constraints considered include:

- Parcel shape (i.e., unique or unusual lot size/shape which may reduce project feasibility;
- Parcel access (i.e., presence of street frontage or need for access easement)
- Environmental features (e.g. presence of floodplains, protected wetlands, oak tree preserves);
- Williamson Act contracts; and
- Airport Land Use Compatibility Plan.

As seen below in Table C-15, with the exception of two parcels constrained by the presence of floodplain and one parcel within an Airport Land Use Compatibility zone, there are no sites in the sites inventory which are unnecessarily constrained by shape, easements, steep topography, unique lot sizes, or other environmental constraints.

Table C-15: 6th Cycle Housing Element Sites Inventory by Environmental Constraints

APN	Address	Realistic Unit Capacity	Environmental Constraints	Notes
R-3 (High Density Multiple-Family Residential)				
417-120-05	1430 Cimarron Ct.	3	–	–
417-120-06	1420 Cimarron Ct.	3	–	–
T-3 (Neighborhood Edge)				
416-110-06	18812 Cherry Ln.	4	NW portion of parcel within Antelope Run Flood Control Basin	Unit capacity reduced from max. capacity of 27 units to account for site limitations
416-110-08	18812 Cherry Ln.	24	–	–
416-110-09	–	29	–	–
416-110-16	–	7	–	–
416-110-17	–	9	–	–
416-110-18	18946 Cherry Ln.	9	–	–
417-011-31	–	168	–	–
417-012-37	–	175	Parcel within Airport Land Use Compatibility Zone B1	Density limited, but realistic capacity remains viable (reduced from max. of 1,252 units)

Table C-15: 6th Cycle Housing Element Sites Inventory by Environmental Constraints

APN	Address	Realistic Unit Capacity	Environmental Constraints	Notes
T-4 (Neighborhood General)				
415-012-14	–	161	–	–
415-020-14	–	22	–	–
415-020-16	–	58	–	–
416-010-25	–	42	–	–
416-110-14	–	52	–	–
416-120-01	–	30	–	–
416-120-05	–	55	–	–
416-120-08	–	59	–	–
416-120-21	–	27	–	–
417-020-07	–	47	–	–
T-4 / SD-2.1 (Tehachapi Blvd. West)				
415-130-21	–	74	–	–
415-130-25	–	68	–	–
415-130-27	–	30	Western edge of parcel adjacent to Antelope Run Flood Control Basin; abnormal shape	Density limited, but realistic capacity remains viable (reduced from max. 209 units)
T-4.5 (Neighborhood Center)				
040-060-14	311 W C St.	1	–	–
040-060-15	311 W C St.	1	–	–
040-060-16	311 W C St.	2	–	–
040-090-14	221 W D St.	1	–	–
040-090-19	313 Curry St.	1	–	–
040-090-20	313 Curry St.	1	–	–
040-140-01	310 Curry St.	2	–	–
415-012-21	–	132	–	–
415-020-13	–	6	–	–

Source: City of Tehachapi, Kern County

C.4.2 Infrastructure Constraints

Tehachapi does not experience issues with public infrastructure demands (electricity, gas, and telephone services), water district supply, and sewage and drainage systems, as these services have been determined to be stable and adequate for the foreseeable future. An overview of the City's water, sewer, and dry utilities infrastructure is described below.

Water

The City of Tehachapi provides potable water service to the residents and businesses within the City. The City's Water Department maintains seven wells, five million gallons of water storage, 250 fire hydrants, and approximately 50 miles of water mains that supply about 3,000 metered connections. Adequate pressure to provide service as well as firefighting capability is maintained by the use of booster pumps and pressure relief/sustaining valves which produce six pressure zones. The Water System is operated by permit from the State Water Resources Control Board.

The City of Tehachapi uses groundwater pumped from the Tehachapi Basin aquifer for all potable water use. The City has about 2,000 acre-feet (AF) of native water rights from the adjudicated Tehachapi Water Basin. The City's annual potable water usage fluctuates between about 1,800 AF per year to 2,000 AF per year. The City receives about 200 AF of non-potable water annually for several large irrigation accounts. This water is obtained from the Tehachapi-Cummings County Water District (TCCWD) under contract.

TCCWD maintains a contract for imported State water from the California Aqueduct. As the City's water operations have neared a point of equilibrium (using about as much water as the City has a right to use), the City has sought additional sources of water to permit growth. Two primary options have been pursued thus far:

1. Construct a water recycling system to beneficially reuse City generated wastewater. This operation is subject to TCCWD approval as TCCWD is the court-appointed Water Master for this region.
2. Purchase imported water from TCCWD to be recharged into the Tehachapi Water Basin for future use by the City.

Unfortunately, TCCWD has endeavored to prevent both options from succeeding up to and including litigation against the City. Litigation is ongoing without resolution as of Summer 2023. The inability to obtain additional water supply is a major constraint against providing additional housing.

To address the constraints of an inadequate water supply for residents and businesses, the City is implementing three strategies. First, the City secured funding of $150,000 and implemented a currently active capital improvement project to update approximately 57 irrigation controls to reduce water consumption within the City's landscaped areas. Second, over the past three years, the City has successfully purchased 150-acre-feet of water and continues to pursue opportunities to purchase more water rights. Third, over the last seven years, the City has been working toward a water recycling project to improve its Wastewater Treatment Plant to supplement water availability. Lastly, the City is actively engaging with the Tehachapi-Cummings County Water District (local Watermaster) to secure a contract for a portion of the District's imported water supply from the California Aqueduct for City development needs.

The City has also added Program 3.10 (Water Supply for New Development), describing the City's efforts to maintain and expand its water supply during the planning period.

Sewer and Stormwater

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

The City's wastewater collection system includes 40 miles of sanitary sewers and a wastewater treatment plant that is capable of treating 1.25 million gallons per day. The wastewater treatment plant utilizes an activated sludge process and is currently under construction of several process improvements. Tehachapi's Sewer System Management Plan (2012) facilitates the management and operation of the City's wastewater system including ensuring adequate capacity, protecting public health, and maintaining environmental safety.

Overall, the City's sanitary sewer districts have sufficient total capacity to treat wastewater for the service area to accommodate anticipated residential development from meeting RHNA requirements and do not pose a constraint. Additionally, the City's current structure of ensuring continuous expansion of sewage systems in response to housing construction is adequate, with fee funds and connection fees in place to support future expansion of existing facilities.

Dry Utilities

Electricity in Tehachapi is provided by Southern California Edison (SCE). Natural gas is provided by Delta Liquid Energy and Waste Management. Additional dry utilities include cable TV/internet (DirecTV, Dish Network, Frontier Internet & TV, Race Communications, Spectrum) and weekly garbage service (Waste Management). Kern County Public Works operates the landfill in Tehachapi. The estimated closure date of the landfill is April 2032.

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

Appendix D: Evaluation of the 2015–2023 Housing Element

Contents

Section D.1 Existing Housing Programs Review 1
Section D.2 Housing Element Program Comparative Review.....9

Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

Efforts to Address Special Housing Needs

California Government Code Section 65588(a)(4) requires that local governments review that effectiveness of goals, policies, and related actions to meet the special housing needs of the elderly, persons with disabilities, large families, farmworkers, female-headed households, and persons experiencing homelessness. The 5th Cycle Housing Element included several programs to meet these special housing needs and the 6th Cycle Housing Element will build upon these programs (and modify them to meet current needs) based on an evaluation of their cumulative effectiveness.

In the most recent planning period (2015-2023), the City addressed special housing needs through the programs listed in Table D-1.

Table D-1: Cumulative Effectiveness of Programs Addressing Special Housing Needs Populations

Program Number	Program Name	Special Needs Population Addressed	Cumulative Program Effectiveness
1.2	Efficiency Upgrades	Extremely Low-Income (ELI) Households	Supported the application of energy efficiency requirements wherever possible. However, no relevant lower-income housing projects were proposed in the planning period.
1.4	Weatherization	Seniors/Persons with Disabilities ELI Households	Publicized Community Action Partnership of Kern's (CAPK) Weatherization Program throughout the planning period, making fliers available at the Planning counter.
2.1	Housing Rehabilitation	Seniors/Persons with Disabilities ELI Households	Identified and addressed code compliance cases as needed during the planning period. Staff now estimate the need for housing rehabilitation is lower than 11 units/year.
2.2	Clean Up Programs	Seniors/Persons with Disabilities ELI Households	Completed annual (or more frequent) yard waste and neighborhood-specific clean-up days in lower-income neighborhoods where need for trash cleanup is greatest, especially homes of the elderly and disabled through enabling residents to dispose of old furniture and appliances and assisting those unable to perform maintenance tasks.
3.5	Partnerships	Seniors/Persons with Disabilities ELI Households	Worked with non-profit agencies and housing developers to pursue funding for new units for extremely low, very low, and low-income households.
4.1	Residential Infrastructure	ELI Households	Utilized CDBG funding to construct new sidewalks and other infrastructure improvements in the Northside

Table D-1: Cumulative Effectiveness of Programs Addressing Special Housing Needs Populations

Program Number	Program Name	Special Needs Population Addressed	Cumulative Program Effectiveness
			neighborhood, a Census Block Group with a higher number of Low-to-Moderate Income households.
4.5	Fair Housing	All Populations	Received no formal complaints during the planning period specifically in regard to the Fair Housing Act, though received one formal complaint on the City's ADA compliance; a resident filed a complaint regarding a sidewalk/road in need of maintenance. Successfully addressed the complaint and fixed the issue.
4.6	Persons with Disabilities	Persons with Disabilities	Established an ongoing relationship with a local service provider for the City's residents with developmental disabilities. The City's Zoning Code is currently compliant with State law (see Appendix C, Housing Constraints). The City has no open maintenance requests.
5.3	Transitional and Supportive Housing	Homeless Persons	Updated in 2021 the Zoning Code's definition of "Transitional and Supportive Housing" referring to "Congregate Care or Living Facility," which cross-references to the appropriate sections of State law and is regulated in compliance

Based on the outcome of the above evaluation, the 6th Cycle Housing Element includes several programs to further help address the housing needs of extremely low-income households, including facilitating outreach about the City's Weatherization Program to extremely low-income households in the community (Program 1.3 (Weatherization for Extremely Low-Income Households)); offering home repairs, rental assistance and first-time homebuyer assistance (Program 2.1 (Housing Rehabilitation)); and establish in the Zoning Code a written procedure to require prioritizing and granting water and sewage services to proposed development that include housing affordable to lower-income households (Program 3.4 (Proactive Partnerships for Affordable Housing)). Additionally, the City proposes programs to collaborate with the community's existing religious institutions and social service providers to identify and facilitate the provision of a small emergency shelter on their premises (Program 4.4 (Emergency Shelter Collaboration)); amend the Zoning Code to allow low barrier navigation centers(LBNCs) by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses ((Program 4.5 (Low Barrier Navigation Centers)); and amend the Zoning Code to allow transitional and supportive housing as residential use subject to the same permit requirements of other residential units of the same type in the same zone in all zones that allow single family residential, multi-family residential, or mixed-use residential uses (Program 4.6 (Transitional and Supportive Housing)).

Table D-2: Existing Housing Element Programs Review

Program #	Program Name	Program Text	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/ Delete/ Continue
Policy 1. Promote Green Building and Energy Efficiency by encouraging the development of high quality and energy conscious housing.							
1.1	Location Efficient Mortgage and Energy Efficient Mortgage.	Promote Location Efficient Mortgage and Energy Efficient Mortgage programs, such as the Single-Family Low-Income Incentive Program within the California Solar Initiative.	N/A	Community Development (CD)	Ongoing	The Energy Efficient Mortgage program was discontinued in 2019. The State now mandates certain residential properties to be built with solar power, while the CALGreen code promotes energy efficiency as standard.	**Delete.** Program no longer relevant.
1.2	Efficiency Upgrades	Support the California Energy Commission energy efficiency requirements in new extremely low income, very low income, and low-income housing and encourage the installation of energy saving devices in pre-1975 housing.	15 units/year	CD/Public Work (PW)	Ongoing	The City supports the application of energy efficiency requirements wherever possible. However, no relevant lower-income housing projects were proposed in the planning period.	**Modify.** Tailor to current State/utility programs.
1.3	Green Building	The City shall support and encourage Green Building design standards in new construction and redevelopment to promote increased energy conservation. Possible targets include: • Achieve LEED™ certification for all new public buildings of at least 10,000 square feet. • Set a minimum target of 20 percent to the Silver LEED™ certification, 10 percent to the Gold LEED™ certification, and 2 percent to the Platinum LEED™ certification, with the remainder categorized simple as "Environmentally Sustainable Design." • 50 percent of new buildings smaller than 10,000 square feet should obtain at least LEED™ certification or its equivalent.	N/A	CD/PW	Ongoing	The City actively supports the proper application of the California Green Building Code (CALGreen) in all construction subject to the Building Permit process. No LEED certified buildings were constructed during the planning period.	**Modify.** Update quantified objective.
1.4	Weatherization	Continue to include Community Action Partnership of Kern (CAPK) Weatherization Program information in brochures distributed by City.	100 lower-income families	CD	Ongoing	City has publicized CAPK's Weatherization Program throughout the planning period, making fliers available at the Planning counter.	**Modify.** Update quantified objective.

Table D-2: Existing Housing Element Programs Review

Program #	Program Name	Program Text	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/ Delete/ Continue
1.5	Energy Use Reduction	Continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources.	Reduce residential energy usage 20%	CD/PW	Within 1 year of Housing Element adoption	The City has been successful in implementing energy reduction measures during the planning period, permitted hundreds of solar permits. City has also initiated a water recycling system at its wastewater treatment plant that saves 75 acre-feet per year, as well as a Citywide irrigation system upgrade, saving 50 acre-feet per year.	**Delete.** Focus will be on individual households during the 6th Cycle planning period.
Policy 2. Preserve and improve existing housing by maintaining existing affordable and market-rate housing stock and promoting programs for rehabilitation.							
2.1	Housing Rehabilitation	The Community Development Department will identify and pursue funding to further the City's programs for housing improvements for extremely low-income, very low-income, and low-income housing.	11 units/year	CD	Annual	Due to the City's small size, Code Enforcement staff have been able to proactively identify and address code compliance cases as needed during the planning period. Based on recent experience, staff now estimate the need for housing rehabilitation is lower than 11 units/year.	**Modify.** Revise quantified objective to reflect community need.
2.2	Clean Up Programs	The Community Development Department will continue to coordinate with community groups and organizations such as the Chamber of Commerce to hold a single event or annual free yard waste pickup (tipping fees to be reduced or abated by County).	N/A	CD/Community Group/Kern County	Ongoing	The City has completed annual (or more frequent) yard waste and neighborhood-specific clean-up days in partnership with local non-profit organizations and Waste Management (City's service provider), all at no cost to residents. All events have been in lower-income neighborhoods where need for trash cleanup is greatest. The City also hosts an annual Earth Day cleanup in coordination with other public agencies and community groups.	**Modify.** Continue to coordinate clean-up days but revise focus to reflect changes to waste management practices.
Policy 3. Assist in the development and attainment of diverse and high-quality housing to meet the needs of all segments of the community.							
3.1	Priority Water	Work with the Public Works Department (City's water and sewer provider) in order to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Priority shall be granted to	N/A	CD	Ongoing	No relevant lower-income housing projects were proposed in the planning period.	**Continue.**

Table D-2: Existing Housing Element Programs Review

Program #	Program Name	Program Text	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/ Delete/ Continue
		proposed developments that include housing affordable to lower-income households. In addition, the City will provide a copy of the Housing Element and any future amendments to the Public Works Department immediately after adoption.					
3.2	First-Time Homebuyer Assistance	The City will explore how to leverage financial resources and partner with the development community to assist extremely low, very low, and low-income first-time homebuyers with down payments. The City will apply for Community Development Block Grant (CDBG) funding annually for this purpose.	Depends on funding	CD	Annual/ Ongoing	CDBG funds are allocated by the Kern County Planning and Natural Resources Department (PLNR) as available. During the planning period, Program 4.1 (Residential Infrastructure) was determined to be a higher priority use of CDBG funds.	**Delete.** Unlikely to become higher priority during planning period.
3.3	Downtown Development	Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's transect zones. Taking into account market conditions and development costs, the City will consider providing, when possible, developer incentives such as expedited permit processing and flexible development standards.	50 units	CD	Ongoing	The City recently had a mixed-use development providing seven apartment units and commercial units built in the Downtown area. The City also currently has one mixed-use project in the pipeline.	**Modify.** Revise quantified objective to reflect development trends.
3.4	Density Bonus	Continue to maintain the City's affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law.	25 units	CD	Ongoing	Specific incentives and concessions are included in the City's Zoning Code, Chapter 4.30 (Density Bonus). No project applicants requested a density bonus during the planning period.	**Continue.** Update density bonus provisions to comply with current State law (e.g., AB 2345).
3.5	Partnerships	Work with non-profit agencies and housing developers to pursue funding for new units for extremely low, very low, and low-income households.	50 units	CD	Ongoing, 2 meetings with developers/non-profits during Planning Period	City staff are currently involved with region's Metropolitan Planning Organization. The City conducts outreach to local and regional agencies such as the Housing Authority of the County of Kern (HAKC), Community Action Partnership of Kern (CAPK), and others in listed in Appendix G (Housing Resources).	**Modify.** Enhance and specify efforts to incentivize the development of affordable housing.
Policy 4. Meet equal housing opportunity needs for all resident groups – regardless of their economic, social, familial, or cultural background.							

Table D-2: Existing Housing Element Programs Review

Program #	Program Name	Program Text	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/ Delete/ Continue
4.1	Residential Infrastructure	The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of affordable housing. Funds will also be leveraged for area-wide improvements with awarded grant funds.	35 units assisted/year	CD	Ongoing	During the planning period, the City utilized hundreds of thousands of dollars in CDBG funding to construct new sidewalks and other infrastructure improvements in the Northside neighborhood, a Census Block Group with a higher number of Low-to-Moderate Income households.	**Modify.** Enhance and specify efforts to pursue place-based strategies to further fair housing.
4.2	User Fee Assistance	Public Works and Planning shall develop a funding mechanism to reduce fees for extremely low, very low, and low-income housing. Fee deferrals will also be investigated.	10 units/year	CD/PW	Within 1 year of Housing Element adoption	No relevant lower-income housing projects were proposed in the planning period.	**Delete.** City will reconsider if income-targeted project is proposed.
4.3	Residential Land Inventory	Prepare land inventory of available, vacant residential zoned property and make available to owners, builders, and developers.	N/A	CD	Biannual during Planning Period	The City's Economic Development Coordinator maintains a land inventory; provided as a list and illustrated map to developers, followed by assistance in understanding where their project may be feasible	**Modify.** Enhance and specify program language.
4.4	Information Outreach	With County Community Development input, provide an information brochure of available assistance for households where code compliance issues have been raised. Include in the brochure provision of information about reasonable accommodation, services available to disabled residents, and utility company energy saving program information.	N/A	CD/Code Enforcement (CE)	Review/update annually	The City has provided information to residents on an as-needed basis, though direct requests for information from Development Services were spare during the planning period.	**Delete.** Program objectives achieved by outreach components of other 6th Cycle programs.
4.5	Fair Housing	The City will refer violations of the Fair Housing Act and discrimination complaints to the Fair Housing Council of Central California and ensure complaints are resolved. The City shall provide, bi-annually, information on Fair Housing Policy. Information will be mailed to property owners, property managers, and tenants; available on the City's website; available at the counter at the Community Development office; and broadcasted twice a year on a public broadcasting station.	N/A	CD	Biannually/ Ongoing	The City did not receive any formal complaints during the planning period specifically in regard to the Fair Housing Act, though received one formal complaint on the City's ADA compliance; a resident filed a complaint regarding a sidewalk/road in need of maintenance. The City successfully addressed the complaint and fixed the issue.	**Continue.** The City will establish a formal process for fair housing complaints as exists for ADA complaints.

Table D-2: Existing Housing Element Programs Review

Program #	Program Name	Program Text	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/ Delete/ Continue
4.6	Persons with Disabilities	The City shall explore different models to encourage the creation of housing for persons with disabilities, including developmental disabilities. Such models could include the following: (a). Coordinating with the Kern Regional Center and other local agencies to pursue funding to maintain housing affordability for persons with disabilities, including developmental disabilities; (b). Encourage affordable housing projects to dedicate a percent of housing for disabled individuals; (c). Assisting in providing housing services that educate, advocate, inform, and assist persons with disabilities to locate and maintain housing; and (d). Assisting in the maintenance and repair of housing for persons with developmental disabilities.	10 units	CD	Ongoing	The City has an ongoing relationship with Mountain Pathways, a local service provider for the City's residents with developmental disabilities. The City's Zoning Code is currently compliant with State law (see Appendix C, Housing Constraints). The City has no open maintenance requests.	**Continue.**
4.7	Employee Housing	The City will amend the Zoning Ordinance to ensure that permit processing procedures for employee housing do not conflict with Health and Safety Code Sections 17021.5, which states that employee housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation...No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone," and 17021.6 which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use...no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing of this employee housing that is not	N/A	CD	Within 2 years of Housing Element adoption	Most recently updated in September 2021, the Zoning Code's definition of "Employee Housing" cross-references to the appropriate sections of State law and is regulated in compliance.	**Modify.** Explicitly permit Employee Housing by-right in the T-2 Zone, where single-family homes are also permitted.

Table D-2: Existing Housing Element Programs Review

Program #	Program Name	Program Text	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/ Delete/ Continue
		required of any other agricultural activity in the same zone."					
Policy 5. Increase development certainty through zoning and relegating more permitting to administrative decisions.							
5.1	Housing GIS Database/Code Enforcement	Conduct 100 percent housing condition survey utilizing geographic information system database. Prioritize code enforcement activity based on results; follow up on at least ten substandard units per year. Schedule to be updated annually based on permit/code enforcement activity.	10 units/year	CD/CE	Annually	Ongoing updating of GIS database and coordination with code enforcement.	**Delete.** Code enforcement objectives consolidated as part of 6th Cycle Program 1.3.
5.2	Monitoring	The City should establish a monitoring system that tracks the progress of Housing Element implementation and supports the annual reporting requirements of HCD.	N/A	CD Director	Within 1 year of Housing Element adoption	Monitoring by City staff has been ongoing throughout the planning period.	**Modify.** Revise to reflect requirements of HCD and State law.
5.3	Transitional and Supportive Housing	The City will modify the Zoning Ordinance to allow transitional and supportive housing a residential use in any zone where residential uses are allowed subject to the same permit requirements as other residential uses in the same zone.	N/A	CD Director	At the time of Housing Element adoption	Most recently updated in September 2021, the Zoning Code's definition of "Transitional and Supportive Housing" refers to "Congregate Care or Living Facility," which cross-references to the appropriate sections of State law and is regulated in compliance.	**Modify.** Explicitly permit Transitional and Support Housing in the T-2 Zone, where single-family homes are also permitted.

Section D.2 Housing Element Program Comparative Review

As shown in Table D-1, the 5th Cycle Housing Element contained many successful programs which have been renewed or modified to continue implementing impactful policies. Table D-2 provides a comparative review of 5th and 6th Cycle programs, organized by 6th Cycle policies described in Housing Element Section III (Housing Plan).

Table D-2: Housing Element Program Comparative Review

5th Cycle Programs		6th Cycle Programs	
Policy 1: Promote green building and energy efficiency by encouraging the development of high-quality and energy-conscious housing.			
1.2	Efficiency Upgrades	1.1	Energy Efficiency and Water Conservation
1.5	Energy Use Reduction		
1.3	Green Building	1.2	Green Building
1.4	Weatherization	1.3	Weatherization for Extremely Low-Income Households
Policy 2: Preserve and improve existing housing by maintaining existing affordable and market-rate housing stock and promoting programs for rehabilitation.			
2.1	Housing Rehabilitation	2.1	Housing Rehabilitation
2.2	Clean Up Programs	2.2	Clean Up Programs
4.1	Residential Infrastructure	2.3	Residential Infrastructure
	NEW	2.4	Replacement Housing Requirements
Policy 3: Assist in the development and attainment of diverse and high-quality housing to meet the needs of all segments of the community.			
3.1	Priority Water	3.1	Water and Sewer Service Providers
3.3	Downtown Development	3.2	Downtown Development
3.4	Density Bonus	3.3	Density Bonus
3.5	Partnerships	3.4	Proactive Partnerships for Affordable Housing
	NEW	3.5	Accessory Dwelling Unit Amendments
	NEW	3.6	Accessory Dwelling Unit Outreach
	NEW	3.7	Manufactured Housing
	NEW	3.8	Housing on Religious Institution Sites
	NEW	3.9	Enhanced Density Bonus for Senior Housing
Policy 4: Meet equal housing opportunity needs for all resident groups – regardless of their economic, social, familial, or cultural background.			
4.5	Fair Housing	4.1	Fair Housing
4.6	Persons with Disabilities	4.2	Persons with Disabilities

Table D-2: Housing Element Program Comparative Review

5th Cycle Programs		6th Cycle Programs	
4.7	Employee Housing	4.3	Employee Housing
	NEW	4.4	Emergency Shelter Collaboration
	NEW	4.5	Low Barrier Navigation Centers
5.3	Transitional and Supportive Housing	4.6	Transitional and Supportive Housing
	NEW	4.7	Community Care Facilities
Policy 5: Increase development certainty through zoning and relegating more permitting to administrative decisions.			
5.2	Monitoring	5.1	Monitoring of Project Pipeline
4.3	Residential Land Inventory	5.2	Residential Land Inventory
	NEW	5.3	Architectural Design and Site Plan Review
	NEW	5.4	Senate Bill 35

Appendix E: Public Participation Summaries

Contents

Section E.1 Introduction 1
Section E.2 Summary of Outreach Meetings 2
E.2.1 Introductory Workshop 2
E.2.2 Joint Planning Commission/City Council Study Session 3
Section E.3 Documentation 5
E.3.1 Public Notifications 5
E.3.2 Presentations 8

Section E.1 Introduction

The City conducted a diligent public outreach and engagement effort for development of the 2023-2031 Housing Element. The aim of this outreach was to better understand the perspective of all segments of the community and produce more effective and context-sensitive policies and programs to support housing development and address special needs populations. Public outreach also allowed the City to identify concerns of citizens and housing service providers and integrate local knowledge into the Housing Element that was not available in reports, online, or in City documents and may not have been initially apparent.

This Appendix summarizes the outreach efforts and input received in two sections:

- **Summary of Outreach Meetings:** An overview of the participants and public comments received.
- **Documentation:** Copies of the City's notice materials, presentations, and other documents produced to support the outreach efforts.

Section E.2 Summary of Outreach Meetings

E.2.1 Introductory Workshop

Wednesday, June 21, 2023 at 3:00 pm
Zoom Webinar

Overview

On June 21, 2023, the City of Tehachapi held a Community Workshop via Zoom to kick off the 6th Cycle Housing Element Update (HEU) process. This Workshop was held independently, separate from a Planning Commission or City Council meeting. The Workshop was hosted by City staff members Jay Schlosser, the City's Development Services Director, and Jennifer Paolozzi, the City's Development Services Technician. City staff welcomed attendees and introduced the HEU process. The Consultant Team of Lisa Wise Consulting, Inc. (LWC) also attended and presented on the following topics:

- HEU Overview
- Preliminary Housing Data
- Affirmatively Furthering Fair Housing

The presentation included the purpose of the Housing Element, components of a Housing Element, additional State requirements during the 6th Cycle, and the project timeline. The presentation also provided an overview of socio-economic data that will provide context for future housing goals and programs.

Following the presentation, the City provided an opportunity for public comment. The meeting was attended by five members of the public.

The Introductory Workshop was announced via the City's email notification system and social media accounts and covered by the City's local newspaper, Tehachapi News.

Summary of Comments

The following is a summary of questions and comments received from members of the public during the Introductory Workshop.

- More senior housing is badly needed in Tehachapi for older adults to downsize; there are long waitlists for existing units.
- Attendees asked clarifying questions about RHNA and Tehachapi's fair share of housing.
- Concern that the California Correctional Institute (CCI) will distort or mispresent the City's U.S. Census datasets.
- Support for the City to proactively recruit developers to add vibrancy to the community and make use of the City's form-based code.

- Concern about the risk of flooding in certain areas of town and how that may present a constraint to housing that zone changes cannot overcome.

Screenshots from the Introductory Workshop are included below in Section E.3.2.

E.2.2 Joint Planning Commission/City Council Study Session

Wednesday, July 10, 2023 at 4:00 pm
Zoom Webinar and In-Person

Overview

On July 10, 2023, the City of Tehachapi held a joint Planning Commission/City Council Study Session to hear an initial report on the 6th Cycle HEU and receive additional feedback from the public. The Study Session was hosted by City staff members Jay Schlosser, the City's Development Services Director, and Jennifer Paolozzi, the City's Development Services Technician. City staff welcomed attendees and introduced the HEU process to the Commissioners, Councilmembers, and residents present. The Consultant Team of Lisa Wise Consulting, Inc. (LWC) also attended and presented on the following topics:

- HEU Overview
- Initial Findings from the Housing Needs, Capacity, and Constraints Analyses
- Affirmatively Furthering Fair Housing

The presentation included an overview of the HEU process and a summary of initial findings from the Housing Element's technical appendices. These findings were described in the context of State statutory requirements the City must address through its housing goals and programs.

Following the presentation, the City provided an opportunity for public comment, with a focus on listening to attendees' thoughts on future policies, programs, and opportunities. The meeting was attended by 12 members of the public.

The Study Session was announced via the City's email notification system and social media accounts.

Summary of Comments

- Clarifying questions were asked about the meaning of "downzoning," how the City's RHNA figures were arrived at in collaboration with KernCOG, and the development status of several projects.
- Recalling the development of the Oak Tree Village Specific Plan, one participant asked about (and still supports) that Plan's senior housing component.
- One participant asked about the rental vacancy rate as reported by the U.S. Census; both City staff and the Consultant Team described possible limitations in the datasets.

- Participants discussed the nature of RHNA expectations for lower-income housing compared to where it is often built in the region, such as the City of Bakersfield.
- A representative of the local Salvation Army chapter noted they will interact with homeless individuals living out of their vehicles with limited access to services. They also add that the waitlist for income-qualified senior housing has, in their experience, been as long as two years.
- Participants commented on the substantial number of single-parent (and grandparent) households in Tehachapi and the shortage of affordable childcare.
- An attendee noted that there has been an increase in homebuyers pay cash in recent years, a market in which VA or FHA program participants struggle to compete in.
- One participant, a recently graduated student, stated that they and their peers struggle to move out of family homes due to the price of rental units, and that overall the community needed more affordable housing.

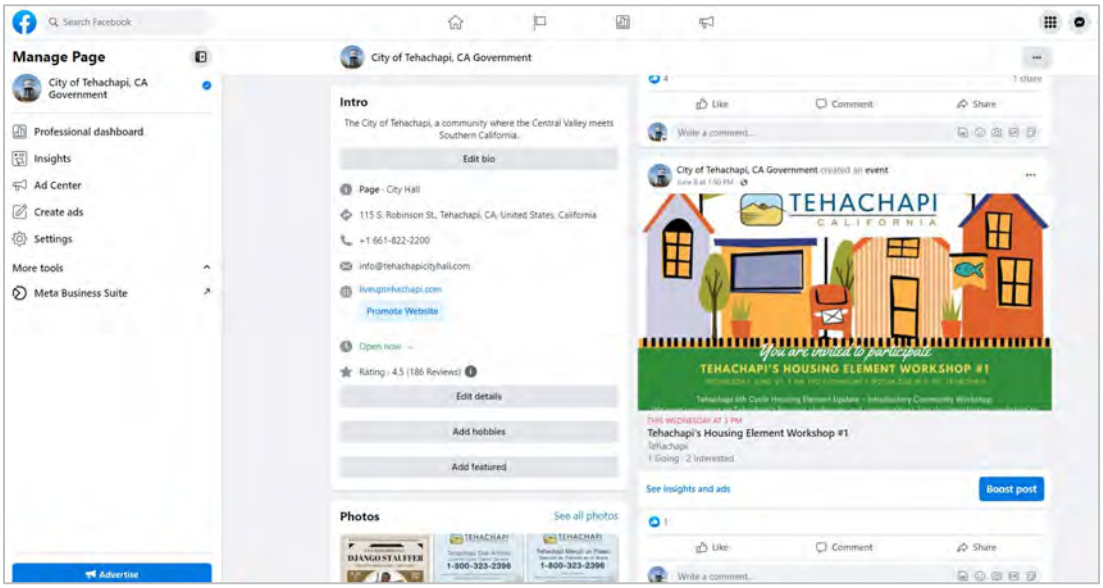
Screenshots from the Joint Study Session are included below in Section E.3.2.

Section E.3 Documentation

E.3.1 Public Notifications

Figure E-1: Notification Examples

Figure E-2: Social Media Promotional Posts



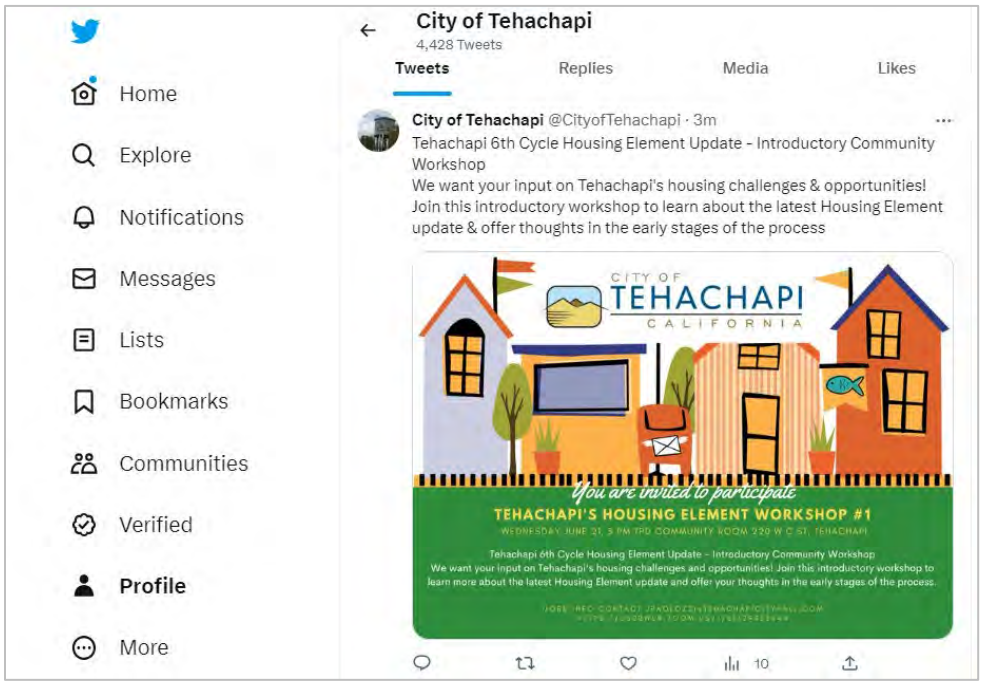
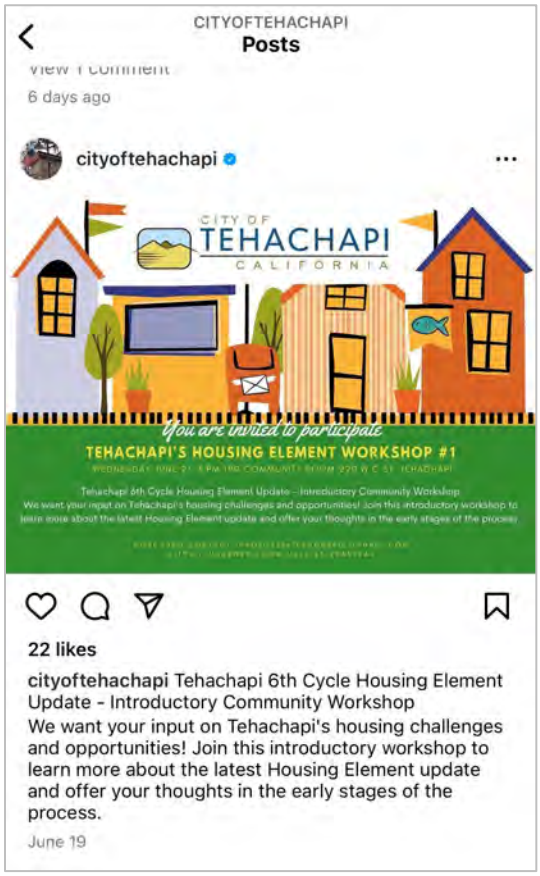
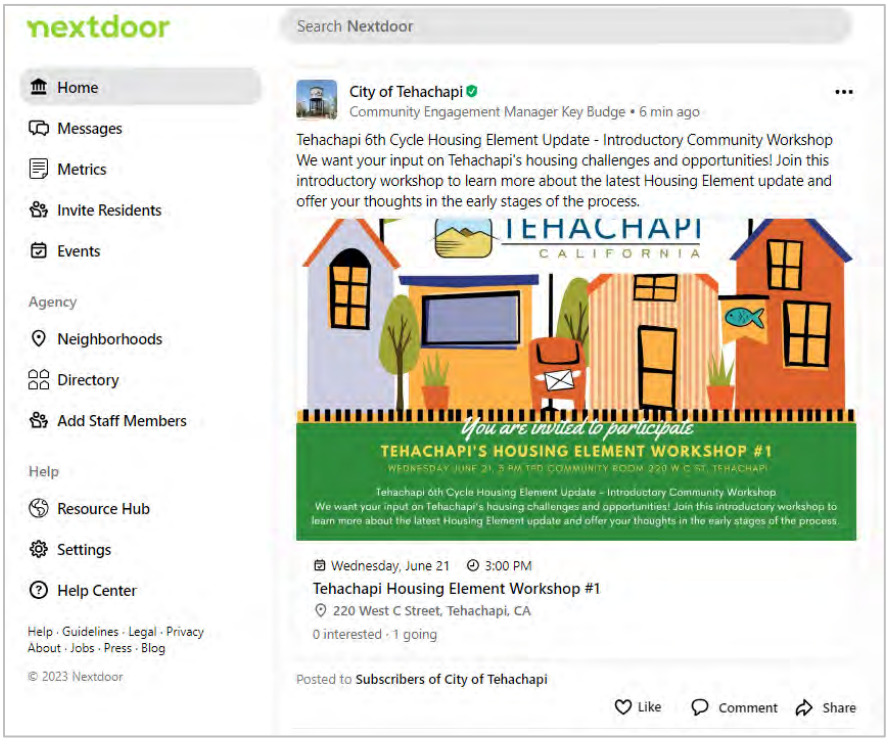


Figure E-2: Social Media Promotional Posts





E.3.2 Presentations

Introductory Workshop (June 21, 2023) Presentation

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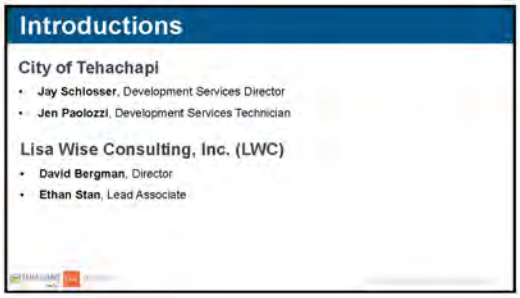

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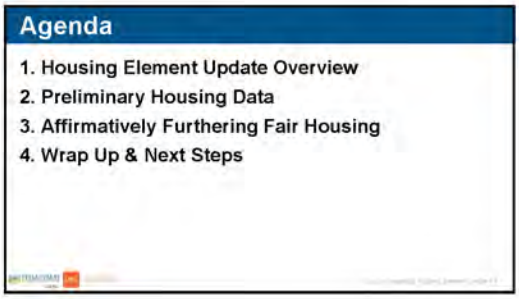

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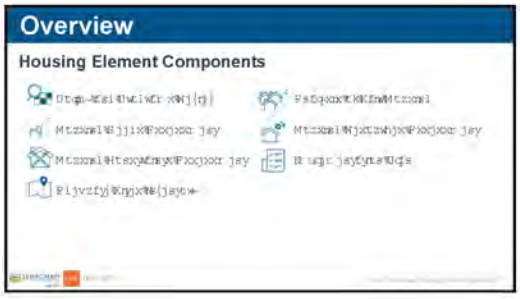


6

Overview

Regional Housing Needs Allocation (RHNA)

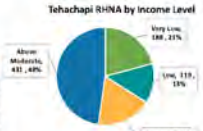
- **RHNA** is the amount of housing each city must plan for in the Housing Element
- Tehachapi's RHNA (2023-2031) is **902 total units**

Kern County 2022 Annual Income Limits

Number of Persons in Household		1	2	3	4
Area Median Income (AMI): $80,300	Acutely Low Income (0-15% AMI)	$8,400	$9,600	$10,850	$12,050
	Extremely Low Income (15-30% AMI)	$16,200	$18,500	$23,000	$27,750
	Very Low Income (30-50% AMI)	$21,300	$31,200	$35,150	$38,900
	Low Income (50-80% AMI)	$43,600	$49,800	$55,750	$62,350
	Median Income	$56,200	$64,250	$72,250	**$80,300**
	Moderate Income (80-120% AMI)	$63,450	$77,100	$86,750	$96,650

Source: Department of Housing and Community Development (HCD), 2022

Tehachapi RHNA by Income Level



7

Overview

Key 6th Cycle Housing Element Bills

AB = Assembly Bill SB = Senate Bill

- **AB 1397:** Adequate Housing Element Sites
- **SB 166:** No Net Loss
- **AB 686:** Affirmatively Furthering Fair Housing
- **AB 72:** Housing Element Enforcement
- **AB 671:** ADU Plan
- **AB 879:** Reporting Requirements
- **AB 1763:** Enhanced Density Bonus
- **AB 2162:** Supportive Housing Streamlined Approval
- **SB 6:** Design and Development of the Site Inventory
- **AB 1851:** Religious Institutions Affiliated Housing

8

Overview

How does the Housing Element help?

- Programs to help provide housing for all (seniors, persons with disabilities, people experiencing homelessness, etc.)
- Actions to expand housing production at all income levels, remove constraints, and further fair housing
- Accommodate the RHNA (capacity for housing units at all income levels)

9

2 Preliminary Housing Data

10

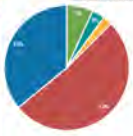
Preliminary Housing Data

Tehachapi's Demographics (2020)

Population and Housing Characteristics

	Tehachapi	Kern County
Total Population	12,939	909,235
Median Age	37.9	31.9
Persons per Household	2.41	3.15
% of Units Owner Occupied	64%	59%
% of Housing Units Built Before 1960	23%	19%
% of Population White, non-Hispanic	51.5%	33.2%

Race and Ethnicity



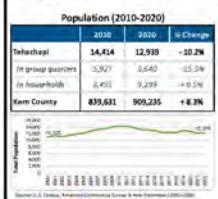
11

Preliminary Housing Data

Impact of the CA Correctional Institution (CCI)

Population (2010-2020)

	2010	2020	% Change
Tehachapi	14,414	12,939	-10.2%
In group quarters	*5,927*	*3,640*	*-38.6%*
In households	*8,487*	*9,299*	*+9.6%*
Kern County	839,631	909,235	+8.3%



12

Preliminary Housing Data

Median Household Incomes

- Tehachapi (2020): **$47,039**
- Kern County (2020): **$54,851**
- **1,500** households (**46.9%**) in Tehachapi are considered lower-income (0%-80% AMI)

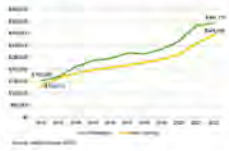
13

Preliminary Housing Data

Housing Affordability

- The typical home value in Tehachapi was $**229,100** in 2020

- The typical home sale price in Tehachapi was $**392,770** in 2022



14

Preliminary Housing Data

Housing Affordability

- According to US Census data, the median rent in Tehachapi was **$893/month** in 2020

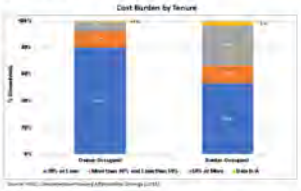
- However, Census data often lags market rates
- Realtor.com data shows a median rent of approximately **$2,200/month** in Tehachapi as of May 2023
  - In Kern County: **$1,940/month**

15

Preliminary Housing Data

Housing Cost Burden by Tenure

- "Housing cost burdened" means households pay >30% of their income for housing
- "Severely cost-burdened" households pay >50%
- In Tehachapi:
  - **19%** of homeowners
  - **44%** of renters



16

3 Affirmatively Furthering Fair Housing

17

AFFH

Affirmatively Furthering Fair Housing Requirements

1. **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
2. **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs of special needs groups.
3. **Analysis of Sites Inventory:** An evaluation of whether the sites inventory improve or exacerbate conditions for fair housing.
4. **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
5. **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

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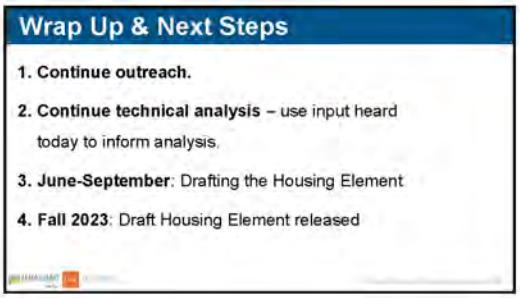
4
Wrap Up &
Next Steps

19


Wrap Up & Next Steps
1. Continue outreach.
2. Continue technical analysis – use input heard today to inform analysis.
3. June-September: Drafting the Housing Element
4. Fall 2023: Draft Housing Element released

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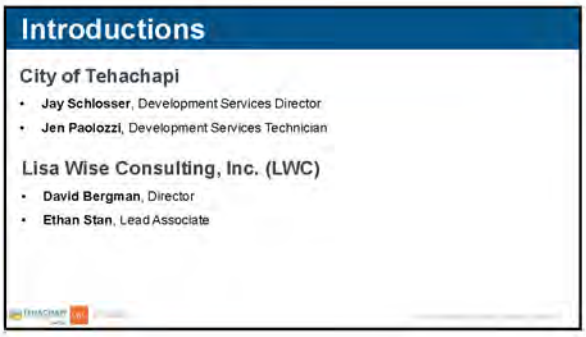
Planning Commission/City Council Study Session (July 10, 2023) Presentation

1



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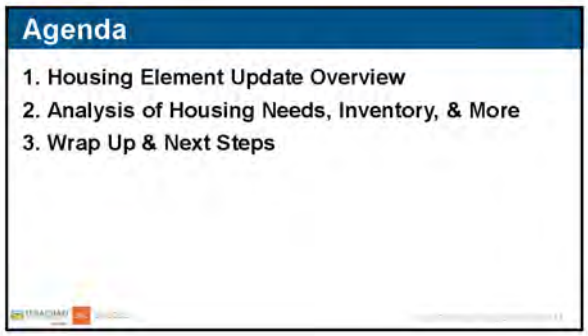

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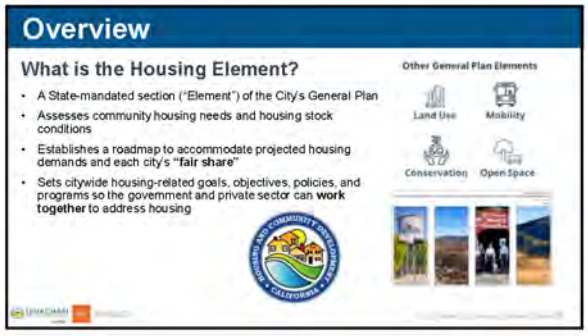

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6

Overview

How does the Housing Element help?

- Programs to help provide housing for all (seniors, persons with disabilities, people experiencing homelessness, etc.)
- Actions to expand housing production at all income levels, remove constraints, and further fair housing
- Accommodate the Regional Housing Needs Allocation (RHNA or capacity for housing units at all income levels)

7

2 Analysis of Housing Needs, Inventory, & More

8

Housing Needs Assessment (Appendix A)

The foundation for understanding Tehachapi's housing needs.

Sources:

- A "data package" vetted by California HCD, using U.S. Census data, specifically the American Community Survey (ACS) 5-Year Estimates (2016-2020)
- 2020 Decennial Census data
- U.S. Department of Housing and Urban Development (HUD) data, including Continuum of Care (CoC) reports for Kern County
- Data from the USDA, CA Department of Finance, CA Department of Corrections and Rehabilitation, and more

9

Housing Needs Assessment (Appendix A)

Tehachapi's Demographics (2010 – 2020)

The City of Tehachapi:

...is growing **slightly faster** than Kern County (+9.5% vs. +8%)

...is **older**, on average, than Kern County (median age 38 vs. 32)

...has households with slightly **lower income** than Kern County (median income $47,039 vs. $54,851)

Households & Families

	2010	2020
Total Pop. in Households	8,493	9,299 (+9.5%)
Total Households	2,898	3,513 (+21%)
Average Household Size	*2.62*	*2.41*
Total Families	2,004	1,924 (-4%)
Average Family Size	*3.16*	*3.35*
with Children Under 18	43%	32%
with Someone Older than 60	34%	41%
Householder Living Alone	29%	39%
65 Years and Over	*13%*	*19%*

10

Housing Needs Assessment (Appendix A)

Tehachapi's Housing Stock (2010 – 2020)

The City of Tehachapi:

...has **slightly more homeowners** than Kern County (64% vs. 59%)

...has a **slightly higher overall vacancy rate** than Kern County (10% vs. 9%)

...but is otherwise **similar** to Kern County in terms of type, age, and size of homes

Housing Units

	2010	2020
Total Housing Units	3,218	3,899 (+7%)
Owner-Occupied	62%	65%
Renter-Occupied	39%	36%
1-Unit Homes	70%	76%
2- to 4-Unit Homes	12%	9%
5+ Unit Homes	5%	7%
Mobile Homes	12.6%	5.9%
Owner Vacancy	4%	2%
Rental Vacancy	0%	11%

Housing Needs Assessment (Appendix A)

Median Household Incomes

- Tehachapi (2020): **$47,039**
- Kern County (2020): **$54,851**
- **1,500** households (**46.9%**) in Tehachapi are considered lower-income (0%-80% AMI of County Median income)

Household Income by Category and Tenure

Housing Needs Assessment (Appendix A)

Housing Affordability

- The typical home value in Tehachapi was **$229,100** in 2020
- The typical home sale price in Tehachapi was **$392,770** in 2022

13

Housing Needs Assessment (Appendix A)

Housing Affordability

- According to US Census data, the median rent in Tehachapi was **$893/month** in 2020
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- Realtor.com data shows a median rent of approximately **$2,200/month** in Tehachapi as of May 2023
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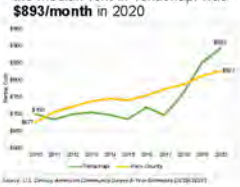

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Housing Needs Assessment (Appendix A)

Housing Cost Burden by Tenure

- "Housing cost burdened" means households pay >30% of their income for housing
- "*Severely* cost-burdened" households pay >50%
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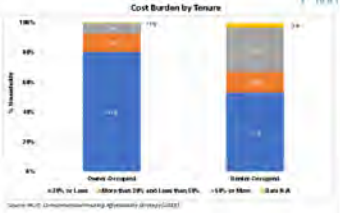
  - **19%** of homeowners
  - **44%** of renters



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Housing Capacity Analysis (Appendix B)

Regional Housing Needs Allocation (RHNA)

- **RHNA** is the amount of housing each city must plan for in the Housing Element
- Tehachapi's RHNA (2023-2031) is **902 total units**

Kern County 2022 Annual Income Limits

Number of Persons in Household		1	2	3	4
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	Extremely Low Income (15-30% AMI)	$16,800	$19,200	$23,030	$27,750
	Very Low Income (30-50% AMI)	$27,900	$31,900	$35,900	$39,850
	Low Income (50-80% AMI)	$43,650	$49,850	$56,100	$62,300
	Median Income	$56,200	$64,250	$72,250	**$80,300**
	Moderate Income (80-120% AMI)	$67,450	$77,100	$86,700	$96,350

16

Housing Capacity Analysis (Appendix B)

RHNA and the Housing Development Pipeline

Tehachapi's RHNA: Surplus/Shortfall (Before Rezoning)

Affordability Level	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	188	119	164	431	902
ADUs*		1	1	1	2	5
Approved/Entitled/ Applied Projects		0	0	0	1,559	1,559
Remaining RHNA: Surplus (Shortfall)		(305)		(163)	1,130	1,063

*Low rounded up, Very Low rounded down

17

Housing Capacity Analysis (Appendix B)

Next Steps:

- Complete an **Inventory of Suitable Land** to address the remaining Lower-Income **(305)** and Moderate-Income **(163)** RHNA
- How? Identify specific sites suitable for residential development
- "Suitable" means **zoned for residential use, vacant**, and with **available infrastructure** (water, electricity, etc.)
- Most importantly for RHNA, these sites must be **large enough and allow housing dense enough** to be considered "suitable" for housing affordable to Lower- or Moderate-Income households
- Tehachapi has plenty of vacant, residential land zoned for appropriate densities – the City is close to completing the Inventory

18

Housing Constraints (Appendix C)

An analysis of City regulations and market conditions.

- **Government Constraints**:
  - The General Plan and Zoning Ordinance (including all "Base" and "Form-Based" zones)
  - Development Standards like allowed density, lot size, building height, setbacks
  - State law specific to certain residential uses:
    - Multi-family housing, Accessory Dwelling Units (ADUs)
    - Manufactured housing and mobile homes
    - Housing for agricultural employees
    - Supportive housing and transitional housing
    - Emergency shelters
    - Housing for persons with disabilities

The City's existing regulations already satisfy many of these requirements

19

Housing Constraints (Appendix C)

"Regulations specific to certain residential uses."

An analysis of the City's Zoning Ordinance to ensure it is compliant with State law. *What we found:*

- **Accessory Dwelling Unit (ADU) regulations need a minor update.** New State laws have become effective almost every year since the last time these were adopted.
- **Updates to allow State-mandated uses in specific zones.** Several City zones must be tweaked to permit community care facilities, transitional housing, and supportive housing. Generally, zones which allow single-family homes must regulate other "residential" uses in the same manner.

20

Housing Constraints (Appendix C)

Permits & Procedures

- Descriptions of the City's typical process for evaluating and approving single-family homes, multi-family homes, and ADUs
- An estimate a total fees for typical projects (from permit fees to "impact fees" for water/sewer services)
- Ensuring compliance with State laws such as:
  - **Senate Bill (SB) 35** and **SB 330:** Requires faster approval housing projects (especially affordable housing), faster approval for zoning changes, and forbids "downzoning"
  - **Both bills** require cities to review projects based on **objective standards** – the City's already-adopted form-based zones provide excellent examples

21

Eval. of the 5th Cycle Housing Element (Appendix D)

- The previous Housing Element covered 2015 – 2023, entering that period with a new Zoning Ordinance (adopted 2014)
- Since then, **45 units** were constructed, all considered affordable to above moderate-income households, mostly **single-family homes** and a handful of ADUs
- Programs meant to implement housing policy included **quantified objectives** and specific **timelines** – these will be revised in the 6th Cycle to meet current needs

22

Affirmatively Further Fair Housing (Appendix F)

Affirmatively Furthering Fair Housing (AFFH) Requirements

1. **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
2. **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs of special needs groups.
3. **Analysis of Sites Inventory:** An evaluation of whether the sites inventory improve or exacerbate conditions for fair housing.
4. **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
5. **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

23

Affirmatively Further Fair Housing (Appendix F)

AFFH Analysis:

- Utilizing the data examined in the Needs Assessment (and more) to examine **fair housing issues**
- Makes extensive use of **maps and data visualization** to identify patterns of integration/segregation, concentrations, and disparities in access to opportunity down to the neighborhood level
- Goes beyond Census data and integrates **rigorously researched databases, indices, and more** to gain deeper insights

24

Affirmatively Further Fair Housing (Appendix F)

Next Steps:

- Once the **Inventory of Suitable Land** is complete, those sites will be examined through the lens of AFFH to ensure segregation by race, income, or disability status is not being reinforced.
- What we already know:
  - No areas within Tehachapi are drastically different from other in terms of access to economic opportunity or exposure to environmental threats
  - No areas within Tehachapi are identified as being "sensitive communities" at-risk of displacement

"Populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost"

- UC Berkeley Urban Displacement Project

25

3 Wrap Up & Next Steps

26

Wrap Up & Next Steps

1. **Complete technical analysis** – use input heard today to inform analysis
2. **July-September**: Drafting the full Housing Element and identify Goals, Policies, and Programs
3. **Fall 2023**: Draft Housing Element released

27

Questions & Comments?

28

Appendix F: Affirmatively Furthering Fair Housing (AFFH)

Contents

Section F.1 Introduction 1
F.1.1 Notes on Figures and Analysis 1
Section F.2 Assessment of Fair Housing 5
F.2.1 History of Fair Housing Issues 5
F.2.2 Recent Infrastructure Investments and Fair Housing 6
F.2.3 Fair Housing Outreach and Enforcement 9
F.2.4 Integration and Segregation 11
F.2.5 Racially or Ethnically Concentrated Areas 24
F.2.6 Access to Opportunity 26
F.2.7 Disproportionate Housing Needs 34
F.2.8 Summary of Fair Housing Issues 48
Section F.3 Sites Inventory 51
F.3.1 Potential Effects on Patterns of Segregation 54
F.3.2 Potential Effects on Access to Opportunity 58
F.3.3 Entitled and Proposed Developments 61
Section F.4 Contributing Factors and Meaningful Actions 64

Section F.1 Introduction

Assembly Bill 686 (AB 686), signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 defined "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing Elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Housing Element Section I.E (Summary of Public Participation).

F.1.1 Notes on Figures and Analysis

The City used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Element Data Package prepared by the California Department of Housing & Community Development (HCD) for Kern County, which relies on U.S. Census Bureau data from the American Community Survey (ACS), specifically 2016-2020 5-Year Estimates for most characteristics;

    - Note: The Housing Element Data Package also references the 2020 Decennial Census, the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on 2015-2019 ACS 5-Year Estimates), the HUD Continuum of Care (CoC) report for Bakersfield/Kern County CoC (based on 2021 data), and the US Department of Agriculture (USDA) National Agricultural Statistic Service's 2017 Census of Agriculture.
- HCD's AFFH Data Viewer 2.0; and,
- Local data and knowledge.

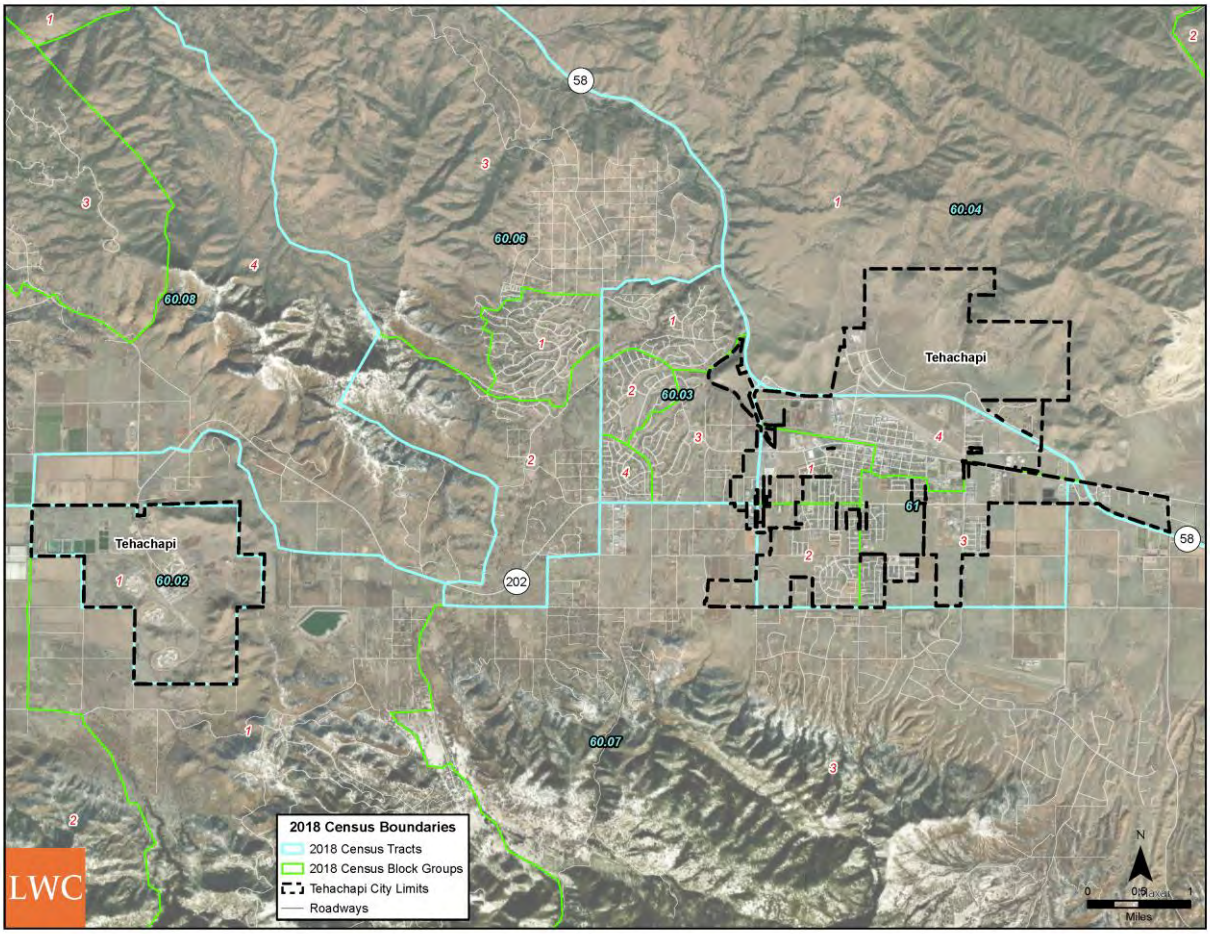
HCD has developed statewide geospatial datasets for use in fair housing analysis and assessment that can be obtained online from HCD's AFFH Data and Mapping Resources Hub.[1] These HCD datasets, which are from various sources and time frames, provide information for addressing each of the components within the full scope of the fair housing assessment. The data sources and time frames used in the HCD geospatial data may differ from the ACS data presented in the HCD Data Package and in the Needs Assessment.

This is most relevant when comparing the geography of datasets from before and after 2020, as the 2020 Decennial resulted in the alteration of Census tract and block group geographies and numbering (e.g., Census Tract 61 was split into Census Tract 61.01 and 61.02). Figures F-1 and F-2 are provided below to illustrate these differences. The City attempted to ensure comparisons between the same time frames wherever possible, but in some instances, comparisons have been made for different time frames (often different by one year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

Lastly, in addition to using federal or state level data sources, local jurisdictions are also expected to use local data and knowledge to analyze local fair housing issues. Using point-in-time federal and State-level data sets alone to identify areas may misrepresent areas that are experiencing more current and rapid changes or may be primed to do so in the near future. For these reasons, an additional screen of local data and knowledge is necessary. Local data and knowledge from stakeholders, community members, and City staff are interwoven within each section where available.

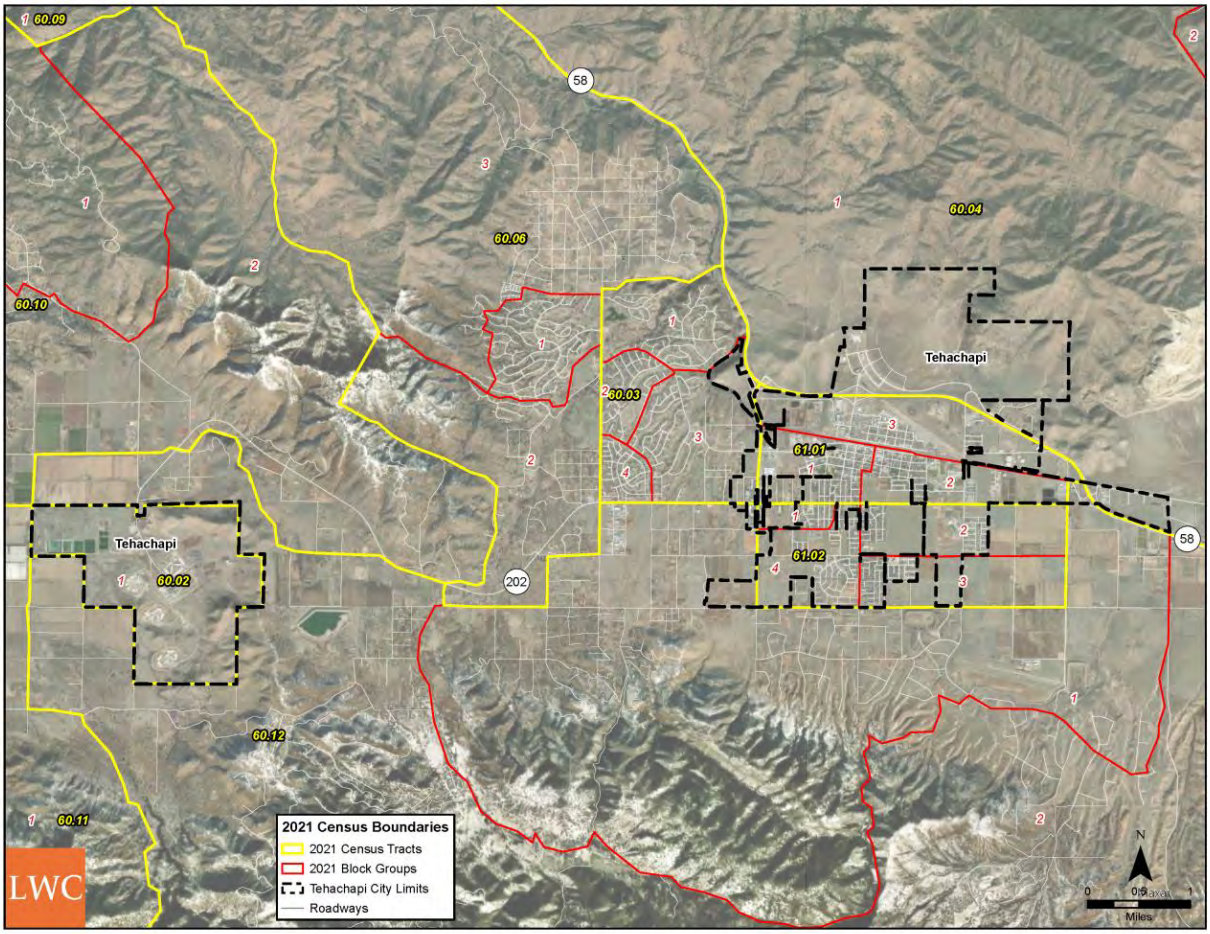
[1] California Department of Housing and Community Development, AFFH Data and Mapping Resources.

Figure F-1: Tehachapi Census Tracts and Block Groups (2010-2019)



Source: U.S. Census, LWC

Figure F-2: Tehachapi Census Tracts and Block Groups (Post-2020)



Source: U.S. Census, LWC

Section F.2 Assessment of Fair Housing

F.2.1 History of Fair Housing Issues

The foothills between the Mojave Desert and the San Joaquin Valley, including the Tehachapi Valley, are the homeland of the Kawaiisu, or Nuwa (The People), where they have lived for at least 1,500 years.[2] The region was later claimed by Spain in 1769, with the first documented contact between Spaniards and the Kawaiisu occurring in 1776 by a Franciscan priest traveling to Monterey by way of the Tehachapi Pass. Though contact was initially limited, the coming decades saw entire villages forcibly displaced by Spanish occupation, with records noting many Kawaiisu were resettled to the San Fernando Mission during the first half of the 19th century.

The legacies of European colonization – including the Spanish missionary system, the California Gold Rush, foreign diseases, and United States federal- and State-imposed genocidal policies and practices – forcibly displaced the Kawaiisu from their land. Despite this, several hundred Kawaiisu descendants still live in their traditional areas of Kern County, and efforts to preserve the Kawaiisu culture are supported by the Kawaiisu Project, Tomo-Kahni State Historic Park, the Tehachapi Museum, and efforts to revitalize the endangered Kawaiisu language.[3] [4] [5]

After Mexico won independence from the Spanish Empire in 1821, the Mexican government began providing grants of formerly Indigenous land to both native-born and naturalized Mexican citizens, establishing land use patterns still influential today. The discovery of gold in Kern County in 1851 brought an influx of settlers and the county's economy shifted towards mining and agriculture. The agricultural industry continued booming in Kern County through the late 19th and early 20th centuries in the region, bringing Mexican and Asian residents to the area.[6] Furthermore, in 1884, white American southerners began moving to the central California coast and Kern County, taking with them Black American slaves to complete farmwork in the region.[7]

Kern County has a deep history of farmworkers arriving in the region and associated challenges in finding housing opportunities. From when Tehachapi incorporated (1909), through the Great Depression, and into the mid-20th century, people of color in Kern County experienced the federal and statewide segregation, discrimination, and exclusionary policies enacted across the United States. Locally, the California Correctional Institute was opened in 1933 in Tehachapi, solidifying

[2] Antelope Valley Indian Museum. Native American Peoples of the Antelope Valley. (n.d.).
[3] White, Phillip. *California Indians and Their Reservations: An Online Dictionary*. California Indians: D-L. (2001).
[4] Hammond, Jon. *Tehachapinews.com.* Kawaiisu Project receives Governor's Historic Preservation Award. (2011).
[5] National Science Foundation. Kawaiisu Conversations and Landscapes: Digital Documentation, Access, and Archiving. (2012).
[6] Bakersfield.com. A century ago, a different immigration topic. (2010).
[7] Eissinger, Michael. *University of California, Merced.* Kern County: California's Deep South. (2011).

the region as operating a prison and being a destination for individuals impacted through the criminal justice system.[8]

As the United States entered World War II, Kern County and Tehachapi experienced significant demographic and cultural shifts due in part to the arrival of the defense and aerospace industries from the development of nearby Edwards Air Force Base and Mojave Air Base.[9] The aerospace industry brought both economic opportunities and an increasingly diverse resident population to the Kern County region. However, throughout the 1960's, non-white Kern County residents continued to experience implicit and explicit racism through local tensions and federal policies, such as the restriction of many non-white communities from living in or buying homes in the surrounding towns due to restrictive, racially-exclusionary covenants.[10] These historic patterns of racial and economic segregation have resulted in disparate housing outcomes in local communities up to the present day.[11]

From the 1980's through today, Kern County divided large areas of farmland into subdivisions, resulting in suburban housing enclaves, urban sprawl, and economic divestment from the historic "old town" areas of County cities, such as Old Town in Tehachapi.[12] The development of regional subdivisions corresponds to an ongoing demographic shift from the 1980's and an ongoing population increase of Latino residents and decrease in white residents.[13] As discussed in detail in this Appendix, the historic core of Tehachapi (roughly corresponding with Census Tract 61.01) remains home to a higher percentage of non-white residents, with higher numbers of white residents present outside the City's core. This Appendix will examine the ongoing ramifications of historical segregation patterns and processes Tehachapi and Kern County faces in addressing fair housing issues.

F.2.2 Recent Infrastructure Investments and Fair Housing

During the 5th Cycle planning period (2015-2023), the City directed significant infrastructure investments toward neighborhoods with higher concentrations of lower-income and special needs households. This focus on areas of special concern underscores the City's commitment to affirmatively furthering fair housing by improving access to essential services, promoting equitable development, and addressing long-standing disparities.

[8] Elliot, Claudia. *Tehachapi News.* Original buildings at CCI will be mothballed as prison population drops. (2021).
[9] Abood, Maya. *California Coalition for Rural Housing.* Kern County: Fair Housing & Equity Analysis. (2015).
[10] Eissinger, Michael. *University of California, Merced.* Kern County: California's Deep South. (2011).
[11] Abood, Maya. *California Coalition for Rural Housing.* Kern County: Fair Housing & Equity Analysis. (2015).
[12] Ibid.
[13] Ibid.

Northside Neighborhood

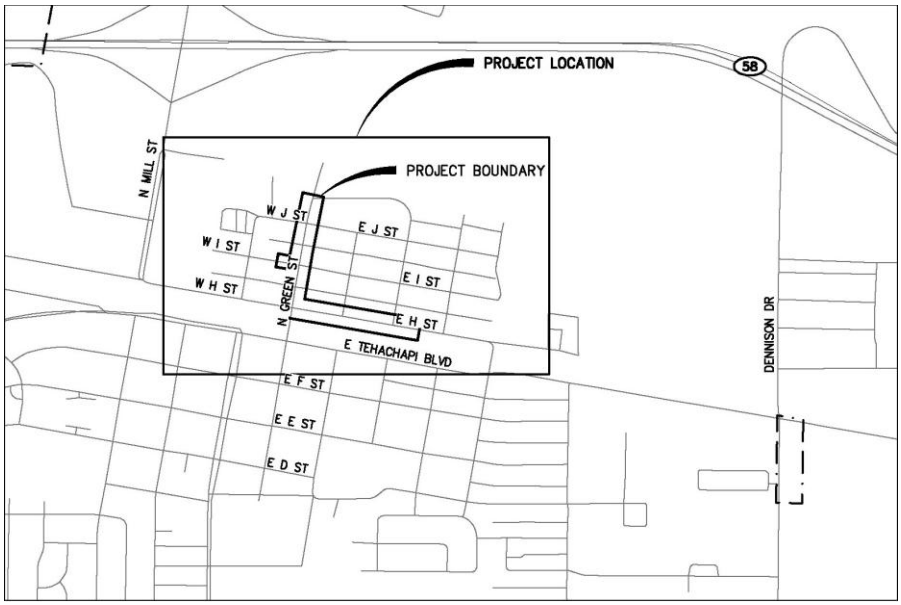
The Northside Neighborhood is a residential enclave consisting of older single-family homes located north of the Union Pacific Rail Line, within Census Tract 61.01, Block Group 3. The Northside Neighborhood has a higher proportion of non-white residents (48 percent) compared to other Census block groups within the City (see Figure F-4 and Table F-7) and has a Moderate Resource TCAC opportunity score, whereas the portion of the City south of the railroad tracks is considered High Resource (see Figure F-15). The Northside Neighborhood is also part of Tehachapi's relatively lower-income northern half (see Figure F-13), has a lower TCAC economic opportunity score than the portion of the City south of the railroad tracks, and according to local knowledge has contained many HUD-income qualified households. City officials have confirmed that historically, the neighborhood has also faced significant infrastructure challenges, including a lack of curbs, gutters, and sidewalks. This has forced residents to walk along dirt paths or in the streets, presenting safety concerns and limiting accessibility to various amenities in the City. Recognizing these disparities, the City has taken steps to address infrastructure needs and further fair housing by implementing place-based strategies for community revitalization.

In 2022 the City applied for an Active Transportation Grant (ATP) Cycle 6 to install sidewalk, curb, gutter, ADA accessible ramps and bicycle lanes and improve crosswalks to close existing gaps on portions of I, J, Curry, Robinson, Davis, Mojave, and Hayes Streets in the Northside Neighborhood. These streets are located east of apartment complexes, north of the railroad tracks, south and west of the airport. There are limited goods and services located north of the Union Pacific Rail Line and Tehachapi Boulevard. As such, for individuals and families living in the Northside Neighborhood who elect to walk to the goods and services located south of the Union Pacific Rail Line and Tehachapi Boulevard, they are forced to either walk on a dirt path where a sidewalk ought to be or in the street. This project sought to provide a safe path for residents using active transportation to access schools, parks, medical offices, churches, retail centers, and other vital services. While this grant was not funded, the City intends to continue to pursue funds to address these needs during the planning period.

The City has committed significant Community Development Block Grant (CDBG) resources, totaling hundreds of thousands of dollars during the last planning cycle, to improve the Northside Neighborhood's infrastructure and support the long-term viability of the area. Recent efforts to implement 5th Cycle Program 4.1 (Residential Infrastructure) have focused on installing sidewalks and curb ramps on a block-by-block basis. Priority has been given to streets that connect the Northside Neighborhood with Downtown and Pioneer Park, a key recreational area developed during the 4th Cycle planning period. These improvements enhance pedestrian safety and provide residents with better access to essential services and amenities.

The City's ongoing efforts also include the reconstruction of alleyways, addressing blight and promoting a safer environment for residents. Additionally, the phasing approach to sidewalk installation allows for incremental progress while ensuring continued funding and community engagement. The City will continue and complete infrastructure improvement projects in the

Northside Neighborhood as part of 6th Cycle Program 2.3 (Residential Infrastructure). These infrastructure improvements constitute a place-based strategy for community preservation and revitalization that seek to reduce disparities in access to opportunity and to facilitate the continued integration of the Northside Neighborhood with the rest of the City.



A vicinity map from Phase 1 of the Northside Sidewalk Improvements project. (AECOM, 2017)

Valley Boulevard Recreational Park

Recognizing the absence of a community park in the community's southwestern corner, the City initiated the Valley Park project to address this gap and provide a much-needed recreational space. The construction of this park specifically implements the General Plan and addresses a desire expressed during public outreach for small-scale, centrally-located open space to allow for different activities.

Located on a City-owned lot on the south side of Valley Blvd., the park project was funded through a Clean California grant, demonstrating the City's ability to leverage both existing and external resources to address community needs. The project's design incorporates a variety of amenities to cater to different age groups and interests, including playgrounds, a "5-A-Side" soccer field, and picnic areas. These features help create a safe and inclusive environment where families and individuals can enjoy outdoor recreation.

The closest residential dwellings to the proposed park are multi-family residences which lack yard or recreation space and predominantly serve lower-income households. The neighborhood lacks any usable public space, and the nearest park is over one half-mile away, across a heavily traveled roadway. The neighborhood is roughly contiguous with Census Tract 61.02, Block Group 1, another of the City's sub-areas that, though not identified as an area of high segregation and poverty (see Figure F-5), is home to a greater proportion of non-white residents (48.7 percent)

compared to other Census block groups in the City (see Figure F-4) and a lower estimated median household income ($32,000; see Table F-7). Development of the park also provides additional environmental justice benefits, removing an empty dirt lot from which airborne dust (PM10) blows on windy days and where litter and debris frequent accumulate due to illegal dumping and are blown throughout the neighborhood.

Through the Valley Park project, Tehachapi is taking concrete steps to affirmatively further fair housing, reduce disparities, and promote a more inclusive and sustainable community. The City will continue and complete the Valley Park project as part of 6th Cycle Program 2.3 (Residential Infrastructure).

F.2.3 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination in Tehachapi. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency responsible for eliminating housing discrimination, promoting economic opportunity, and achieving diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

The Kern County Housing Authority provides fair housing services to incorporated areas of Kern County, offering information and workshops on tenants' rights, fair housing, and local tenant protections. Specifically, the Kern County Housing Authority supports families and individuals to secure and maintain stable housing. The non-profit organization the Greater Bakersfield Legal Assistance, Inc.'s (GBLA) Fair Housing Law Project provides fair housing services to residents of Kern County that include assisting individuals with housing discrimination complaints and investigation and enforcement services against illegal housing discrimination.

Discrimination complaints from both residents and prospective tenants can be filed through GBLA, which refers complaints to the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). As reported by HUD Region 9 (covering the western US), there were three fair housing cases in the City of Tehachapi from 2013 to 2022. However, HUD did not indicate which protected classes the cases related to nor the current dispositions of the cases.

The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not currently have any local fair housing laws or programs to specifically address fair housing issues.

The City complies with State and federal housing laws as follows:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's ADA/504 Coordinator and Building Official.
- **Americans with Disabilities Act** – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities), as well as review by the City engineer during design and construction of improvements in the public right-of-way.
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols for hiring and decision making, mandatory trainings for City staff, and legal counsel and advisement.
- **Government Code Section 65008** – the City ensures that the City's actions are not discriminatory through training programs conducted by the City's Human Resources Department. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, reasonable accommodation, and emergency shelters).
- **Government Code Section 8899.50** – Appendix F of this Housing Element documents compliance with AFFH requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City's Human Resources programs and the City's procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City implements State Density Bonus law through Zoning Code Chapter 4.30, as described in Appendix C (Housing Constraints) and Program 3.3.
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA as described in Appendix C (Housing Constraints).
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via programs (Program 5.1).
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA (Program 5.1).

- **Excessive subdivision standards (Government Code Section 65913.2)** – the City's subdivision standards are typical or not excessive in compliance with the Government Code (see Appendix C, Section C.2.5).
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

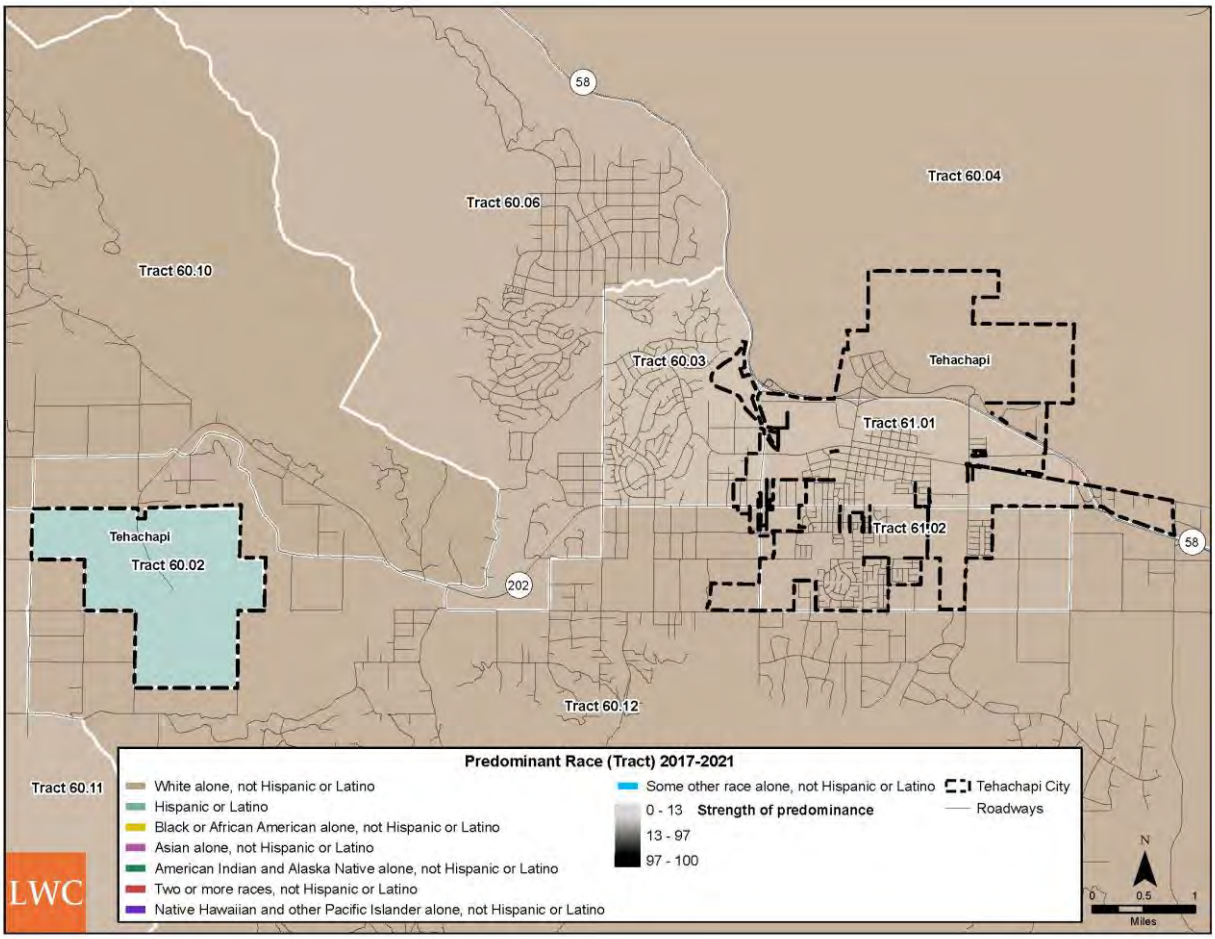
F.2.4 Integration and Segregation

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics.

Predominant Race

The history of segregation in the United States has led to some areas being dominated heavily by one racial or ethnic group. The effects of segregation continue to impact fair housing and equity issues today. Figure F-3 shows which race or ethnicity is predominant in Tehachapi by Census tract. The strength of the color indicates the extent to which one racial or ethnic population has a greater share than of the other populations. In Tehachapi, the Non-Hispanic White population is the predominant race population in all areas of the City with the exception of Tract 60.02, which comprises the entirety of the California Correctional Institution (CCI) as discussed in Appendix A, Housing Needs Assessment. The predominant race population in CCI is Hispanic and Latino (51.6 percent), followed by the Non-Hispanic White population (23.9 percent) and the Non-Hispanic Black or African American population (16.1 percent). Thus, the Hispanic or Latino population disproportionately represents the populations of Tehachapi residents experiencing incarceration. In comparison, the remainder of Tehachapi is disproportionately occupied by Non-Hispanic White residents.

Figure F-3: Predominant Race by Census Tract (2017-2021)



Source: U.S. Census, HCD, LWC

Race and Ethnicity

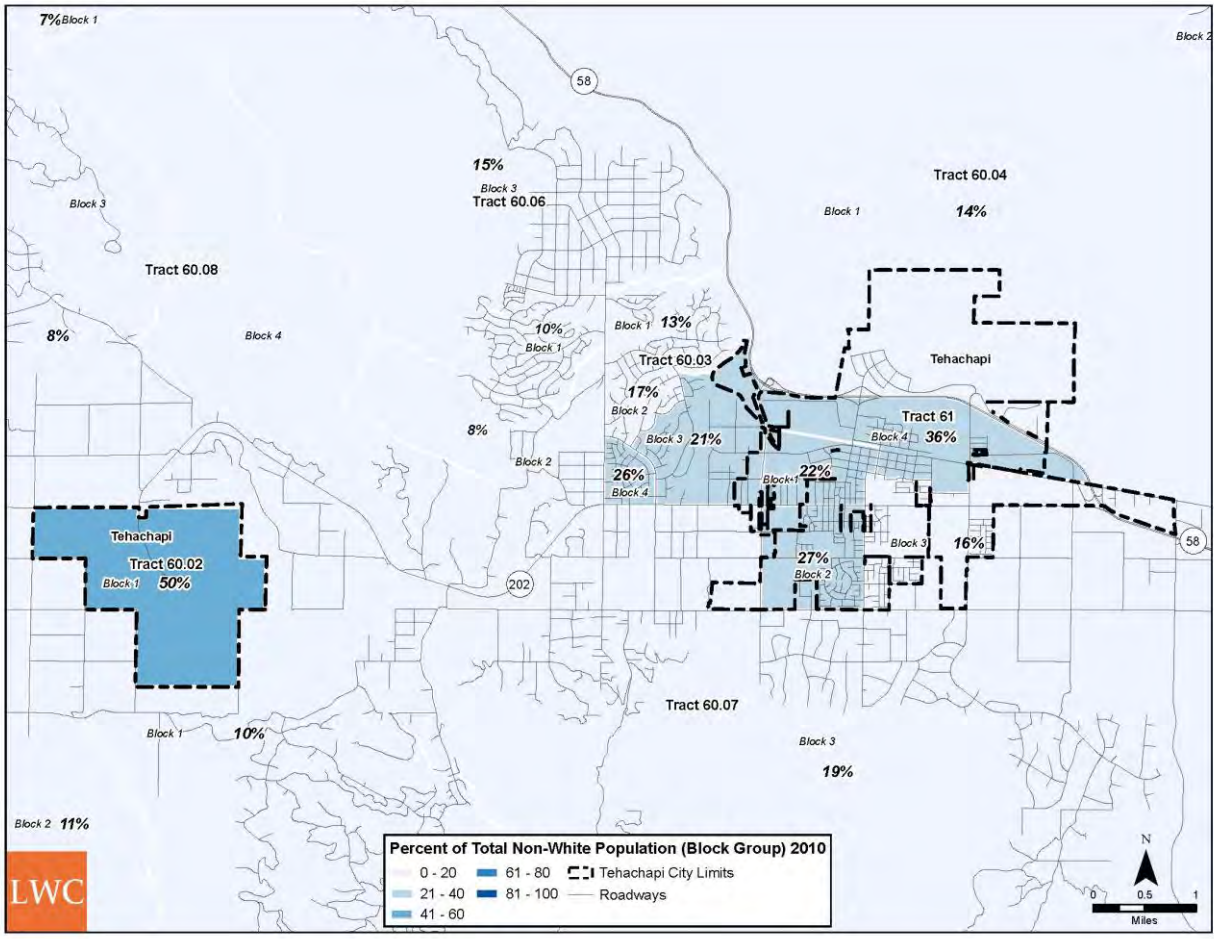
Due to limitations in the HCD certified data by UC Berkeley's Othering and Belonging Institute (OBI) on spatial racial segregation and integration analyzed by Census tracts, the following figures show data by Census block group based on 2010 and 2020 ACS data.

According to ACS data, Tehachapi has a lower proportion of non-white racial and ethnic groups than Kern County in 2020 (Figure A-3). Approximately 48.5 percent of the Tehachapi population belonged to a racial minority group compared to 66.9 percent of the County population at that time. The largest minority group was Hispanic or Latino in both the City and County at 35.9 percent and 53.9 percent, respectively. Residents identifying as Non-Hispanic Black or African American accounted for 6.8 percent of City residents and 5.1 percent of County residents.

Figure F-3 provides historical non-white population percentages by Census block groups based on 2010 ACS data. At that time, the Census block group (Tract 60.02, Block Group 1) with the highest proportion of a non-white population was the block group with the CCI population at 50

percent of residents identifying as non-white. Four contiguous Tehachapi block groups had the second highest proportion of non-white residents in the 21 to 40 percent range. The Census block groups (Tract 61, Block Group 4) in the downtown area, adjacent to West Tehachapi Boulevard, had the highest proportion of non-white residents (36 percent) of all Tehachapi Census block groups, not including the CCI Census tract. All of the City and region's other Census tracts had non-white populations under 20 percent.

Figure F-3: Non-White Population by Block Group (2010)

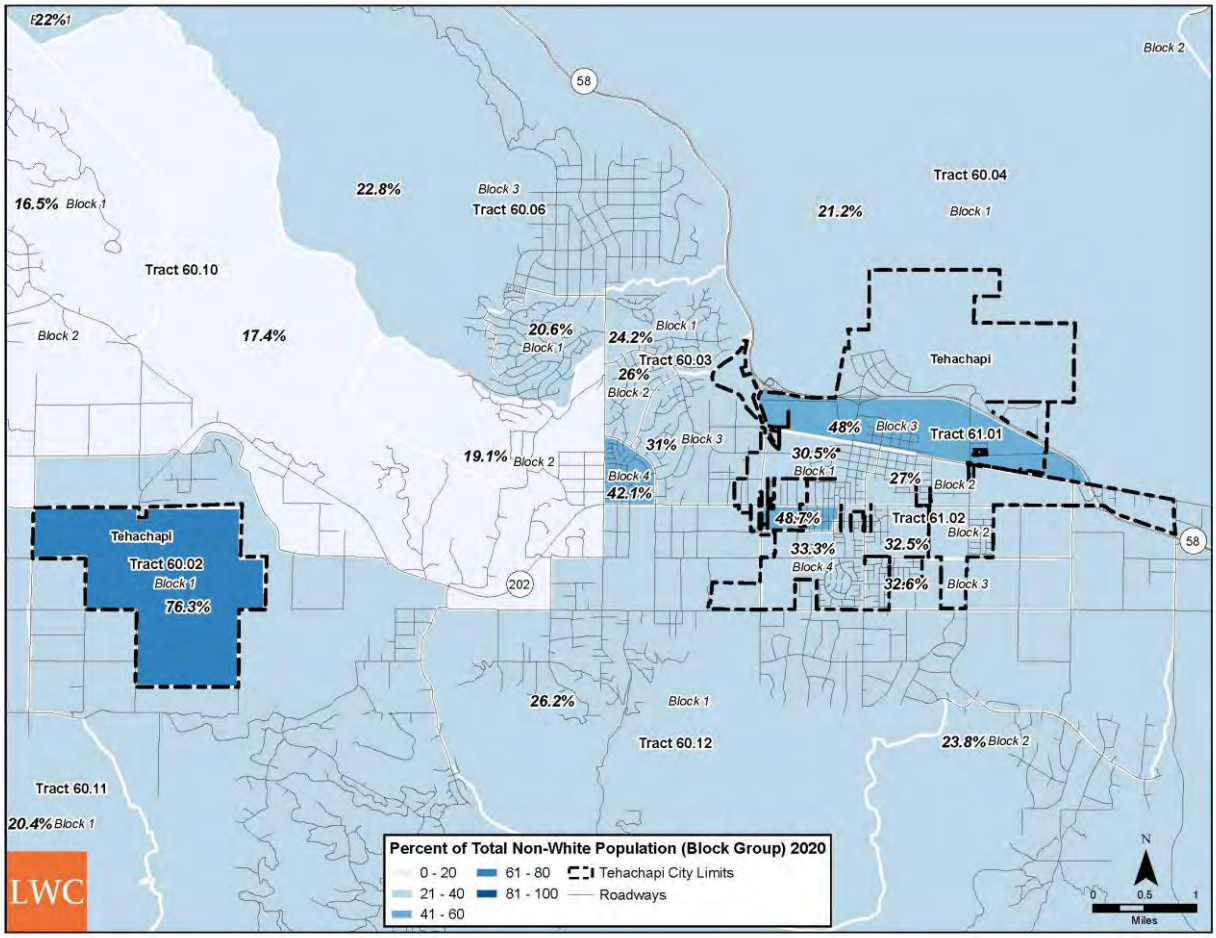


Source: U.S. Census, HCD, LWC

As shown in Figure F-4, all Census blocks saw an increase in the proportion of non-white residents as of 2020. However, while all Census tracts saw an increase, the Census tract block groups in the western area in the direction to Bakersfield has a lower proportion of non-white populations in the 0 to 20 percent range in comparison to Tehachapi and the surrounding communities. The Census block group (Tract 60.02, Block Group 1) with the highest proportion of a non-white population is the block group with CCI at 76.3 percent of the population identifying as non-white, a 26.3 percentage increase since 2010. Tehachapi's Census block groups (Tract

61.01, Block Group 3 and Tract 61.02, Block Group 1) with the second highest proportion of non-white residents in the 41 to 60 percent range is located north of West Tehachapi Boulevard Highway and south of West Valley Boulevard. Since 2010, Census tracts accounting for much of the City's remaining geographic area had entered the 21 to 40 percent range.

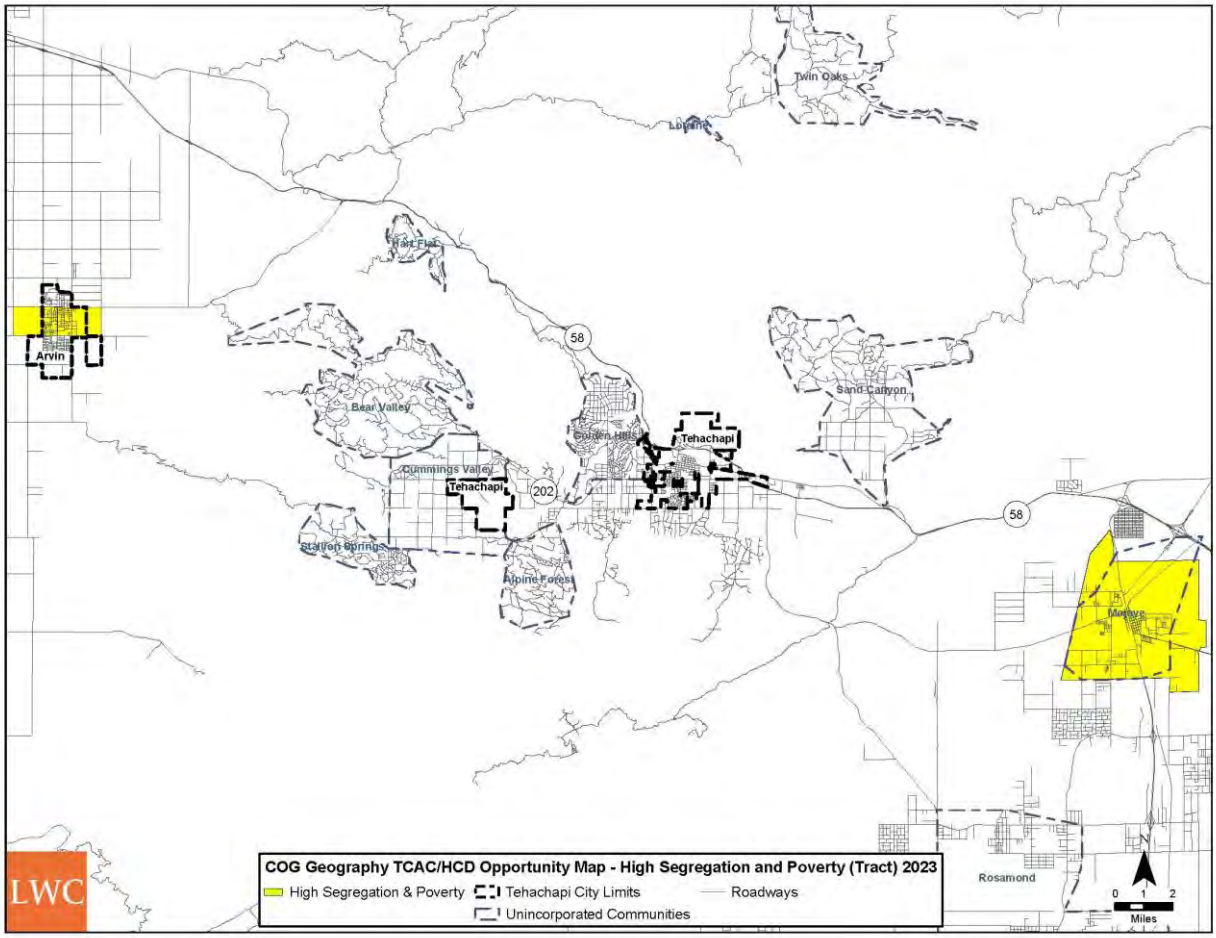
Figure F-4: Non-White Population by Block Group (2020)



Source: U.S. Census, HCD, LWC

As shown in Figure F-5, Tehachapi and the contiguous Census tracts and communities all do not qualify as displaying a high level of segregation and poverty in 2023. However, a substantial proportion of both the City of Mojave and the City of Arvin qualify as areas with an elevated level of segregation and poverty at the Census tract level.

Figure F-5: Regional High Segregation and Poverty by Census Tract (2023)



Source: U.S. Census, HCD, LWC

Persons with Disabilities

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and require specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing, but accessibly designed housing which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at an elevated risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

Figures F-6 and F-7 present the 2014 and 2021 ACS data, respectively, for the percentage of Tehachapi's population with a disability. Overall, approximately 14.1 percent of Tehachapi

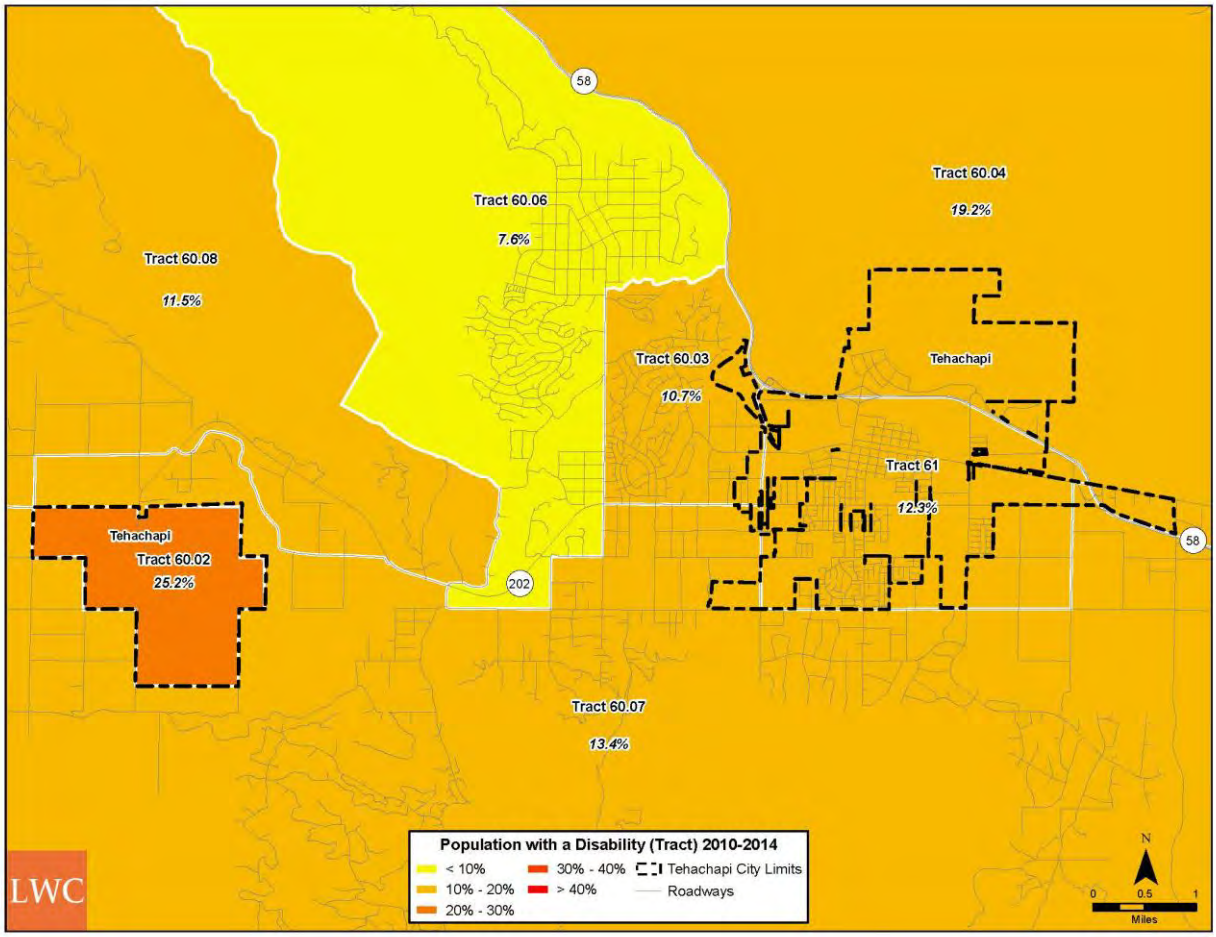
residents had a disability in 2020, compared to 10.4 percent countywide (Table F-1). In 2014, Tract 60.02 (representing the CCI population) had the highest percentage of residents with a disability (25.2 percent) (Figure F-6). During the same time period, Census Tract 61 (representing nearly all of the City's population) had 12.3 percent of residents with a disability. Tracts in the rest of the City had lower rates ranging from 10 to 20 percent. All but one contiguous tract (Tract 60.06) had a similar range of residents with a disability. By 2021, the two tracts in the central and northern core of the City experienced an increase in the number of residents with a disability from 12.3 percent to 18 percent and 16.5 percent, respectively (Figure F-7). While no explanatory variables are available to correlate the increase of the percentage of residents in these two Census tracts with age, it should be noted the median age in Tehachapi increased between 2010 to 2020 which may account for this increase (Table A-2). In the 2021 ACS data, no data was collected for the tract with the CCI population.

Table F-1: Population with a Disability (2020)

	Tehachapi	Kern County
Number of Individuals	666	52,925
Percent of Population	14.1%	10.4%

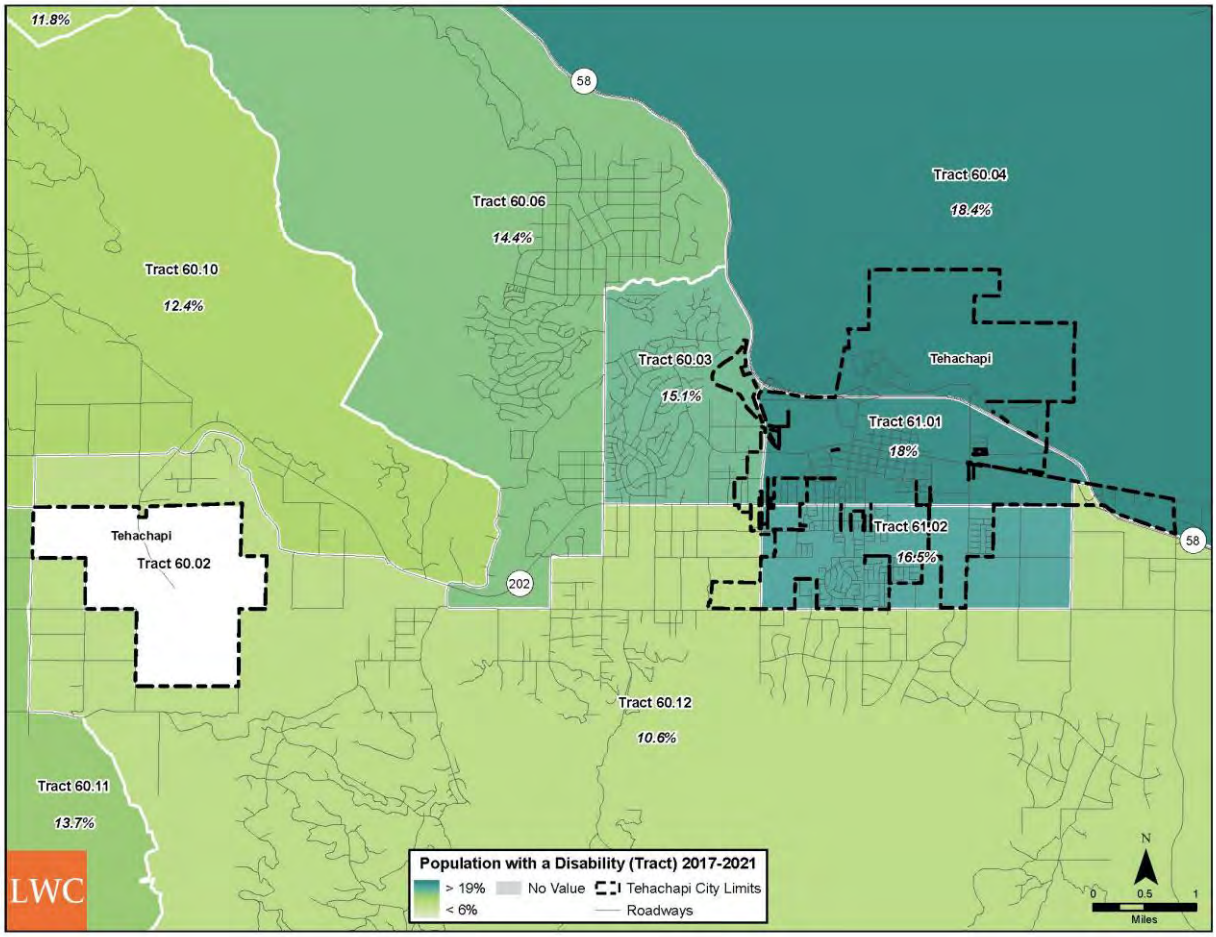
Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Figure F-6: Population with a Disability by Tract (2014)



Source: U.S. Census, HCD, LWC

Figure F-7: Population with a Disability by Tract (2021)



Source: U.S. Census, HCD, LWC

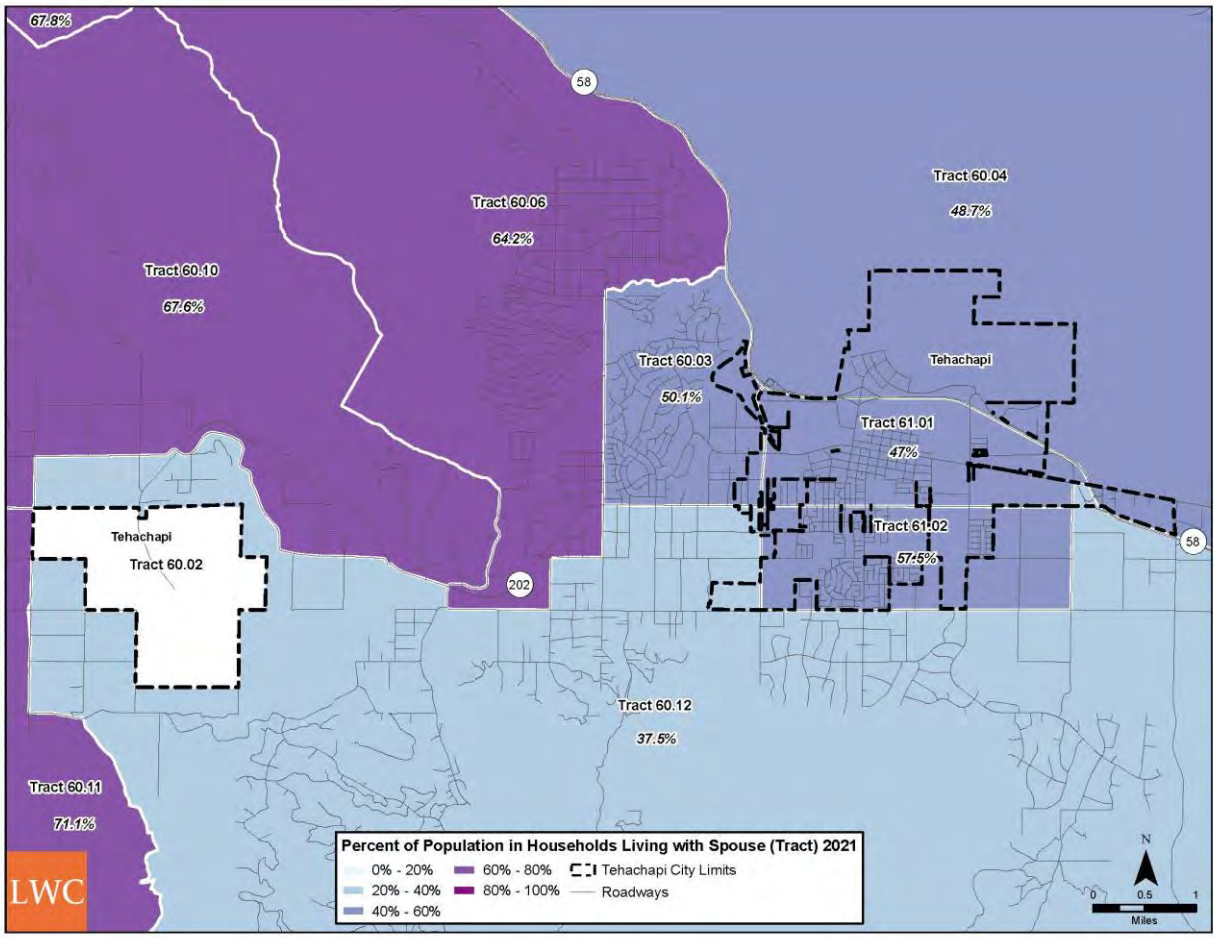
Familial Status

Familial status protection covers households in which one or more minor children live with: a parent, a person who has legal custody (including guardianship) of a minor child or children, or the designee of a parent or legal custodian, with the written permission of the parent or legal custodian. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, and confinement of families to specific floors of a building.

Living with a spouse or living alone may have social, health, and financial implications on living in or finding secure housing. Figures F-8 and F-9 show the percentage of Tehachapi adults living with either a spouse or alone by Census tract in 2021. In Tehachapi, for all but one Census tract where data is available, the percentage of adults living with a spouse is within the 40 to 60 percent range (Figure F-8). Tract 60.12 comprises a small percentage of the area of Tehachapi and falls within the 20 to 40 percent range. No data was collected for the tract with the CCI population. In

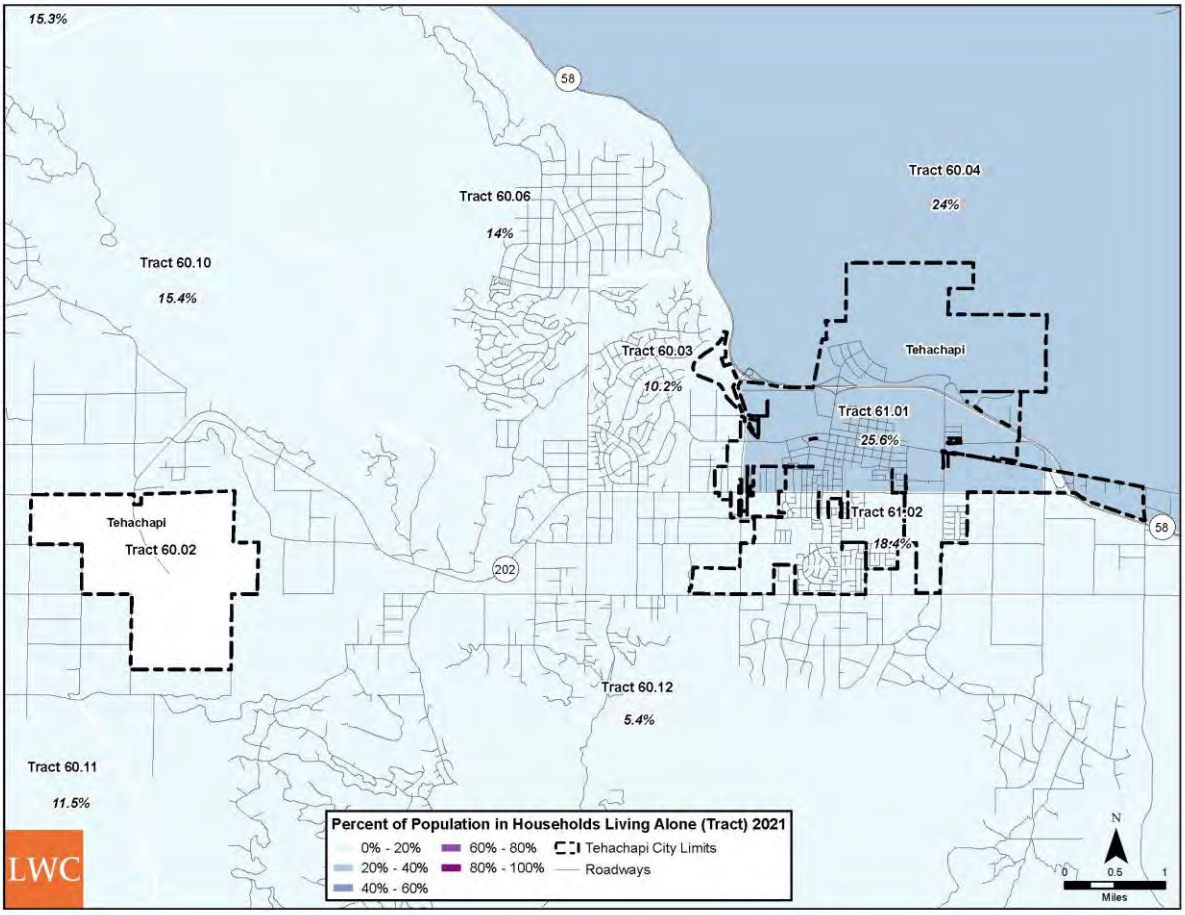
comparison to the Census tracts in Figure F-8, Tehachapi residents are less likely to live with a spouse. Consequently, Tehachapi has a higher proportion of residents living alone compared to the surrounding Census tracts (Figure F-9). In Tehachapi, the Census tract where most residents live with the lowest percentage of residents living alone is at least 18.4 percent, compared to surrounding Census tracts which has a range of 5.4 to 15.4 percent. No data was collected for the tract with the CCI population for both figures.

Figure F-8: Percent of Population Living with Spouse by Census Tract (2021)



Source: U.S. Census, HCD, LWC

Figure F-9: Percent of Population Living Alone by Census Tract (2021)



Source: U.S. Census, HCD, LWC

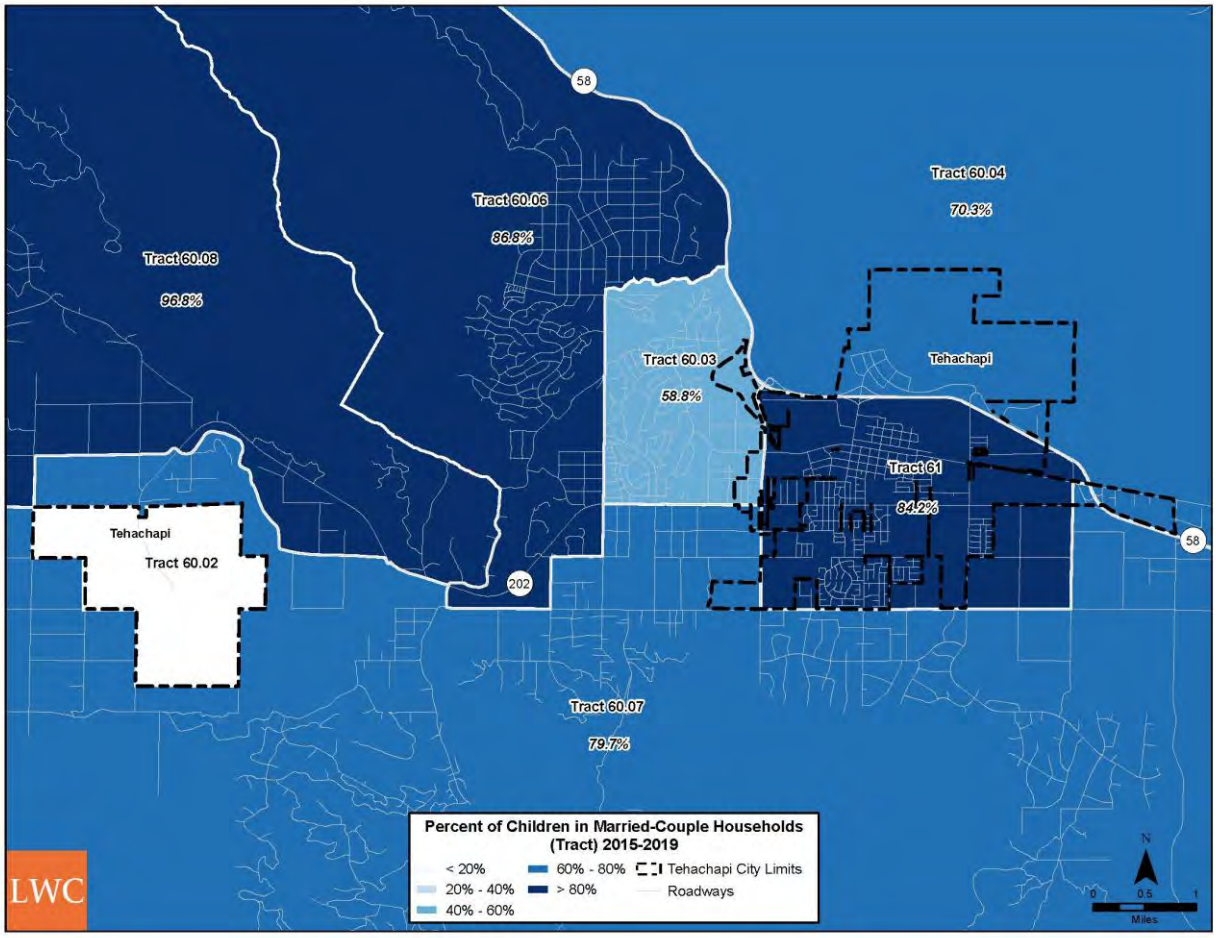
According to 2020 ACS data, 18 percent of all households in Tehachapi have one or more children under the age of 18 present, a lower proportion than 28.9 percent in the County (Table F-2). Figure F-10 shows the percentage of children living in married couple households in 2019 by Census tract. The percentage of children living in married couple households is uniformly high across the City's central Census tract, exceeding 80 percent with the exception of the northern and southwestern tracts in the 70 to 79 percent range. In the City's northeastern tract, there is a small area which accounts for 58.9 percent of married households with children. No data was collected for the tract with the CCI population.

Table F-2: Households with Children Under the Age of 18 Present (2020)

	Tehachapi	Kern County
Number of Households	2,292	258,159
Percent of Population	18.0%	28.9%

Source: ACS 2019 5-Year Estimates, Table S1810

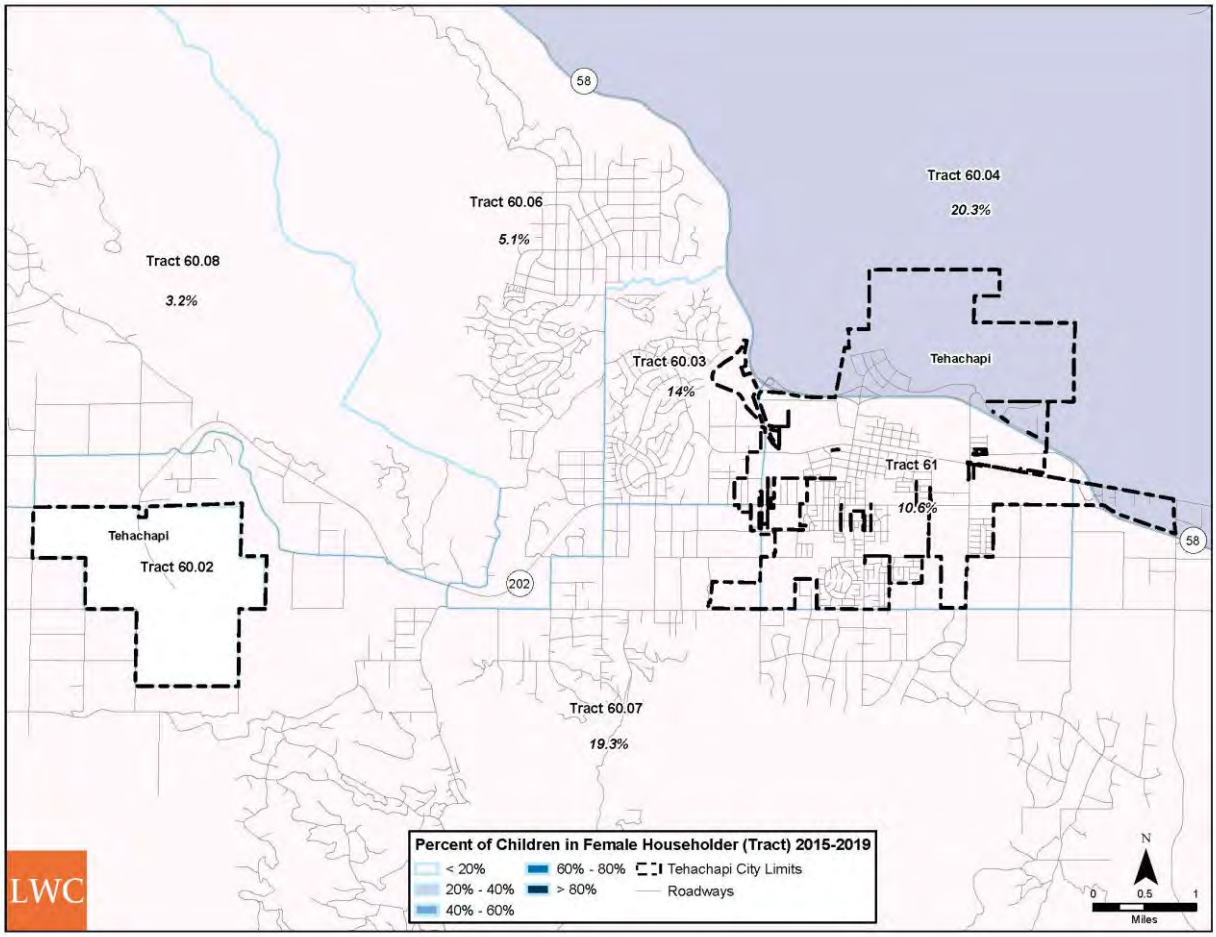
Figure F-10: Children in Married-Couple Households by Tract (2019)



Source: U.S. Census, HCD, LWC

Single-parent households are also a fair housing protected class. Female-headed households in particular are more likely to experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. According to 2019 ACS data, there are 203 female-headed family households in the City of Tehachapi, 107 of which have children present, meaning 4.7 percent of households with children present are those of single mothers (Table A-12). Of the 107 female-headed households with children present, 71 (or 3.1 percent of all households with children present) are living below the poverty level (Table A-13). As shown in Figure F-11, children in female-headed households make of 10 to 20 percent of all children in one Tehachapi tract, where one Census tract has 20.3 percent of households. No data was collected for the tract with the CCI population.

Figure F-11: Children in Female-Headed Households by Tract (2019)



Source: U.S. Census, HCD, LWC

Income

In 2020, the median household income in Tehachapi was estimated at $47,039, 15.3 percent lower than the County's median income of $54,851 (Table F-3). The mean income in Tehachapi was $75,498, 0.4 percent lower than the County's mean income of $75,161.

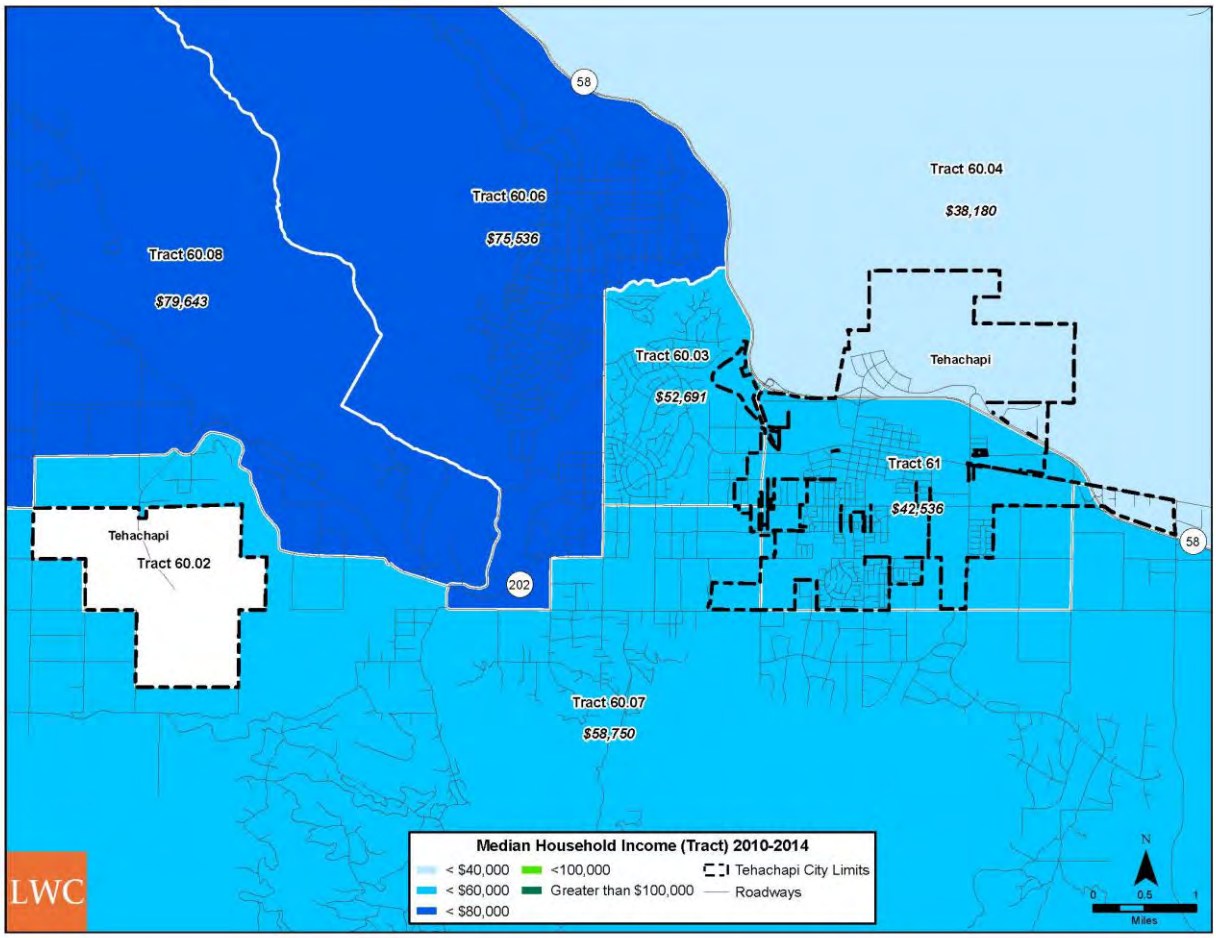
Table F-3: Median Household Income (2020)

	Tehachapi	Kern County
Median Income	$47,039	$54,851
Mean Income	$75,498	$75,161

Source: ACS 2020 5-Year Estimates, Table S1901

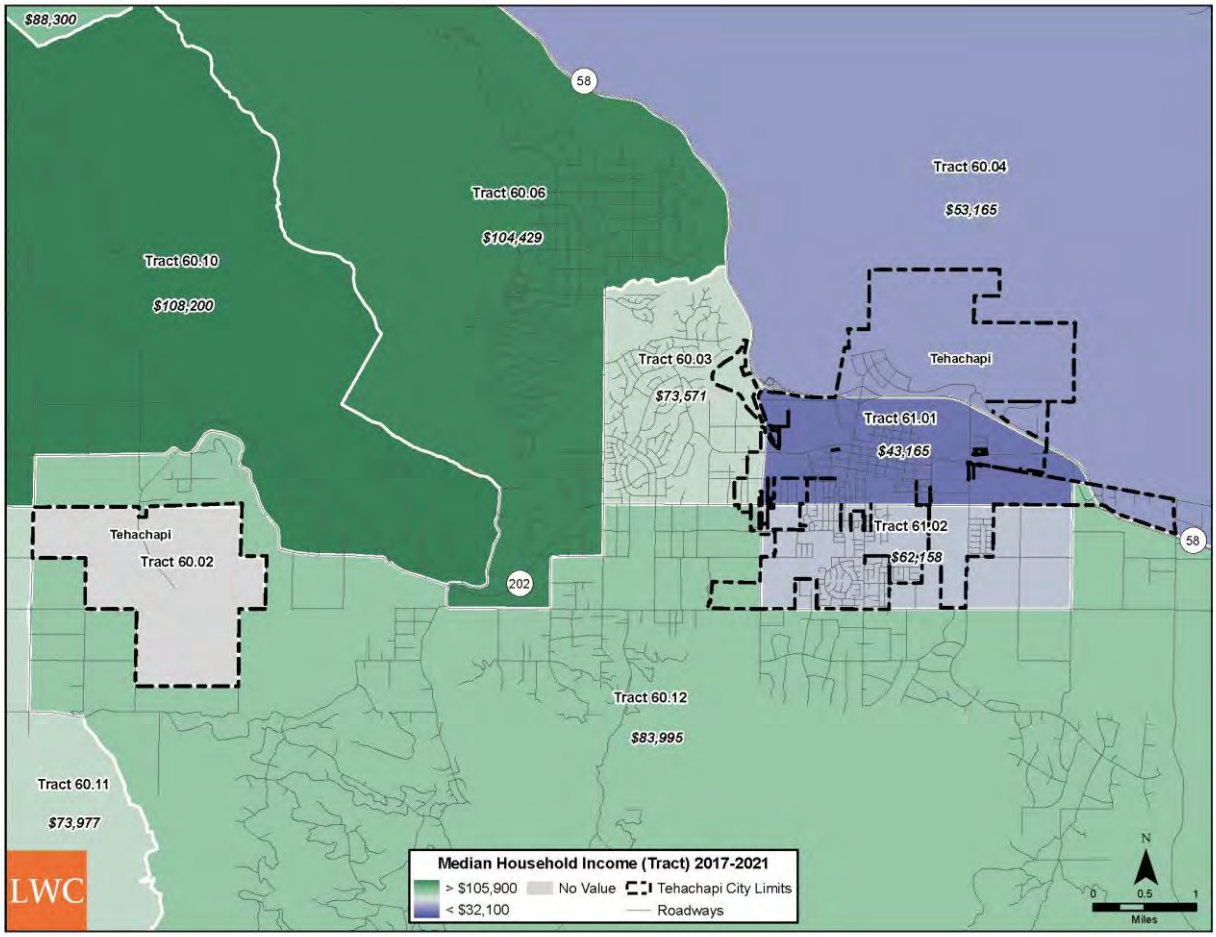
Figure F-12 displays the distribution of median household income by Census tract in Tehachapi in 2014, the earliest year provided as part of HCD's Geospatial Data. Households earning below $60,000 per year comprised almost the entire City. Outside the City's boundaries, two tracts had a median household income of at least $75,000, greater than any Census tract within the City. No data was collected for the tract containing CCI.

Figure F-12: Median Household Income by Tract (2014)



The 2021 ACS recorded median household income differently, reporting slightly different geographic areas and income categories, as shown in Figure F-13. This smaller geographic scale also allows for more exact identification of higher- and lower-income neighborhoods. Higher-income households earning over $60,000 per year are concentrated in the City's southern neighborhoods, as well as the two western Census tracts. The central and northern Census tracts reported the lowest median household income at $43,165 and $53,155, respectively. All other tracts in the surrounding Tehachapi area were populated predominantly by households earning incomes between $70,000 to $110,000 per year, with higher-income households located in the western tracts closer to Bakersfield.

Figure F-13: Median Household Income by Census Tract (2021)



F.2.5 Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

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

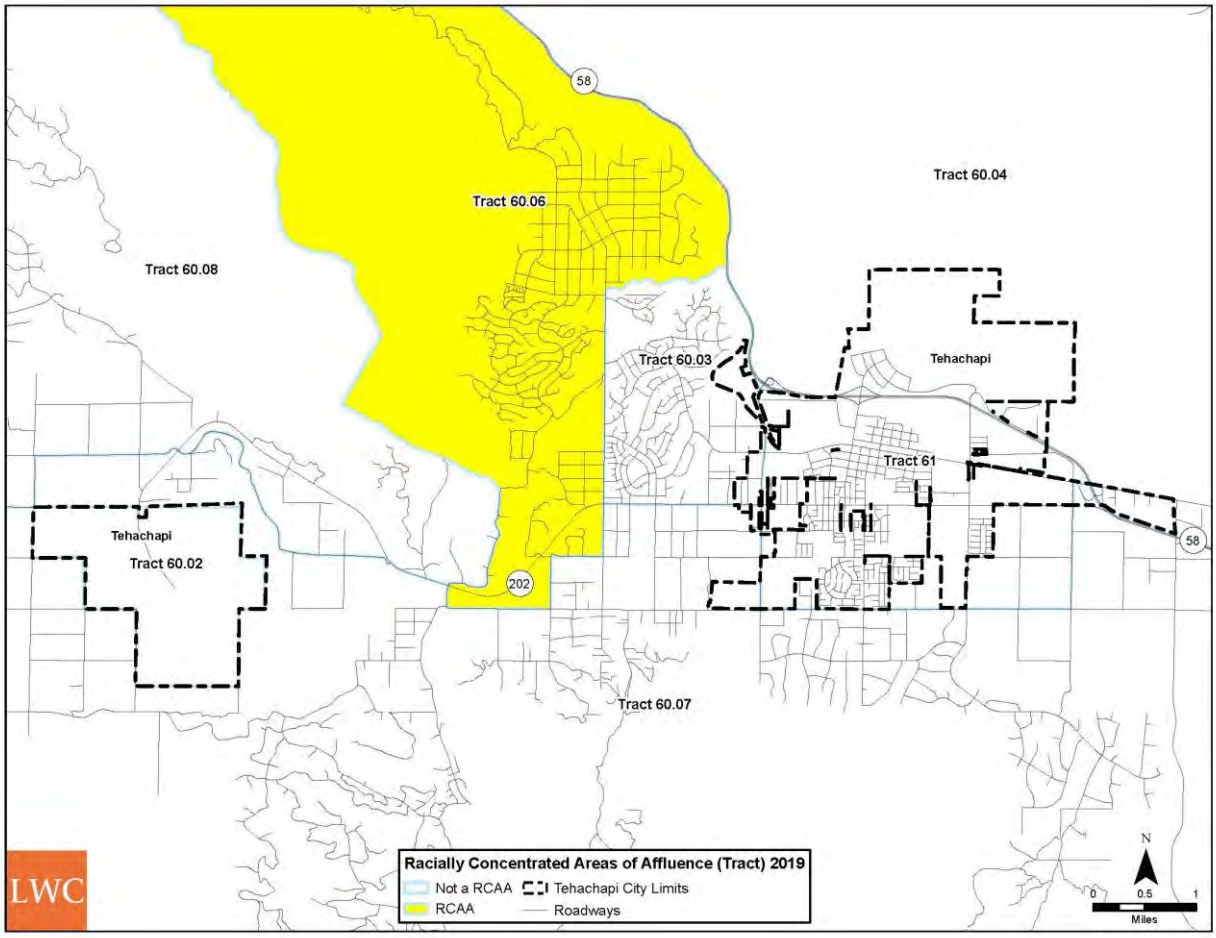
According to 2019 data available from HCD (Figure F-14), all of Tehachapi's Census tracts with available data were not considered RCAAs. The Golden Hills area west of Tehachapi (Tract 60.06) is the only Census tract considered an RCAA, demonstrating the tract has a high rate of Non-Hispanic White and higher median household income than the surrounding area. This finding

aligns with others summarized in this Appendix, including the observation that Tehachapi's Non-Hispanic White residents are concentrated in the Census tracts outside of the CCI.

Tracts 60.03 and 60.06 both contain the unincorporated community of Golden Hills. Initially planned in the 1960's, Golden Hills was predominantly built in the 1970's and 80's when the City of Tehachapi was limited to its core Old Town area and featured smaller homes on smaller lots. At that time, homes in Golden Hills offered large lot homes with desirable views, attracting relatively higher-income households. It was not until the 1980's and onward that Tehachapi began to reach its present size, especially due to the realignment of Highway 58 which better-connected the City of Tehachapi to the rest of Kern County.

The initial housing conditions which contributed to Golden Hills' growth also seem to contribute to ongoing demographic differences between this unincorporated community and the City of Tehachapi. As shown in this Appendix, Tracts 60.03 and 60.06 feature a slightly lower non-white population (Figure F-4), slightly lower disability rate (Figure F-7), and higher median household incomes (Figures F-13 and F-33) compared to the City of Tehachapi. However, Golden Hills and the City of Tehachapi are otherwise comparable in other demographic characteristics, and continued residential growth in the City of Tehachapi is anticipated to gradually balance out overall racial/ethnic and economic demographics over time.

Figure F-14: Racially Concentrated Areas of Affluence (RCAA) by Tract (2019)



F.2.6 Access to Opportunity

One vital component of fair housing is a neighborhood's access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty, and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. HCD and TCAC prepared opportunity maps to identify Census tracts with the highest and lowest concentration of resources.

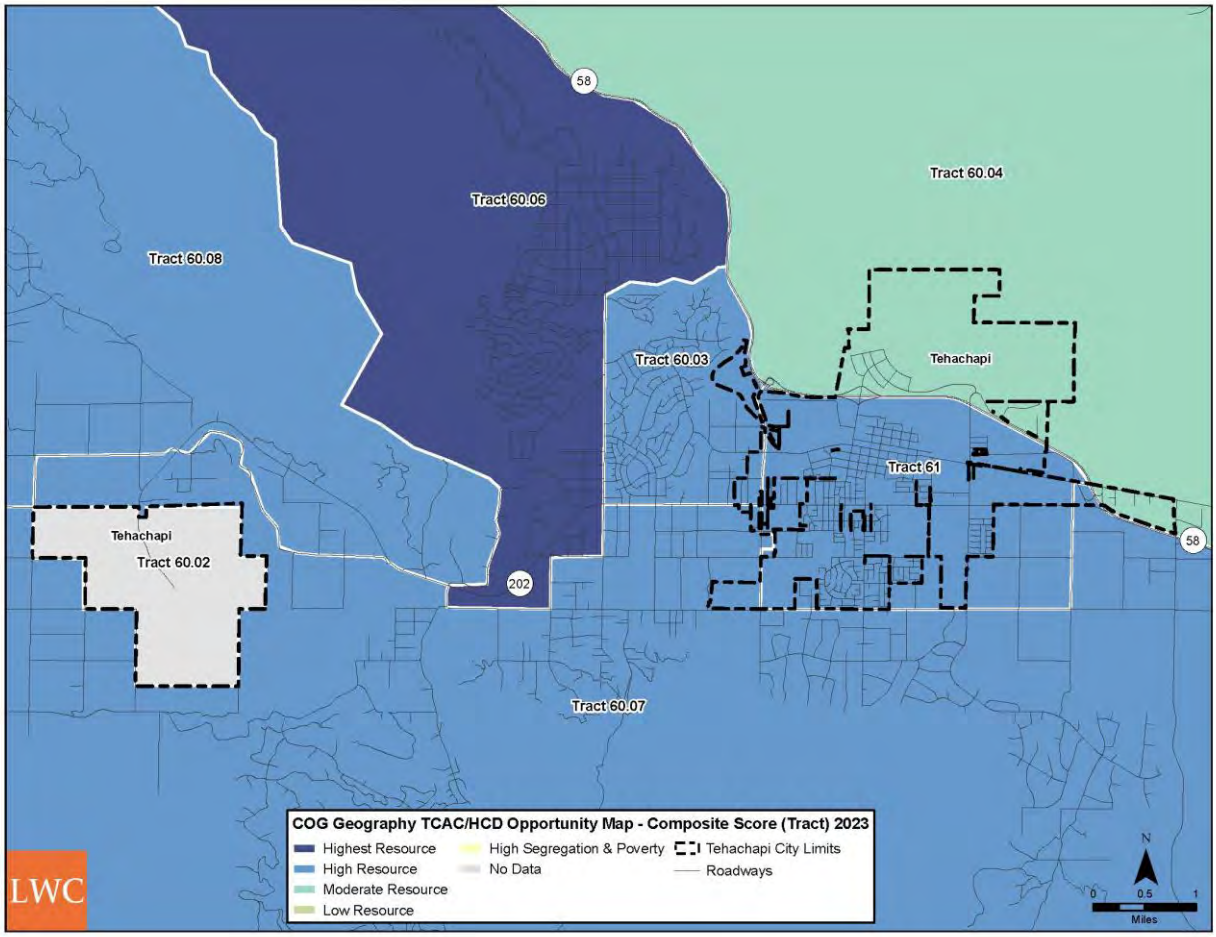
High resource areas are areas with high index scores for a variety of opportunity indicators, including high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards**.** High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the City that are categorized as moderate resource areas have access to many of the same resources as the high resource areas, but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their index scores across the various economic, educational, and environmental indicators. Low resources areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to distribute funding more equitably for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The 2022 TCAC Opportunity Areas Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource areas overall. As shown in Figure F-15, nearly all tracts in Tehachapi are considered High Resource, with the exception of one Moderate Resource tract in the northern area. Outside of the City, one western tract closer to Bakersfield is considered as Highest Resource. No Census tracts in Tehachapi or the surrounding Kern County area are categorized as displaying high segregation and poverty. No data was collected for the tract with the CCI population.

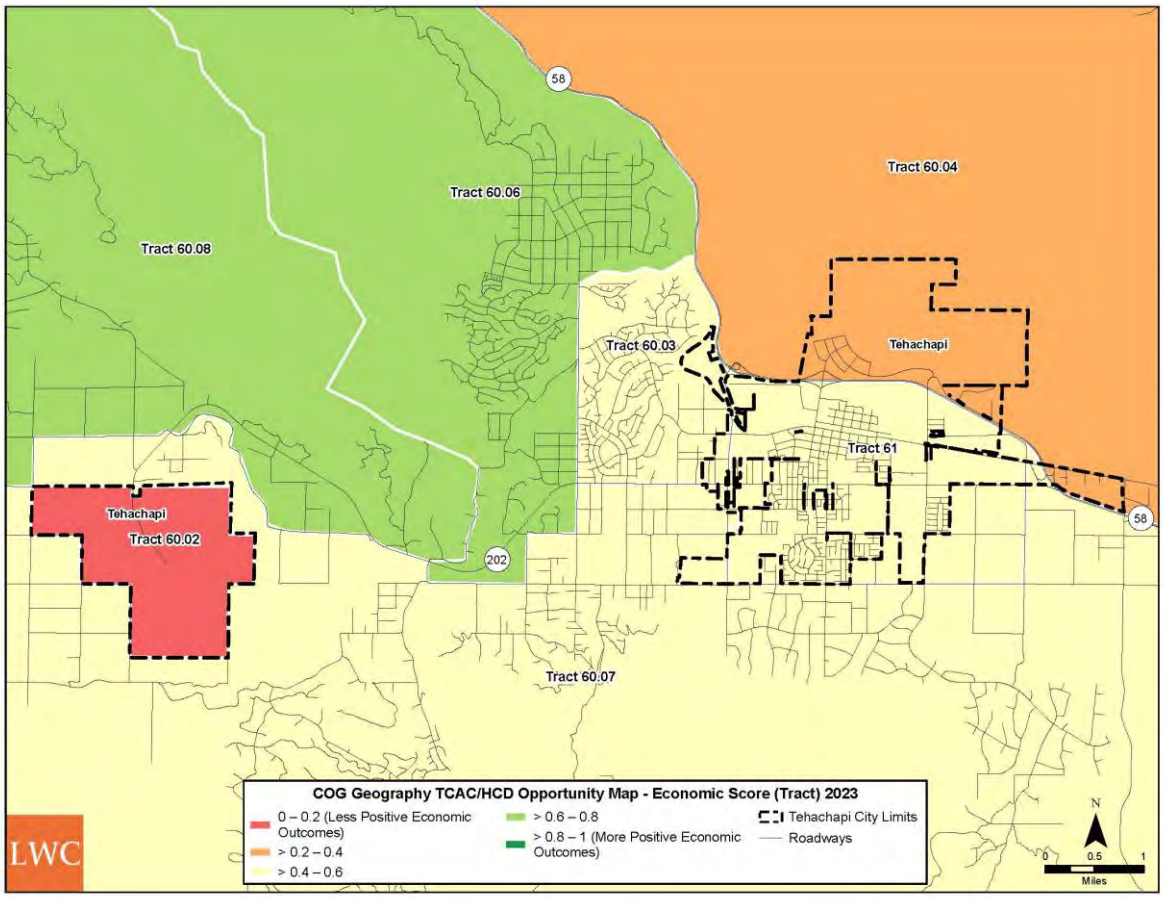
Figure F-15: TCAC Opportunity Areas – Composite Score by Tract (2022)



Economic Score

The 2022 TCAC Opportunity Areas Economic Score for a Census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quintile indicating more positive economic outcomes and the lowest score indicating least positive outcomes. As shown in Figure F-16, with exception to the Census tracts with the CCI population and the northern tract, the remainder of the City's Census tracts have an economic score in the 0.4 to 0.6 range. The northern Census tract has an economic score in the 0.2 to 0.4 range, with the tract with the CCI population having the lowest possible economic score in the 0.0 to 0.2 range. Similar to other data points in this Appendix and Appendix A, Housing Needs Assessment, the western Census tracts closer to Bakersfield have a higher economic score in the 0.6 to 0.8 range.

Figure F-16: TCAC Opportunity Areas – Economic Score by Tract (2023)



CalEnviroScreen 4.0

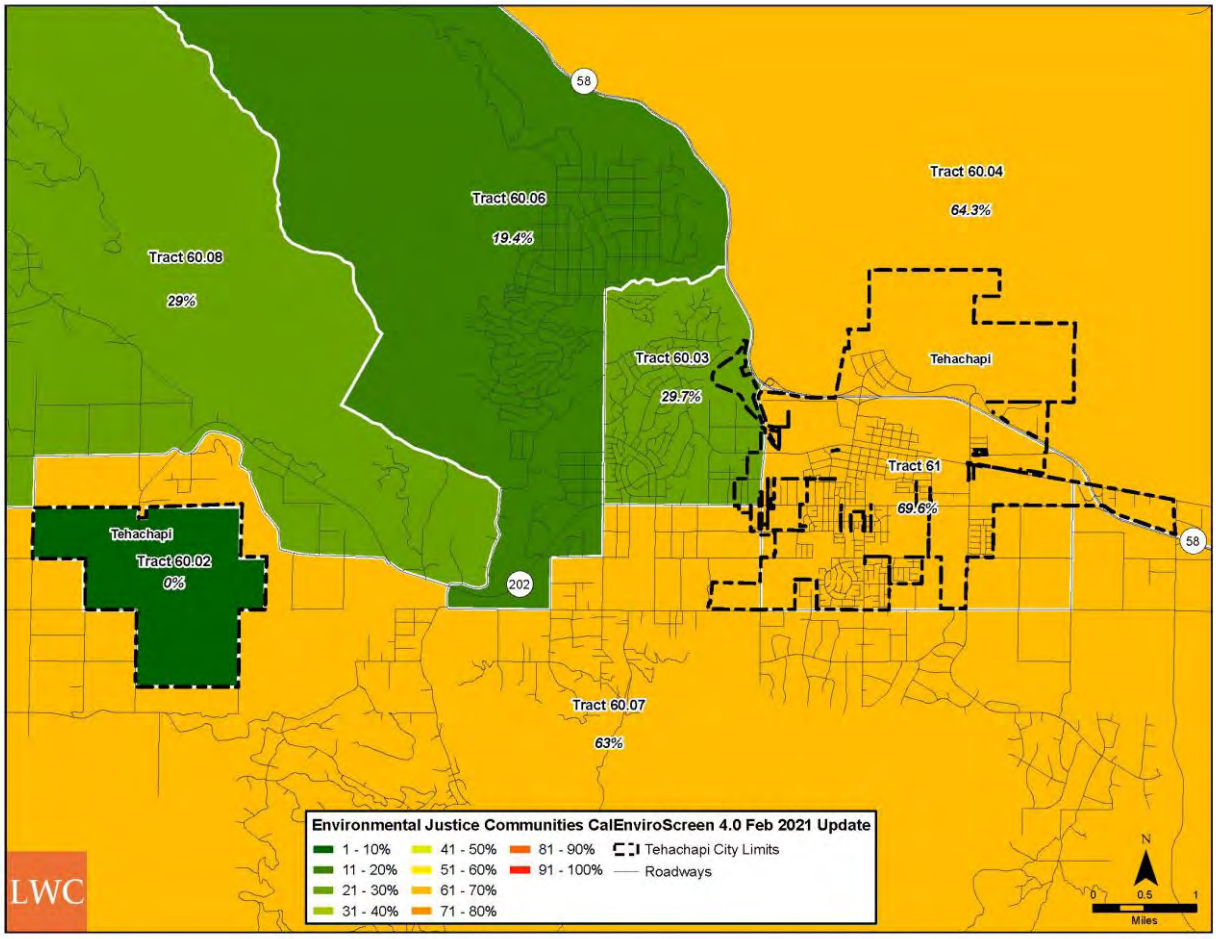
The environmental score for a Census tract is based on indicators used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 4.0 tool. These indicators include the "exposures" and "environmental effect" subcomponents of the tool's "pollution burden" domain. To mirror the CalEnviroScreen 4.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden. Examples of exposure indicators include ozone concentrations, traffic density, and drinking water contaminants. Examples of environmental effects indicators include groundwater threats and cleanup sites. The environmental score ranges from 0.0 to 1.0, where a higher score indicates more positive environmental outcomes.

As shown in Figure F-17, the Census tract on the City's western area (encompassing only a small area) has a high environmental score in the 21 to 30 percent range, indicating relatively good environmental conditions for residents. Besides the Census tract with the CCI population, all other Census tracts have a low to moderate environmental score in the 61 to 70 percent range.

Investigating CalEnviroScreen 4.0's Indicator Maps reveals the City's low to moderate environmental score is predominantly attributed to high scores of high ozone concentration (ppm), a cleanup site, hazardous waste, water contaminants, pesticide use, and solid waste facilities. Tehachapi's legacy of the CCI being a former U.S. Environmental Protection Agency (EPA) Superfund Site (including scoring exceptionally high for CalEnviroScreen 4.0s indicators of solid waste sites and high ozone concentration (ppm) makes parts of Tehachapi particularly vulnerable.[14] Though these environmental burdens classify the CCI Census tract (Tract 60.02) as having a score of 0 percent, these burdens should not be dismissed.

Other Census tracts in Tehachapi with higher scores include Tract 61 due to a 0.46 score of diesel particulate matter around Highway 58, as well as a 0.81 score of hazardous waste due to nine hazardous waste generators in the tract and the western contiguous tracts.

Figure F-17: TCAC Opportunity Areas – Environmental Score by Tract (2021)



[14] U.S. Environmental Protection Agency, Superfund Site Information, California Correctional Institute.

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. According to the Needs Assessment (Appendix A, Figure A-13), the most common types of disabilities in Tehachapi in 2020 were cognitive disabilities, followed by ambulatory disabilities and self-care difficulties.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. As shown in the Needs Assessment (Appendix A), there are about 666 residents with a development disability in Tehachapi (Table A-14), with most of them (242) able to live in a home with their parent or guardian (Table A-16).

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix (Appendix C) discusses how the City permits various housing types, including the allowance for reasonable accommodations.

Additionally, the Kern County Aging & Adult Services agency operates the In-Home Supportive Services (IHSS) program for low-income seniors or people with disabilities. This program provides support for individuals such as meal preparation, laundry, house cleaning, and personal care to enable them to live at home.

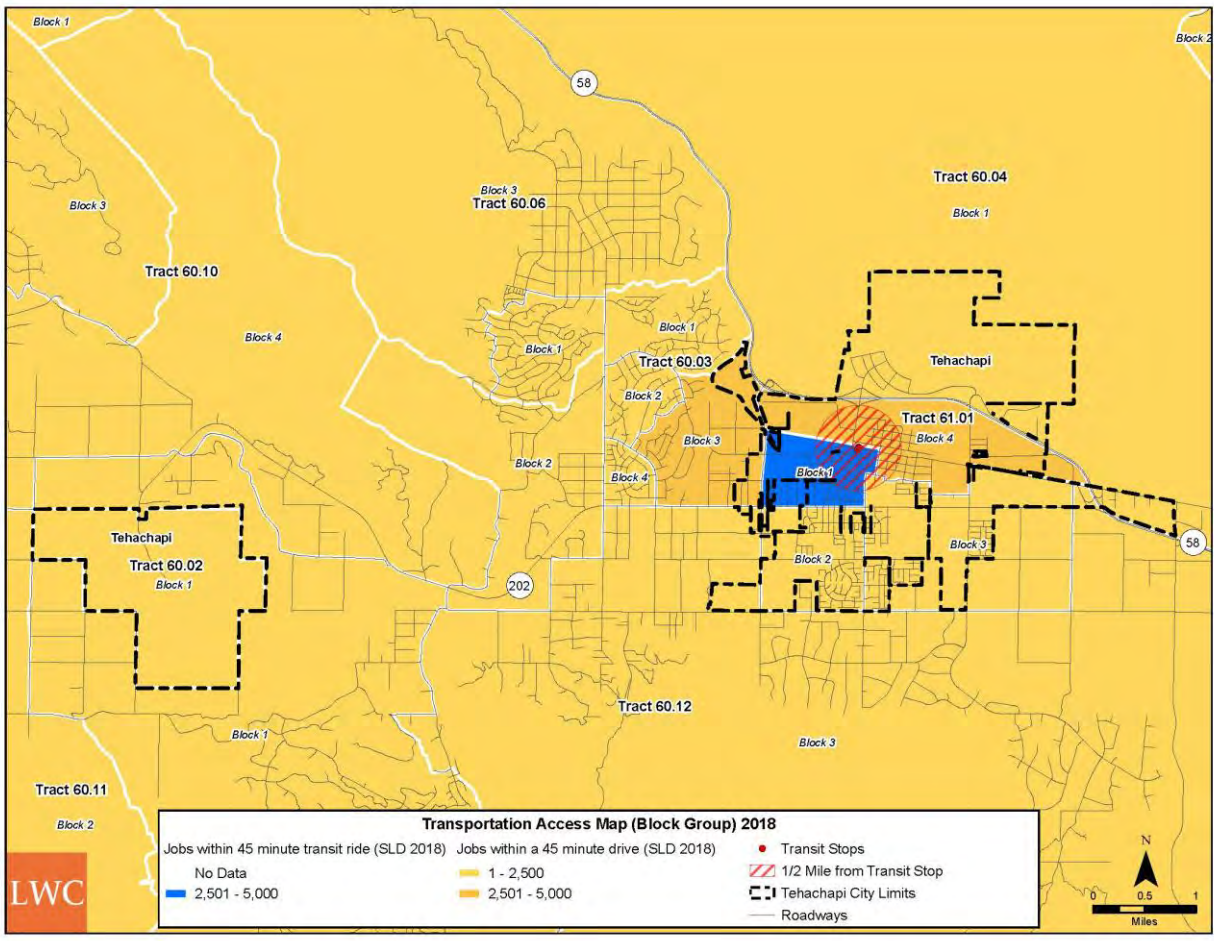
Disparities in Access to Transportation Opportunities / Comprehensive Transportation Accept Map

Figure F-18 is a comprehensive transportation access map showing data from combining two layers each from the U.S. EPA Smart Location Database (SLD) and the California Department of Transportation (Caltrans). The U.S. EPA's SLD is a geographic data resource for measuring location efficiency and includes characteristics such as housing density, diversity of land use, neighborhood design, destination accessibility, transit service, employment, and demographics. Figure F-18 uses the EPA's SLD data indicators showing (1) jobs within a 45-minute transit ride, and (2) jobs within a 45-minute drive. The figure uses Caltrans data indicators showing (1) all California transit stops and routes from all transit operators transit stops, and (2) a half-mile buffer around all California transit stops and routes from all transit operators. The four indicators layered over one another provide a comprehensive assessment of transportation accessibility in Tehachapi.

According to Figure F-18, Tehachapi has only one public transit stop in the City located on West Tehachapi Boulevard between South Mill Street and South Pauley Street. This is a bus stop serviced by Kern Transit's Route 100, which connects Bakersfield, Keene, Tehachapi, Rosamond, and Lancaster, offering transfers to other regional carriers in Bakersfield, Mojave, and Lancaster.

As a result of the bus stop's location, the SLD correctly identifies Tract 61.02, Block Group 1 as having the greatest access to jobs within a 45-minute transit ride. Otherwise, no other part of Tehachapi is classified as having access to jobs via public transit. In terms of jobs within a 45-miniute drive, the central areas of Tehachapi have the greatest access, owing to their proximity to State Route 58. As the distance from the center of town increases, access to jobs decreases, suggesting proximity to Downtown Tehachapi's transportation infrastructure increases the number of available jobs in the Tehachapi and Kern County area.

Figure F-18: Comprehensive Transportation Access Map by Block Group (2018)

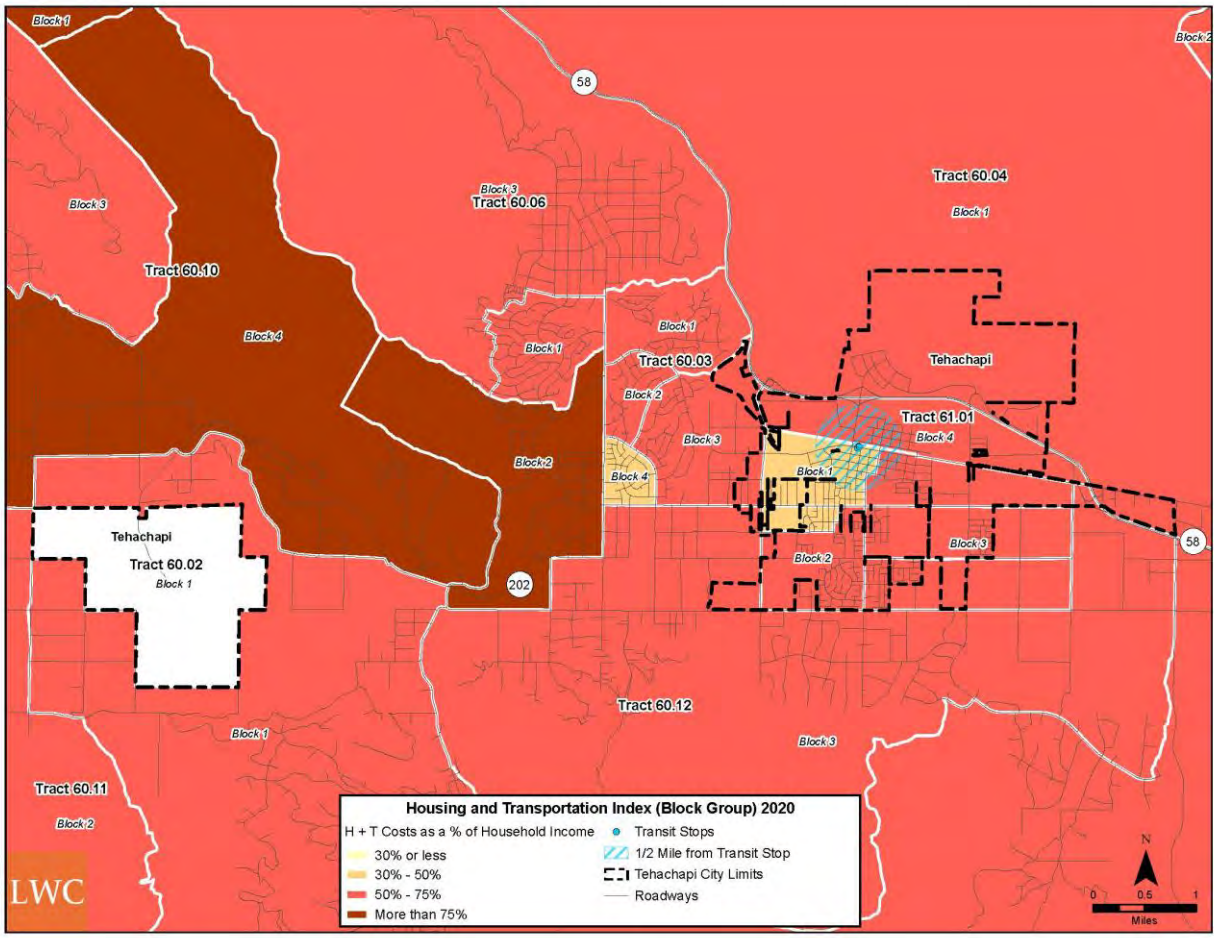


Traditional measures of housing affordability recommend that housing costs no more than 30 percent of household income. However, this benchmark fails to consider transportation costs, which are typically a household's second-largest expenditure. The Center for Neighborhood Technology (CNT) Housing and Transportation Index (H+T Index) offers an expanded view of affordability, combining housing and transportation costs and sets the benchmark at no more than 45 percent of household income. According to CNT, a little over half (55 percent) of U.S. neighborhoods are considered "affordable" for the typical household. When transportation costs

are factored into the equation, the number of affordable neighborhoods drops to 26 percent, resulting in a net loss of 59,768 neighborhoods that Americans can truly afford. The key finding from the H+T Index is that household transportation costs are highly correlated with urban environment characteristics, when controlling for household characteristics.

Figure F-19 displays the H+T Index ranges in Tehachapi and the surrounding communities. In Tehachapi, the block group (Tract 61.01, Block Group 1) with the lowest index value is in the 30 to 50 percent range and is located adjacent to the City's only transit stop, indicating that residents in the block group spend less household income on housing and transportation costs than the rest of Tehachapi. For the rest of the City and contiguous block groups, the index values are in the 50 to 75 percent, indicating that household income is spent on a relatively large share of housing and transportation costs. Compared to Tehachapi, one block group (Tract 60.03, Block Group 4) spends in the 30 to 50 percent range on housing and transportation and two block groups (Tract 60.06, Block Group 2 and Tract 60.10, Block Group 4) spend more than 70 percent of household income on housing and transportation costs. Overall, Tehachapi households pay a slightly lower share of household income on housing and transportation costs than the immediate Kern County area.

Figure F-19: Housing and Transportation Index by Block Group (2020)



F.2.7 Disproportionate Housing Needs

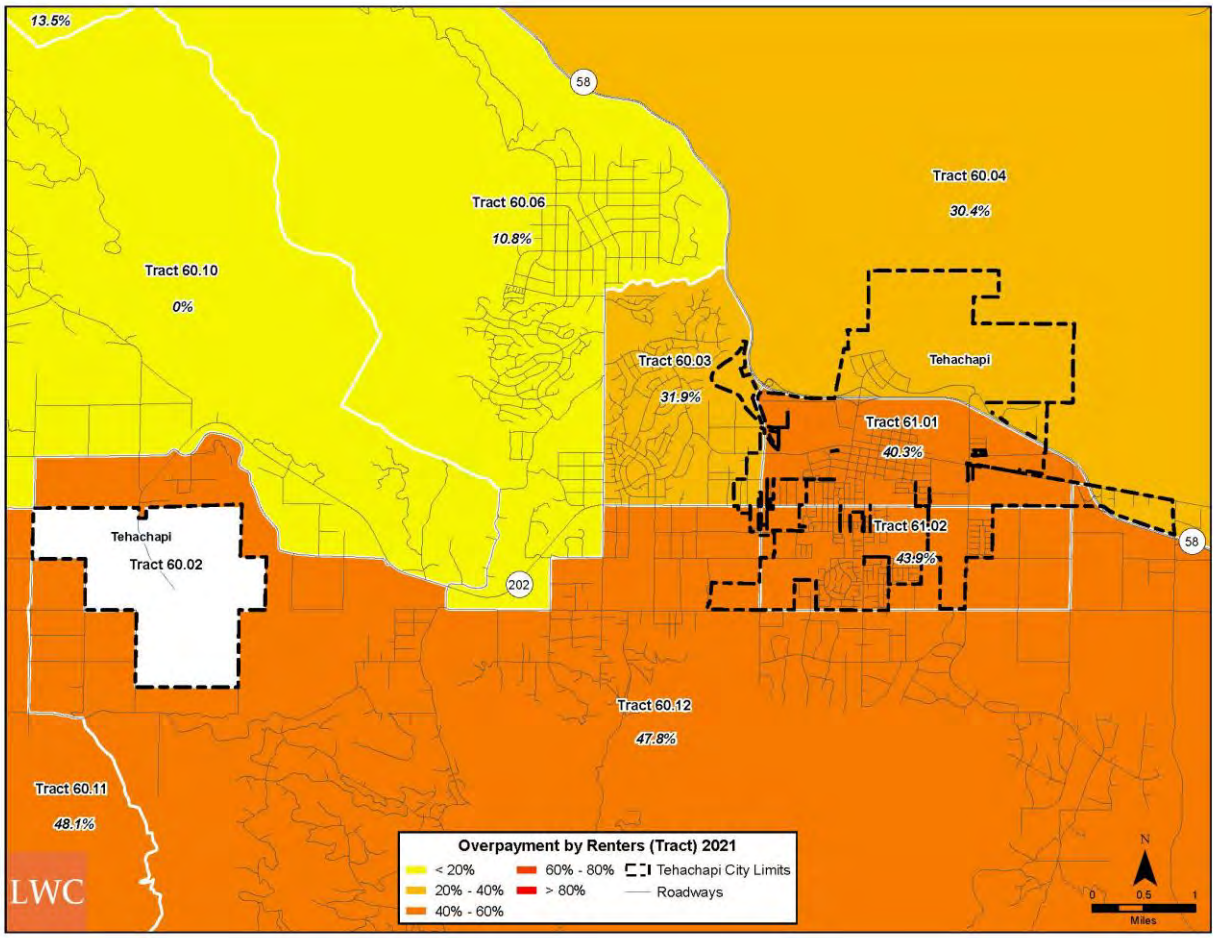
Overpayment

HUD defines overpayment, or "housing cost burden," as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Utility costs have been increasing across California, including in Tehachapi and Kern County as a whole Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs. Spending substantial portions of income on housing places low-income households at higher risk of displacement, eviction, and homelessness.

Renters are typically more likely to overpay for housing costs than homeowners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. According to 2021 ACS data, the percentage of renter households experiencing a cost burden varies across the central and southern Census tracts and the northern and westernmost Census

tracts (Figure F-20), with the highest renter overpayment percentage is in the central southern areas of the City. In comparison to the Golden Hills area west of Tehachapi, Tehachapi has a significantly higher rate of renters who are cost-burdened than the area of the two Census tracts (Tracts 60.06 and 60.10) where 10.8 and zero percent of residents are cost-burdened, respectively.

Figure F-20: Overpayment by Renters by Census Tract (2021)

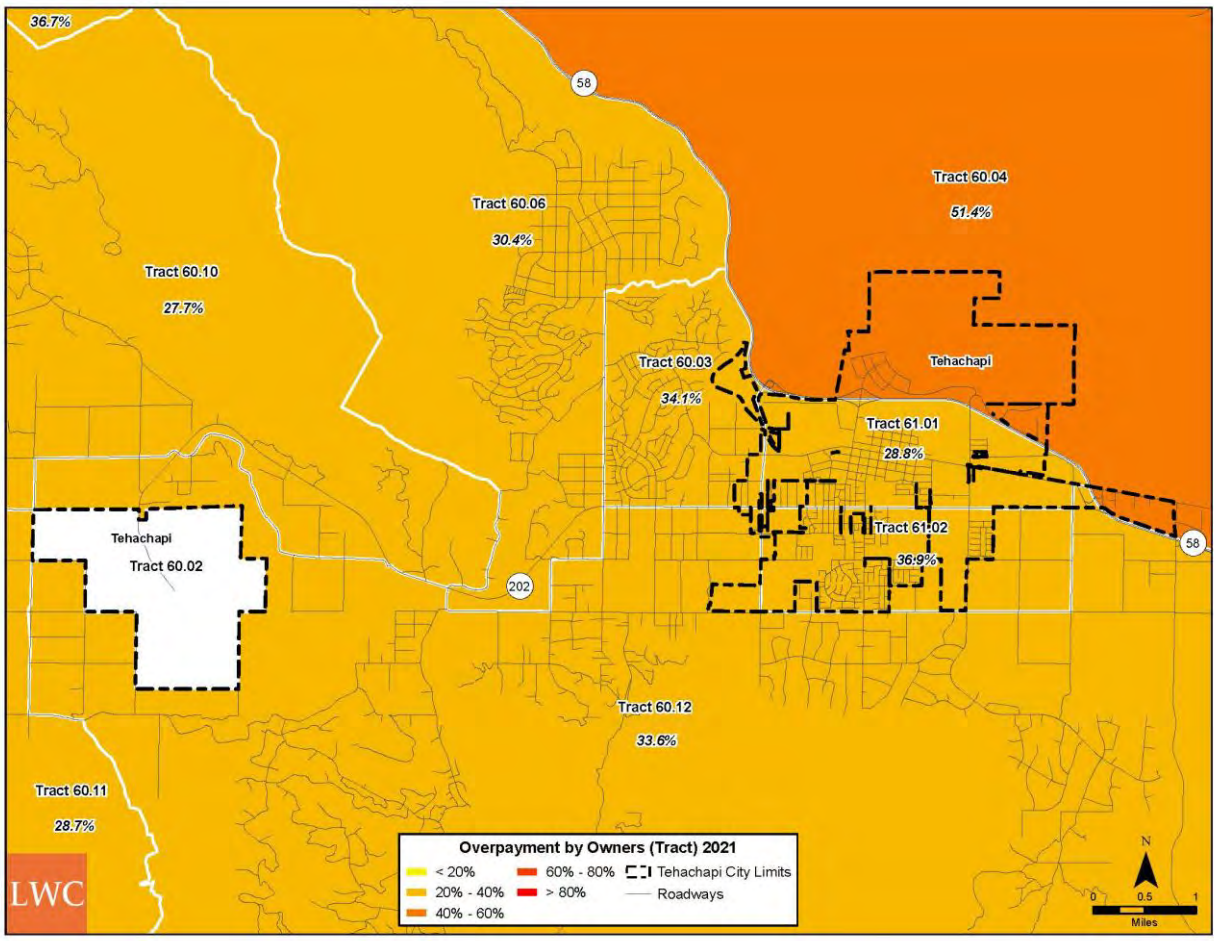


Homeowners generally experience a lower rate of cost burden than renters. Figure F-21 shows the percentages of homeowners experiencing overpayment according to 2021 ACS data. Homeowners experiencing a cost burden range from approximately 20 percent to 60 percent across the City, indicating Tehachapi homeowners are relatively less cost burdened than renters. No obvious patterns emerge when comparing the percentage of renters versus homeowners that are cost-burdened. For example, Figure F-20 demonstrates renters in the northern area of Tehachapi, renters are less cost-burdened than the central and southern areas. For homeowners, Figure F-21 demonstrates homeowners are more cost-burdened in the northern area than the

rest of the City. Thus, the spatial difference and patterns of renters and homeowners in Tehachapi is not obvious.

Tehachapi has a slightly lower proportion of cost-burdened households compared to Kern County (Housing Needs Assessment, Appendix A, Section A.5.3).

Figure F-21: Overpayment by Owners by Census Tract (2021)



Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while severe overcrowding occurs when more than 1.5 people occupy a room. Overcrowding is often related to the cost of housing and can occur when demand in a City or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. Overcrowded households are an indicator of housing needs, as lower income families or individuals may choose to live together in smaller spaces to save money on housing costs. In

addition to the strain on residents' mental and physical health, overcrowding can also lead to more rapid deterioration of the property due to increased usage.

As shown in Table F-4, in Tehachapi, 0.6 percent of owner-occupied households experienced overcrowding and 0.0 percent experienced severe overcrowding according to ACS 2020 data. For renter-occupied households, 1.7 percent experienced overcrowding and 1.3 percent experienced severe overcrowding. The overcrowding and severe overcrowding rates for renter households were relatively higher than those for homeowners. For further analysis, see Appendix A, Section A.3.2 (Overcrowding).

Table F-4: Overcrowding and Severe Overcrowding Rates (2020)

Tenure	Tehachapi		Kern County	
	1.01 – 1.5 Occupants/Room	1.5+ Occupants/Room	1.01 – 1.5 Occupants/Room	1.5+ Occupants/Room
Owner Occupied	0.6%	0.0%	3.3%	0.7%
Renter Occupied	1.7%	1.3%	5.9%	2.0%

Source: 2022 Kern COG Pre-Certified Housing Needs Data (American Community Survey 5-year Estimate, 2020)

Estimated percentages of overcrowded households in Tehachapi by Census tract are shown in Figure F-22. All tracts are estimated to experience overcrowding lower than the State average (8.2 percent). All other tracts have 8.2 percent or less of their residents living in overcrowded households, and overcrowding levels in adjacent areas are similar to the City. However, overcrowded and severely overcrowded households are concentrated in the southernmost Census tract (Tract 60.12) at 1.7 percent and 4.2 percent, respectively, and the westernmost Census tract (Tract 60.03) in Tehachapi at 1.7 percent and 2.6 percent, respectively. At the same time, the central and northernmost Census tracts report 0.0 percent of households being overcrowded or severely overcrowded. Figures F-22 and F-23 suggest that households experiencing overcrowding are concentrated in one area of the City while the other area is not experiencing the same issue. Overall, Tehachapi households are less overcrowded and more severely overcrowded than the Golden Hills Census tract (Tract 60.06). Figure F-23 shows the southwestern Census tract (Tract 60.11) contiguous to the CCI has a high rate of severely overcrowding of 13.1 percent.

Figure F-22: Overcrowded Households (2021)

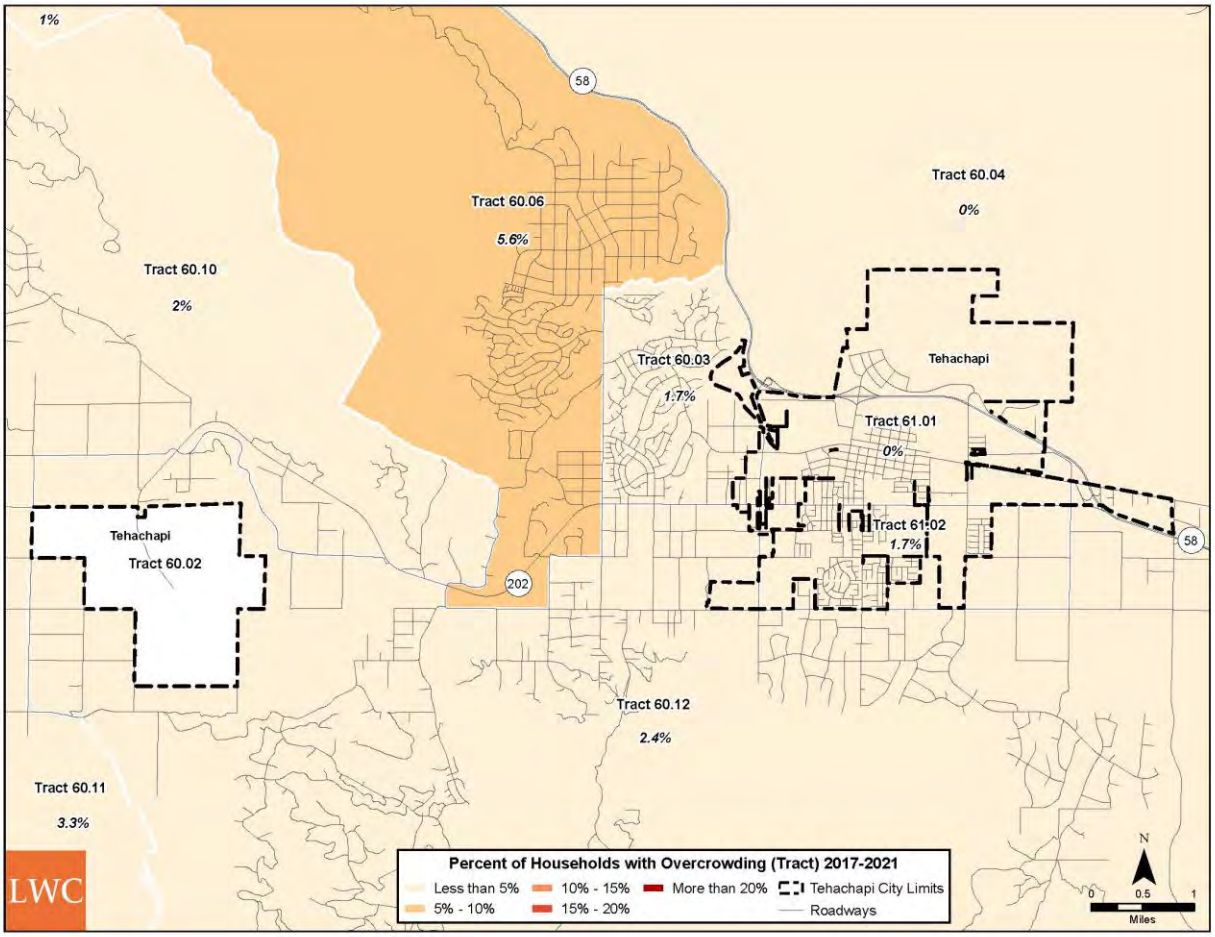
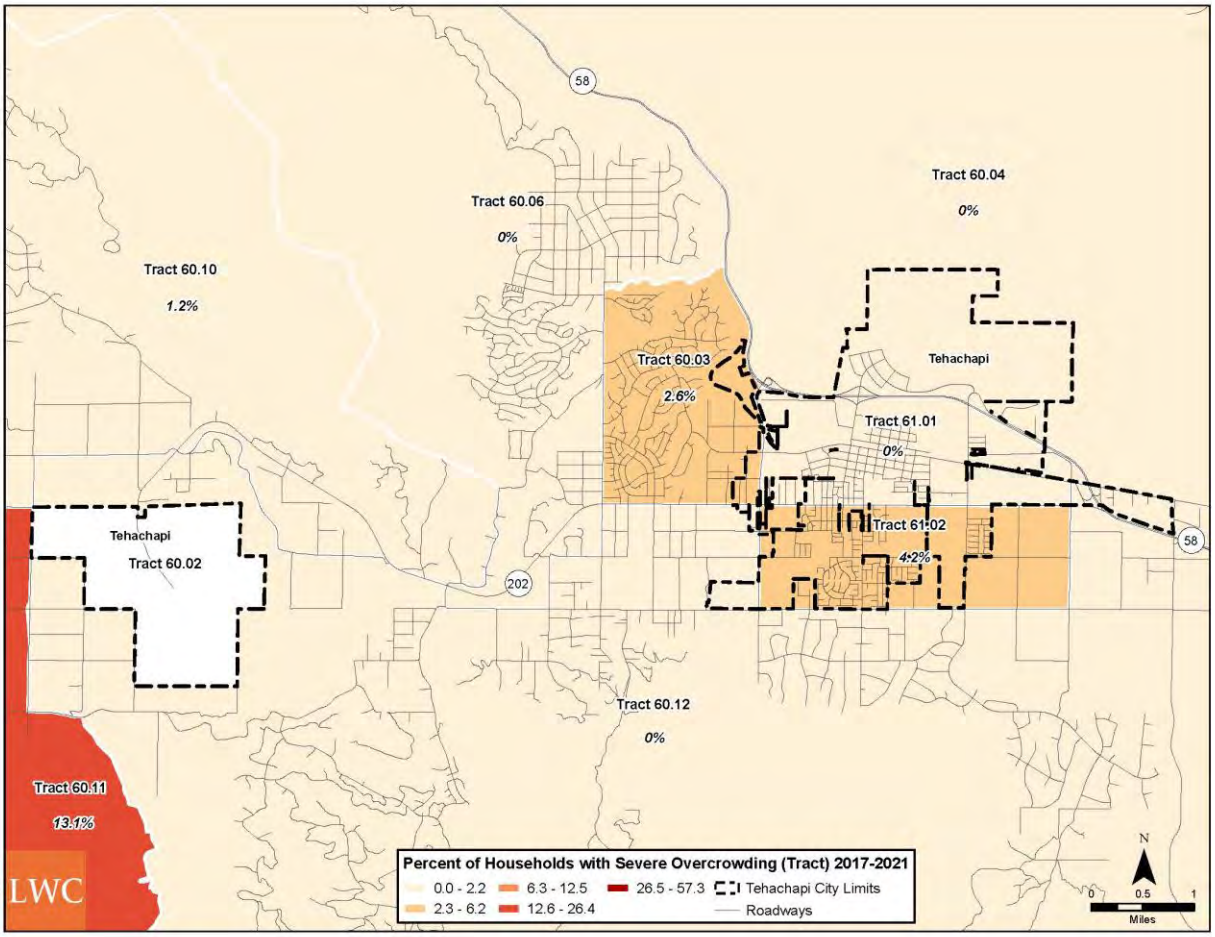


Figure F-23: Severely Overcrowded Households (2021)



Substandard Housing, Plumbing and Kitchen Facilities

Incomplete plumbing or kitchen facilities can be used as a proxy to indicate substandard housing conditions. According to 2020 ACS data, 0.1 percent of renter- and owner-occupied households in Tehachapi lacked complete kitchen facilities and 0.1 percent lacked complete plumbing facilities (see Appendix A, Section A.4.4).

Table F-5: Substandard Housing Rates

	Renters		Owners	
Substandard Condition	**Percentage**	**Units**	**Percent**	**Units**
Lacking complete plumbing facilities	0.1%	51	0.1%	43
Lacking complete kitchen facilities	0.1%	30	0.1%	43

Source: ACS 5-Year Estimates (2016-2020), Table DP04

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

According to Appendix A, Section A.4.4 (Housing Age and Condition), 23 percent of all units in Tehachapi are older than 60 years old, compared to 19 percent of units in Kern County. The greatest share of Tehachapi's housing units was built between 1980 to 1999, which is consistent with Kern County. In Tehachapi, only 3 percent of the total housing stock was built after 2010, compared to 5 percent throughout Kern County. Tehachapi's housing stock is generally the same age compared to Kern County overall.

The characteristics of households built before 1960 discussed above are consistent with housing issues discussed in this Appendix. The greatest concentration of units built before 1960 is located in the central Census tract (Tract 61.01) in Tehachapi with 40.2 percent of units built prior to 1960 (Figure F-24). Tract 61.02 reports the second highest rate of households built before 1960 (15.6 percent), followed by Tract 60.3 (13.1 percent) which encompasses part of the Golden Hills area. In comparison to the surrounding area, Tehachapi overall has an older housing stock.

Figure F-24: Age of Structures by Census Tract (2021)

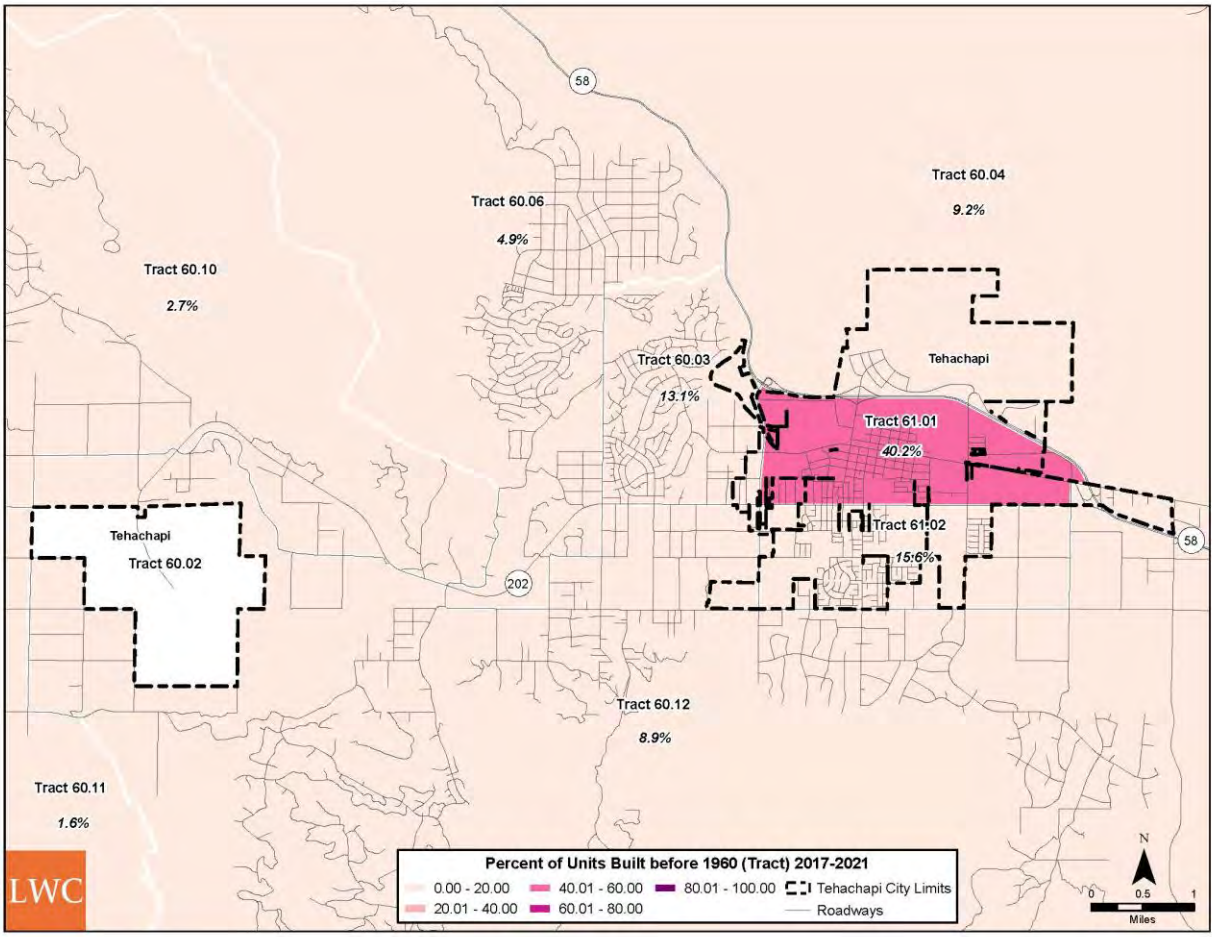


Figure F-25 reports substandard plumbing conditions are experienced in the southernmost Census tract (Tract 60.12) of the City with 3.9 percent of units. As discussed above in Table F-5 (Substandard Housing Rates), 0.1 percent of owner-occupied and 0.1 percent of renter-occupied units report substandard plumbing conditions in Tehachapi. Figure F-25 demonstrates Tehachapi households experience the conditions in the outermost areas of the City. This area in Tehachapi experiences a higher rate of substandard plumbing in comparison to the entire surrounding area.

Figure F-25: Substandard Plumbing by Census Tract (2021)

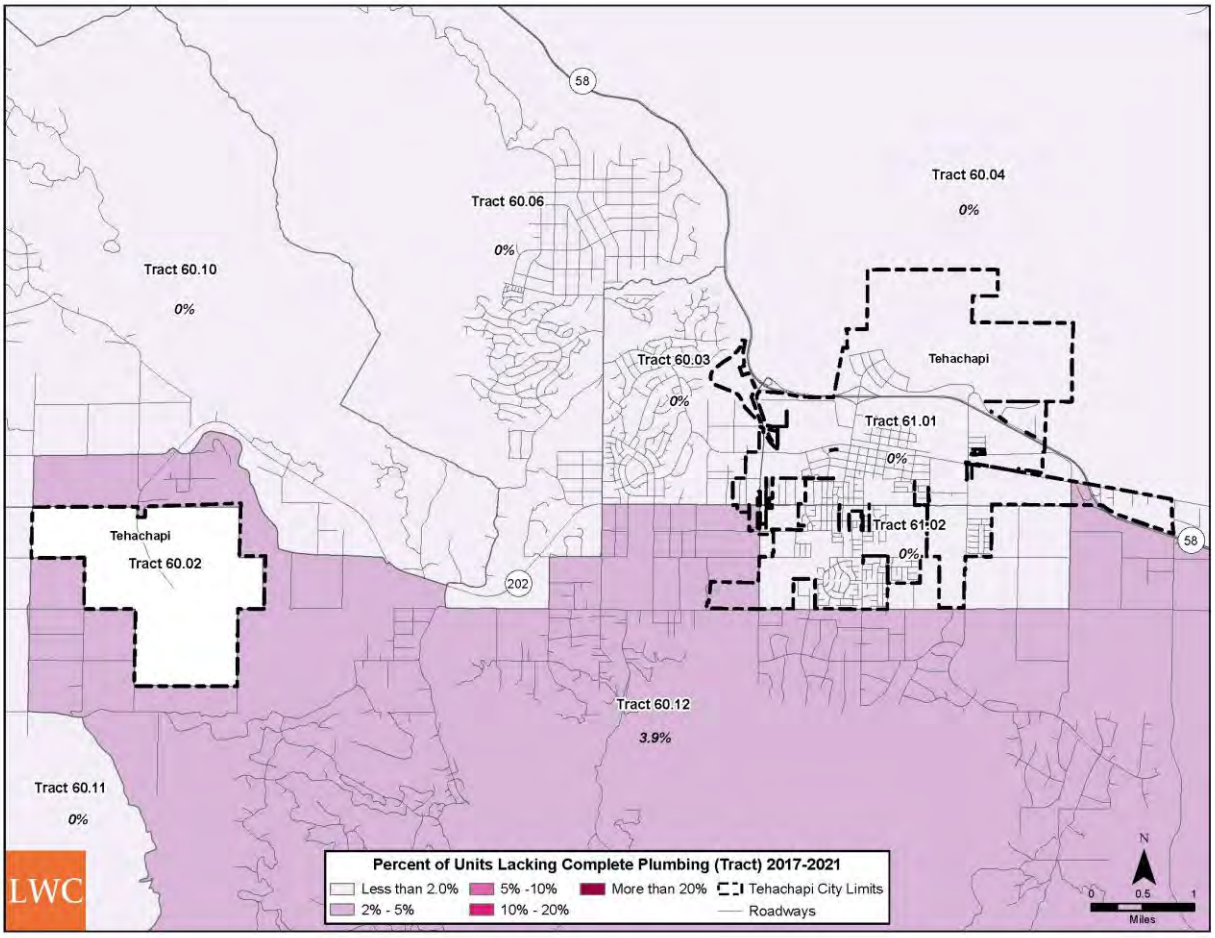
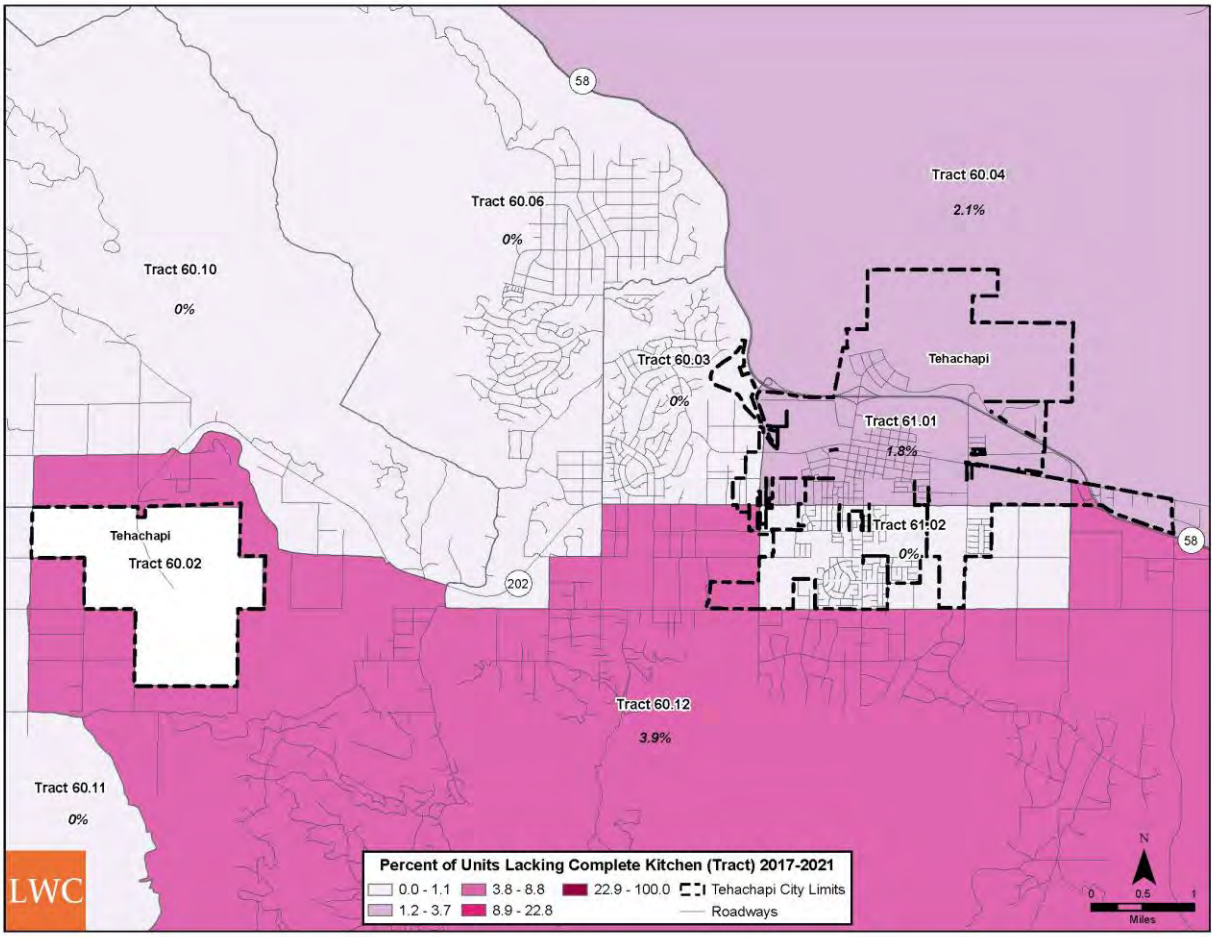


Figure F-26 reports substandard kitchen facilities are found at the same percentage (3.9 percent) in the southernmost Census tract (Tract 60.12), though are also found in the central (Tract 61.01) and northernmost (Tract 60.04) Census tracts with 1.8 percent and 2.1 percent of households, respectively. In comparison to the surrounding area, Tehachapi households experience a higher rate of substandard kitchen facilities when the areas to the west do not report any in the percentage calculations.

Figure F-26: Substandard Kitchen Facilities by Census Tract (2021)



Displacement Risk

UC Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost." Vulnerability was determined based on the following characteristics:

- The share of very low-income residents is above 20 percent; and,
- The tract meets two of the following criteria:
    - Share of renters is above 40 percent
    - Share of people of color is above 50 percent
    - Share of very low-income households that are severely rent burdened households is above the county median
    - Percent change in rent is above county median rent increase

- Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified that in Tehachapi and the surrounding area, there are no Census tracts which are at-risk of displacement (Figures F-27, F-28, and F-29). The map corresponds with findings from Appendix A, Section A.5.3 (Overpayment) that Tehachapi overall residents are not cost-burdened or severely cost-burdened. The findings from Appendix A show homes in Tehachapi are generally affordable for low-income households. However, analyzing how Tehachapi residents are cost-burdened when distributed by tenure, race, and income level suggests disproportionate impacts towards protected populations. In Tehachapi, residents identifying as Non-Hispanic Asian, Hispanic or Latino (any race), and Other (including Multiple Races, Non-Hispanic) are disproportionately more cost-burdened or severely cost-burdened than other residents. Thus, while Figures F-27, F-28, and F-29 demonstrate Tehachapi residents are at a low displacement risk, Appendix A suggests the risk of displacement may disproportionately burden households in statutorily identified classes. More housing options can provide greater access to housing opportunities and stability for these residents.

The AFFH-related programs in this Housing Element include strategies to preserve and improve the existing housing stock, provide fair housing resources and support for tenants, and continue to implement strategies that encourage investment and provision of additional housing opportunities in this area.

Figure F-27: Estimated Displacement Risk – Overall Displacement (2019)

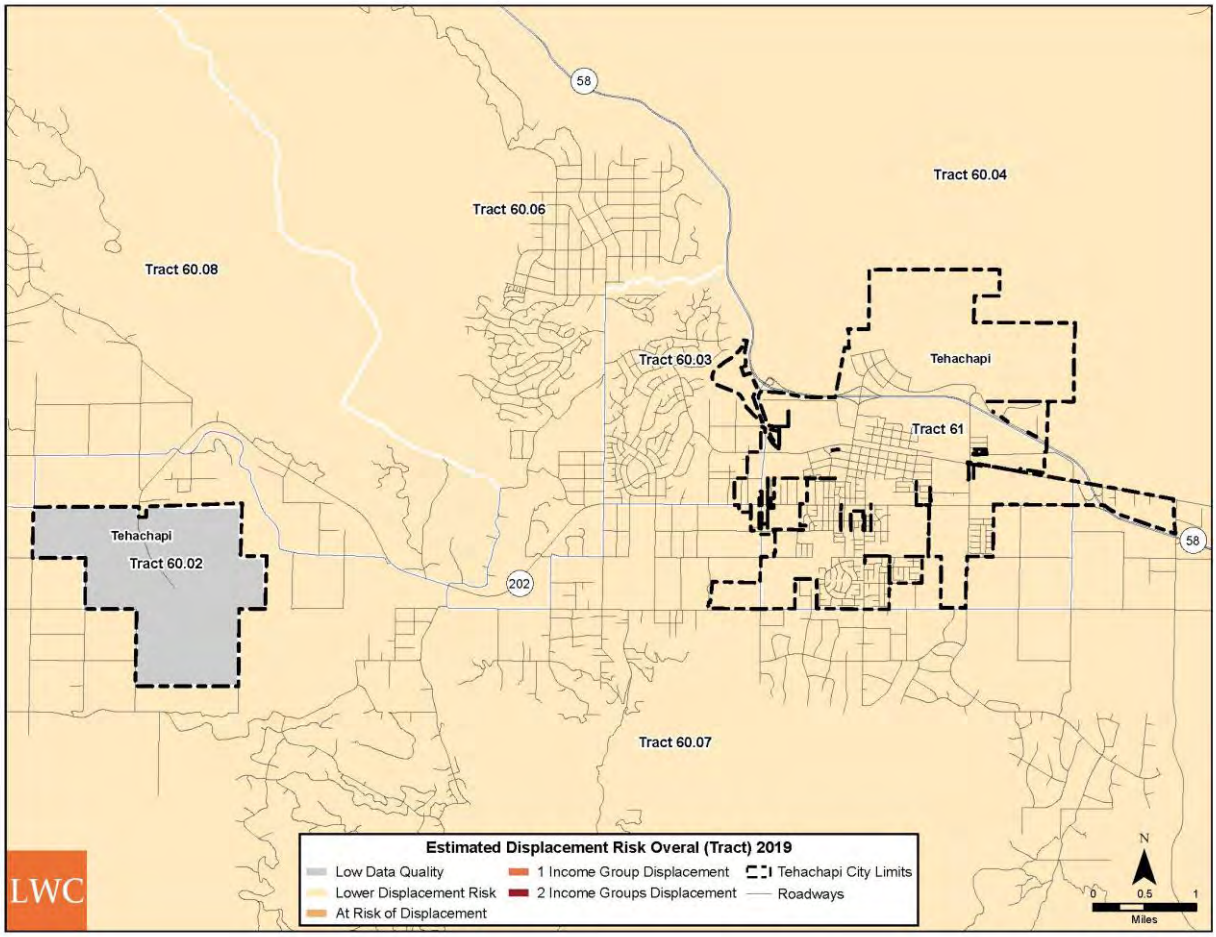


Figure F-28: Estimated Displacement Risk – 0% - 50% AMI (2019)

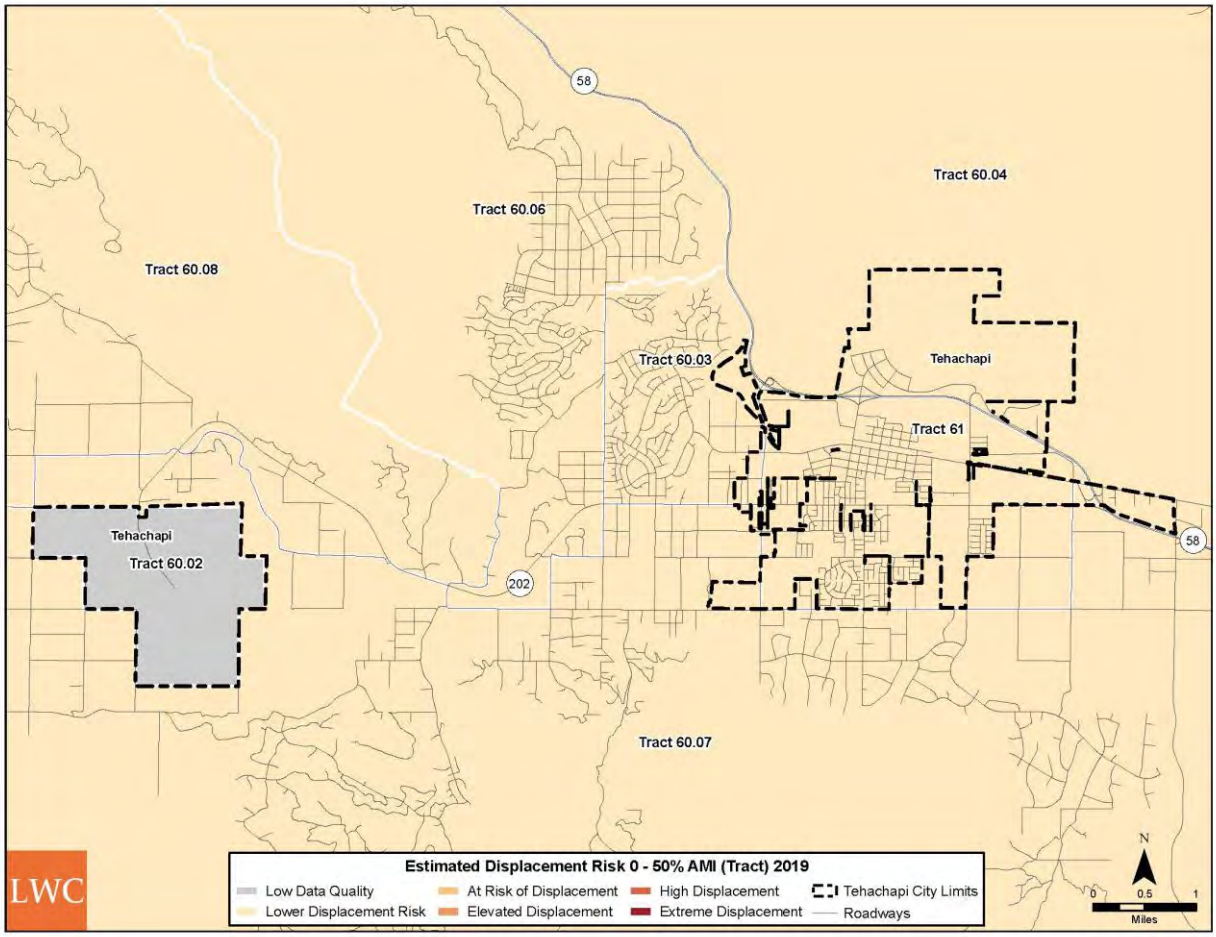
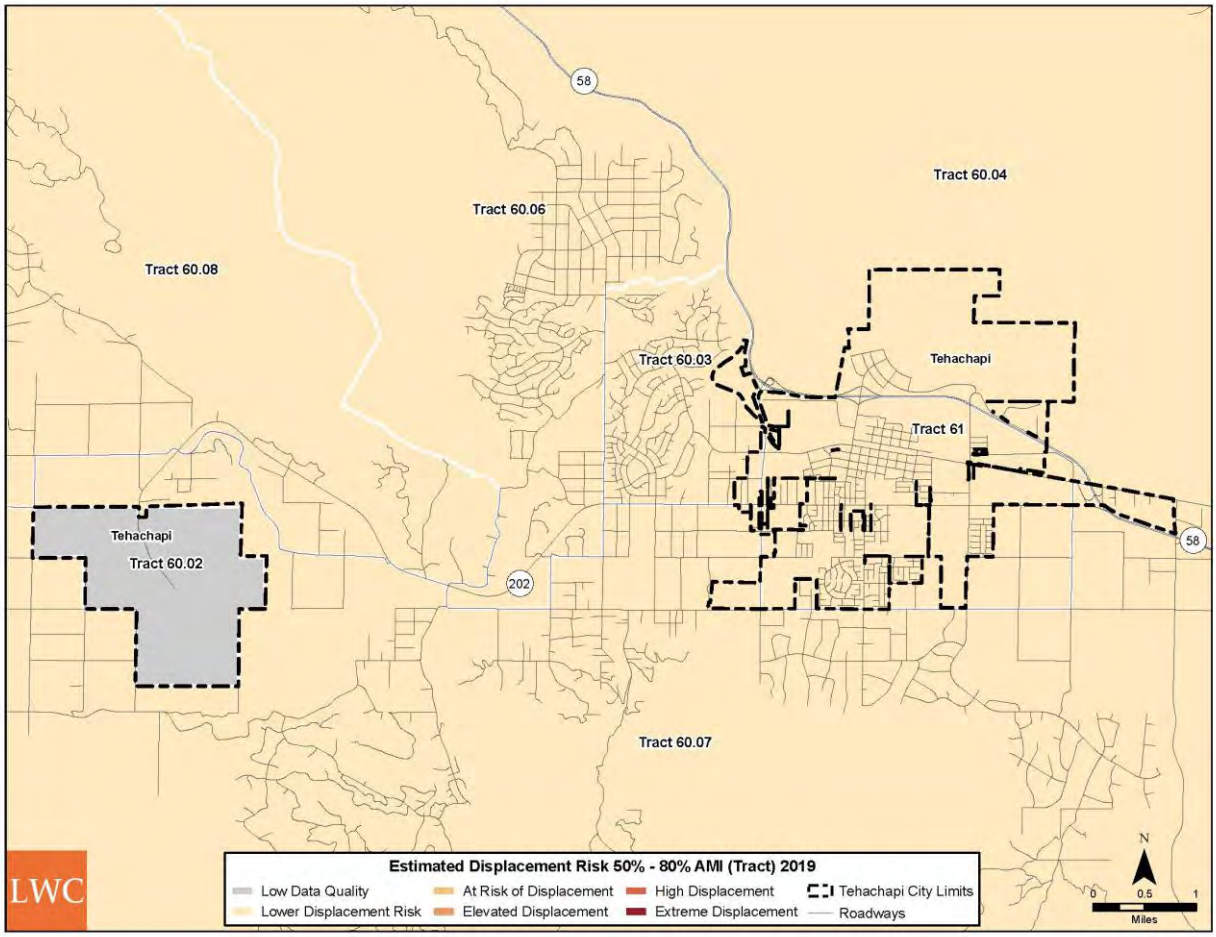


Figure F-29: Estimated Displacement Risk – 50% - 80% AMI (2019)



Homelessness

According to the most recent Kern County Point-in-Time (PIT) Count, there were an estimated 1,948 persons experiencing homelessness across Kern County in 2023. Of these, 931 people were sheltered and 1,017 were unsheltered (Table A-19). Since 2018, the estimated number of people experiencing homelessness in Kern County increased by 1,063 individuals, or 120.1 percent. In Tehachapi, one person experiencing homelessness was unsheltered in 2023.

Table F-6: People Experiencing Homelessness in Kern County, 2018 to 2023

	2018	2019	2020	2021	2022	2023
Sheltered	515	525	576	569	875	931
Unsheltered	370	805	1,004	1,581	728	1,017
Total	**885**	**1,330**	**1,580**	**2,150**	**1,603**	**1,948**

Source: Bakersfield/Kern County Continuum of Care, 2023

As reported in Appendix A, Section A.3.5 (Special Housing Needs), 71.1 percent of individuals experiencing homelessness in Kern County identified as White (Hispanic and Non-Hispanic), 19.8 percent identified as Black or African American (Hispanic and Non-Hispanic), 0.7 percent identified as Asian (Hispanic and Non-Hispanic), and 8.4 percent identified as Other Race (Hispanic and Non-Hispanic) (Figure A-15). 58.7 percent of persons experiencing homelessness identified as Non-Hispanic or Non-Latino, and 41.3 percent identified as Hispanic or Latino.

F.2.8 Summary of Fair Housing Issues

As displayed by the above assessment of fair housing components, access to opportunity in the City of Tehachapi is distributed relatively evenly across the community. The City is increasingly well-integrated in terms of race/ethnicity, median income, and other key fair housing indicators, and though housing cost burden is elevated for renters, UC Berkeley's UDP did not identify any portion of the City of Tehachapi or its surrounding unincorporated communities as being at-risk of displacement.

In terms of local patterns, the Census tract corresponding with the City's Downtown area (Tract 61.01) has a higher non-white population (Figure F-4) and lower median income (Figure F-13) compared to unincorporated areas surrounding the City. Due to its historic nature, structures in this Census tract are disproportionately older compared to other neighborhoods (Figure F-24). However, there is not a high incidence of substandard plumbing (Figure F-25) or kitchen facilities (Figure F-26).

In terms of race/ethnicity, there is evidence of a positive trend over time towards greater racial/ethnic integration; the proportion of non-white individuals increased both within the City of Tehachapi and in surrounding unincorporated Census tracts between 2010 (Figure F-3) and 2020 (Figure F-4). However, due to changes in how median household income was recorded between 2014 (Figure F-12) and 2021 (Figure F-13), the income trend over time is less clear. Additionally, though the percentage of the population with a disability in 2021 is slightly elevated within the City of Tehachapi (Figure F-7), this seems to be part of an overall trend for the region when compared to 2010 (Figure F-6).

No portion of the City is considered an RCAA (Figure F-15), and its primary residential areas are identified as High Resource (Figure F-15). This contrasts with patterns in the City of Tehachapi's immediate environs. A portion of the unincorporated Golden Hills community to the City's west (Tract 60.06) is considered both an RCAA and is the Highest Resource tract in the area. Further afield, no part of the City of Tehachapi or its surrounding unincorporated communities are considered areas of High Segregation and Poverty (Figure F-5). The closest such communities are portions of the City of Arvin and the unincorporated community of Mojave.

Overall, while the City of Tehachapi does not contain populations experiencing significantly higher rates of segregation or poor economic conditions, there are opportunities to improve integration,

improve the quality of the housing stock, and address disproportionate needs for affordable housing.

Additional local data and knowledge is included below to explore the presence of disparities between neighborhoods utilizing HCD's May 2024 *Affirmatively Further Fair Housing: Guide for Incorporating Local Data and Knowledge.*

Table F-7: Summary of Local Data and Knowledge

Segregation and Integration	
Race	The City is aware that the residential neighborhoods on the City's Northside and along the western portion of Valley Blvd. are home to a higher proportion of non-white households compared to other portions of the City. In the City's experience, these data reflect relatively younger Hispanic or Latino families attracted to housing in these neighborhoods which is more accessible (due to price) or preferrable (due to number of bedrooms). For example, in the Northside Neighborhood, both The Orchard and The Village developments feature many newer 3-bed multifamily units. The distribution of non-white households elsewhere in the City otherwise reflects the median percentage of these households Citywide. As noted in Section F.2.4 (Recent Infrastructure Investments and Fair Housing), the City is home to a relatively lower number of non-white households (48.5 percent) compared to Kern County (66.9 percent). Historically, communities closer to the County's agricultural industry along the floor of the San Joaquin Valley have been home to higher proportions of Hispanic and Latino households, with some featuring persistently high levels of High Segregation and Poverty (see Arvin, Figure F-5). Over time, Tehachapi's racial diversity has increased Citywide without associated increases in segregation.
Disability	Persons with disabilities are evenly distributed throughout the City, though facilities to support these residents are predominantly located closer to the services and walkability of the Downtown area. As noted in Section F.2.4, recent sidewalk improvements implemented in the Northside Neighborhood using CDBG grant funding have included the installation of ADA accessible ramps. Additionally, as noted in Appendix C (Section C.2.2), the City has supported several commercial projects that have requested ADA improvements in recent years. However, no permits for accessibility modifications for individual homes have been submitted. As noted in the Reasonable Accommodation subsection of Section C.2.2 (Land Use Controls), the City has not received any formal requests for reasonable accommodation in the last planning period.
Familial Status	Family households are evenly distributed throughout the City, as are childcare and preschool facilities.
Income	In the City's experience, median household income is relatively even throughout the City. The City has not seen HCV/Section 8 renters concentrated in any specific apartment complex or neighborhood. As described in Appendix A (Section A.5.4), assisted units in the City are concentrated on the City's west-central side. The Village and Mulberry Villa Apartments serve families, while the Tehachapi Manor complexes serve seniors. All four developments owe their location to the higher concentration of services, transportation options, and other amenities in the center of town.
Disparities in Access to Opportunity	
Education	The City is served by the Tehachapi Unified School District (TUSD), which includes three elementary schools, a middle school, a high school, and a continuation school. School attendance is assigned by geography. Though the City's middle and high school are located on the east side of town, the City has not heard school access/availability or access to education services as a concern from local families. TUSD is bordered by the Arvin Union School District to the west and the Mojave Union School District to the east. According to the California School Dashboard and City experience, TUSD schools generally perform better than other schools in the region.

Table F-7: Summary of Local Data and Knowledge

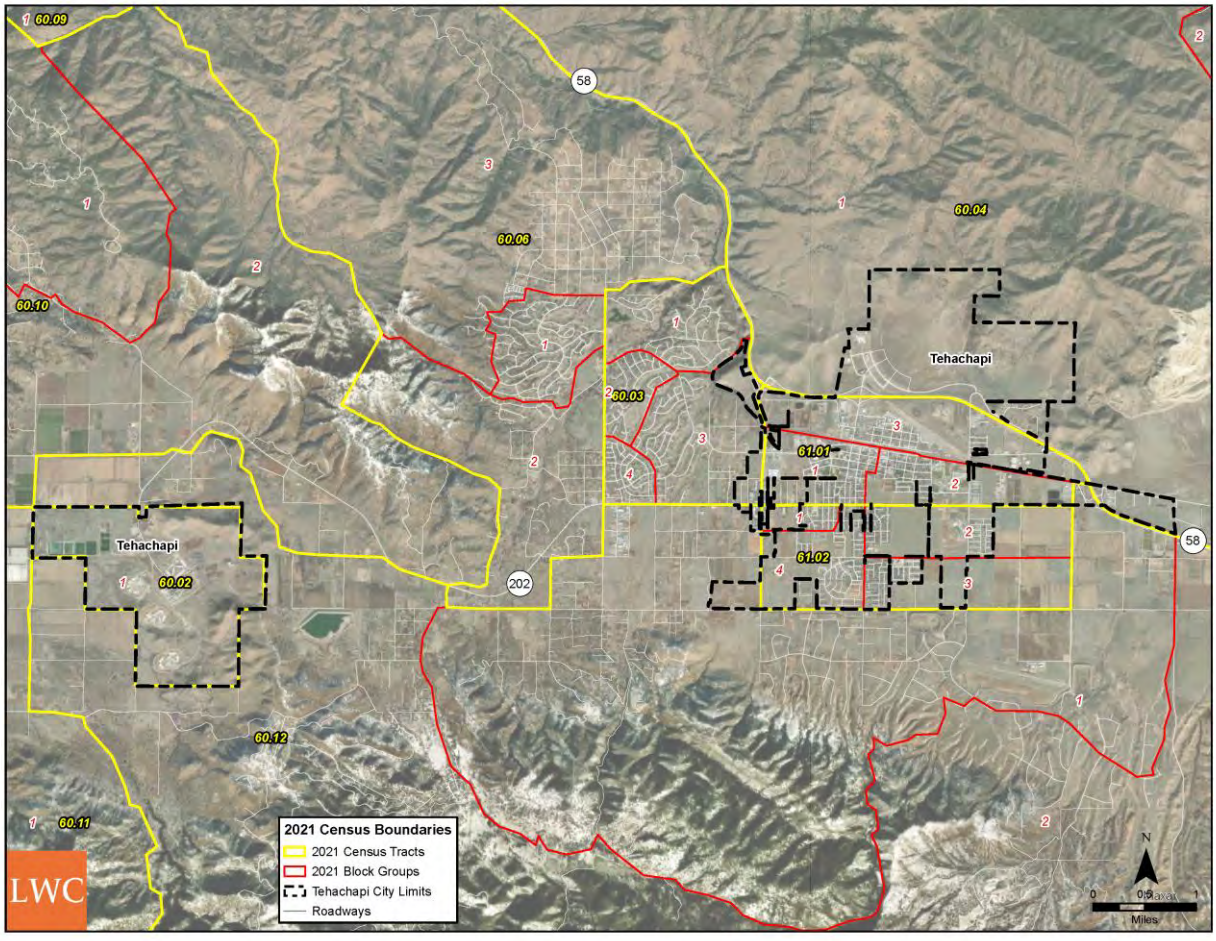
Economic	Tehachapi serves as a hub in southeast Kern County for both public and private sector employers. The City's top five employers are the California Correctional Institution (CCI), Pearce Renewables, the Tehachapi Unified School District, Adventist Health Tehachapi Valley, and Walmart. All major employers are located within a 15 minute drive of the center of town. Tehachapi has benefitted from the growth of the renewable energy, logistics, and healthcare industries in southeastern Kern County, while growth in value-added agriculture and aerospace/defense has been focused to the City's west and east, respectively.
Transportation	Due to its large size and spread out development pattern, transportation in Kern County is particularly car-dependent. Tehachapi is connected to the regional transportation system by Highway 58 and Kern Transit, which runs the Route 100 bus connecting the City to Bakersfield to the west and Lancaster to the southeast. The City's General Plan is strongly focused on multimodal connectivity between neighborhoods, districts, and corridors while acknowledging the region's auto-dependency. The City's Zoning Code implements this vision through form-based development regulations which apply to the vast majority of areas identified for new growth and redevelopment. The City's relatively small, interconnected grid network in the downtown area is connected to residential areas by major thoroughfares such as Tehachapi Blvd., East Valley Blvd., etc. Increasing the viability of walking and cycling is a major goal of the City's efforts to improve connectivity between the City's downtown and other activity centers.
Environment	Though the City was subject to extensive but periodic flooding prior to the 1970's, a series of dams and diversion structures were completed to prevent catastrophic flooding events. However, flooding continues to be given special attention when accommodating new development (see Appendix C, Table C-15 for site-specific information). As shown in Figure F-17, the City's CalEnviroScreen 4.0 score is in the low to moderate range, attributed to high indicator scores for ozone concentration, hazardous waste, and several other categories. The City collaborates with local and regional partners to address air quality issues, while generators of hazardous waste are located far from nearly all residential areas and actively monitored. To the City's knowledge, chronic pollution does not impact any particular neighborhood, and the City plays an active role in facilitating neighborhood clean-up days to address street-level quality of life. The City is also taking an active role in improving park access in specific neighborhoods which lack outdoor spaces. See Section F.2.4 (Recent Infrastructure Investments and Fair Housing).
Disproportionate Housing Needs, including Displacement	
Overpayment	Though the statewide housing crisis has also led to increases in rent and sales prices in the City, the City has not seen an acute increase in prices or evictions/foreclosures in any particular neighborhood.
Housing Conditions	As noted in Section F.2.4 (Recent Infrastructure Investments and Fair Housing), the Northside Neighborhood is one of the City's oldest and is the focus of several ongoing programs to improve infrastructure, enhance amenities, and connect residents with rehabilitation assistance (i.e., Programs 1.1, 1.3, 2.1, 2.2).
Persons Experiencing Homelessness	As described in Appendix A, Section A.3.5 (Special Housing Needs), the 2023 Point-in-Time count noted one unsheltered homeless individual in the City. Commensurate with observed need, the City will pursue collaboration with religious institutions and social service providers to identify feasible small-scale emergency shelter sites during the planning period.
Displacement	In the City's recent experience, there are no acute displacement risks impacting the community, as corroborated by Figures F-27, 28, and 29.

Section F.3 Sites Inventory and Pipeline Projects

State law requires potential new housing sites to be analyzed and evaluated in a manner consistent with the City's duty to affirmatively further fair housing (AB 686). The framework for this analysis utilizes fair housing indicators used throughout this Appendix to see if the sites identified will improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity in the City of Tehachapi and its surrounding region. Where the analysis indicates that the City does not have sufficient sites available to meet its RHNA goals in a manner that affirmatively furthers fair housing, the Housing Element must include strategies to address this, such as making additional sites available.

For reference, Figure F-30 is included showing all Census tracts and Census block groups present in the City of Tehachapi and its environs; tracts are outlined in yellow, and their constituent block groups are outlined in red. The City's boundaries overlap three Census tracts – 60.04, 61.01, and 61.02. Note these are the Census tract geographies established by the 2020 Decennial Census.

Figure F-30: Census Tracts and Block Groups, City of Tehachapi and Environs (Post-2020)



Please note that the vast majority of Tract 60.04 is outside City boundaries and covers a sparsely populated portion of the Tehachapi Mountains. The portion of Tract 60.04 within the City of Tehachapi's jurisdiction corresponds with General Plan Area 5B: Northern Foothills, a 1,564-acre area north of State Route 58. This area is predominantly made up of grazing land; existing development consists of commercial, institutional, and lodging uses off Capital Hills Pkwy. and a small equestrian-oriented mobile home subdivision off Burnett Rd.

Table F-7 provides a Census tract-level summary of all RHNA units relative to a variety of characteristics that impact fair housing, also referred to as AFFH indicators. "RHNA units" includes all housing sites identified as part of the City of Tehachapi's sites inventory in Appendix B, Table B-9 (Housing Sites Inventory by Zone).

Note that Tract 60.02 is excluded from Table F-7 due to lack of relevant data for the California Correctional Institute, while the small portions of Tracts 60.03 and 60.12 within City limits are excluded due to the absence of residential units (both existing and in the sites inventory).

Where available, additional data at the Census block group level have been added to Table F-7 to analyze identified sites and RHNA by a geography smaller than Census tracts given the City's size. In many cases (e.g., disability, TCAC scores) data are not available at the block group level. Where data are available, the margin of error for most figures is exceptionally wide -- the smaller population size of block groups can lead to greater sampling variability, and the Census utilizes increased privacy protections (such as data smoothing and swapping) to introduce "noise" into block group data. Overall, this may obscure the true the demographic and socioeconomic conditions of smaller geographies.

Table F-8: Housing Sites Inventory and Pipeline Projects by Census Tract/Block Group and AFFH Indicator

Census Tract	Existing HH	RHNA Capacity			Pipeline Projects	AFFH Indicators										
						Integration and Segregation					Access to Opportunity			Displacement Risk		
		Lower	Mod	Above Mod		Non-White Pop.	Disability Rate	% Living Alone	% Children in Female-Headed HH	Median HH Income	TCAC Composite	TCAC Economic	CalEnviroScreen 4.0	Renter Overpayment	Homeowner Overpayment	Overcrowded HH
60.04	**668**	**0**	**0**	**0**	**0**	**21.2%**	**18.4%**	**24%**	**20.3%**	**$53,165**	**Moderate**	**0.21**	**64.3**	**30.4%**	**51.4%**	**0%**
Block Group 1	447	0	0	0	0	21.2%	N/A	N/A	N/A	$55,125	N/A	N/A	N/A	22.6%	25.6%	N/A
61.01	**1,681**	**242**	**351**	**9**	**1,115 Above Mod**	**35.2%**	**18%**	**25.6%**	**10.6%**	**$43,165**	**High**	**0.51**	**69.6**	**40.3%**	**28.9%**	**0%**
Block Group 1	608	214	0	9	0	30.5%	N/A	N/A	N/A	$38,638	N/A	N/A	N/A	43.4%	53.5%	N/A
Block Group 2	561	28	351	0	1,115 Above Mod	27%	N/A	N/A	N/A	$36,574	N/A	N/A	N/A	76.8%	32%	N/A
Block Group 3	429	0	0	0	0	48%	N/A	N/A	N/A	$66,836	N/A	N/A	N/A	42.9%	10.6%	N/A
61.02	**1,855**	**293**	**405**	**0**	**444 Above Mode**	**36.8%**	**16.5%**	**18.4%**	**10.6%**	**$62,158**	**High**	**0.51**	**69.6**	**43.9%**	**36.9%**	**1.7%**
Block Group 1	263	0	0	0	0	48.7%	N/A	N/A	N/A	$32,000	N/A	N/A	N/A	57.1%	39.2%	N/A
Block Group 2	404	47	0	0	0	32.5%	N/A	N/A	N/A	$87,045	N/A	N/A	N/A	0.0%	39.5%	N/A
Block Group 3	418	0	178	0	0	32.6%	N/A	N/A	N/A	$76,769	N/A	N/A	N/A	67.4%	0%	N/A
Block Group 4	715	246	227	0	444 Above Mode	33.3%	N/A	N/A	N/A	$47,738	N/A	N/A	N/A	21.8%	58.8%	N/A

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's sites inventory against its non-white population can reveal if a city's accommodation of housing is exacerbating or ameliorating segregation and social inequity on the basis of race or ethnicity. Figure F-31 shows the locations of the City of Tehachapi's sites inventory relative to non-white population percentages, and Figure F-32 shows the distribution of City and site areas relative to non-white population percentages.

The City (excluding Tract 60.02) contains two non-white population percentage categories, 21 to 40 percent and 41 to 60 percent non-white residents. The 21 to 40 percent category covers 61 percent of the City's total land area and 100 percent of the City's sites inventory (Figure F-32). The other non-white population category covers 14 percent of the City's total land area and none of the sites inventory area.

The data source for non-white population is unique in that it reports estimates at the Census block level. This allows the identification of Tract 61.01, Block 3 and Tract 61.02, Block 1 as having the highest proportion of non-white residents compared to the rest of the City of Tehachapi. However, the sites inventory is not anticipated to exacerbate fair housing issues with regard to non-white residents, as the distribution of sites does not concentrate development in these particular neighborhoods. Due to the City's small size, these blocks groups are a half-mile or less from sites in all income categories (i.e., Lower-, Moderate-, and Above Moderate-Income).

Figure F-31: Sites Inventory and Total Non-White Population

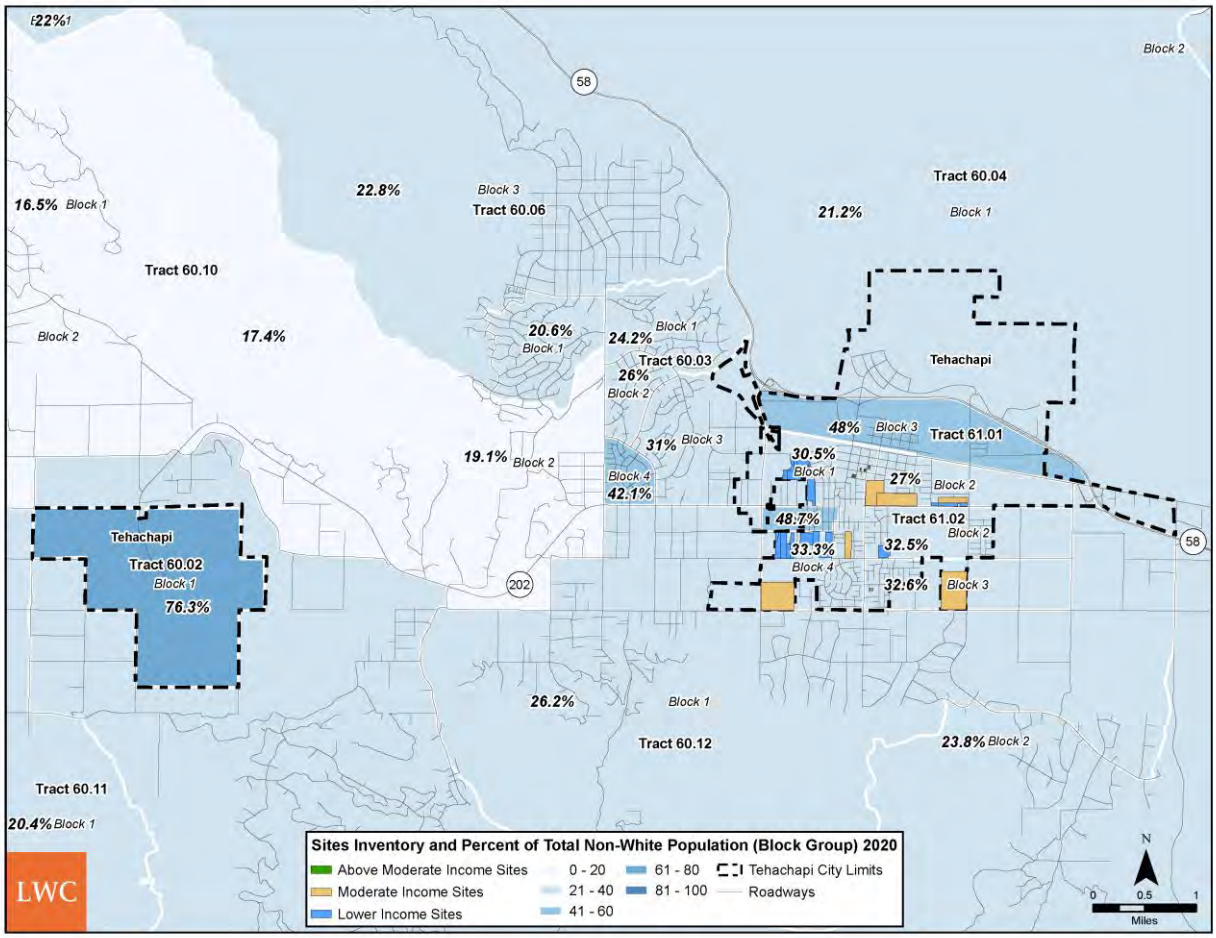
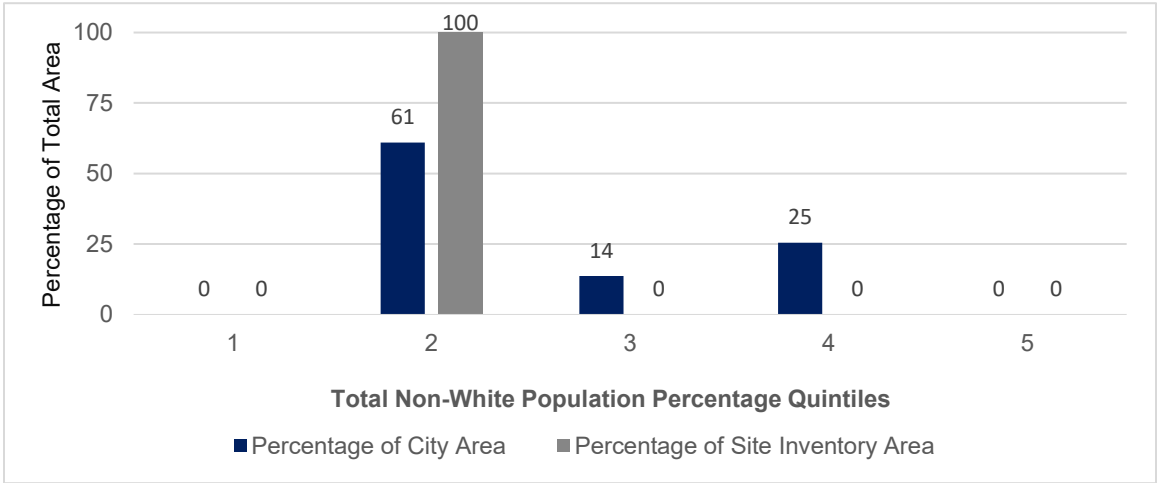


Figure F-32: Distribution of Sites Inventory and Total Non-White Population



Figures F-33 shows the location of the City of Tehachapi's sites inventory relative to median household income, and Figure F-34 shows the distribution of City and site areas relative to median household income. Income quartiles were calculated between $32,100 and $105,900 based on the data source provided by HCD. The quartile ranges are: $32,100 – $50,550, $50,550 – $69,000, $69,000 – $87,450, and $87,450 – $105,900. The mean value is $69,000.

The City contains three median household income categories, estimated as quartiles due to the nature of the data source for median household income (Figure F-34). The less than 25 percent category (representing a household income of less than $50,550) covers 35 percent of City land area and 36 percent of sites inventory area. The $50,550 – $69,000 category covers 58 percent of the City land area and 64 percent of sites inventory area. The $69,000 – $87,450 category covers seven percent of City land area and none of the sites inventory area. No City land or site inventory area are in the highest category.

The City's residential areas are entirely contained within Tracts 61.01 and 61.02. Tract 61.01 is the more northern tract and has a median household income almost $20,000 less than Tract 61.02 to the south. As shown in Table F-7, the City does not concentrate lower-income RHNA units in the lower-income Census tract, locating a greater number in Tract 61.02. RHNA capacity is also distributed at the block group level, with lower-income sites in block groups of relatively higher incomes and moderate-income sites in block groups of relatively lower incomes – benefitting housing mobility and integration. There is little evidence that the distribution of sites satisfying lower-income RHNA will exacerbate patterns of segregation in the City. Overall, RHNA capacity is well-distributed throughout the City and not isolated in any one location, with both core City neighborhoods hosting anticipated future development where the greatest amount of land is available. As noted above, due to the City's small size, no one section of these Census tracts are more than one half-mile from sites in all income categories (i.e., Lower-, Moderate-, and Above Moderate-Income). Additionally, related General Plan implementation is anticipated to benefit both new and existing residents.

Figure F-33: Sites Inventory and Median Household Income

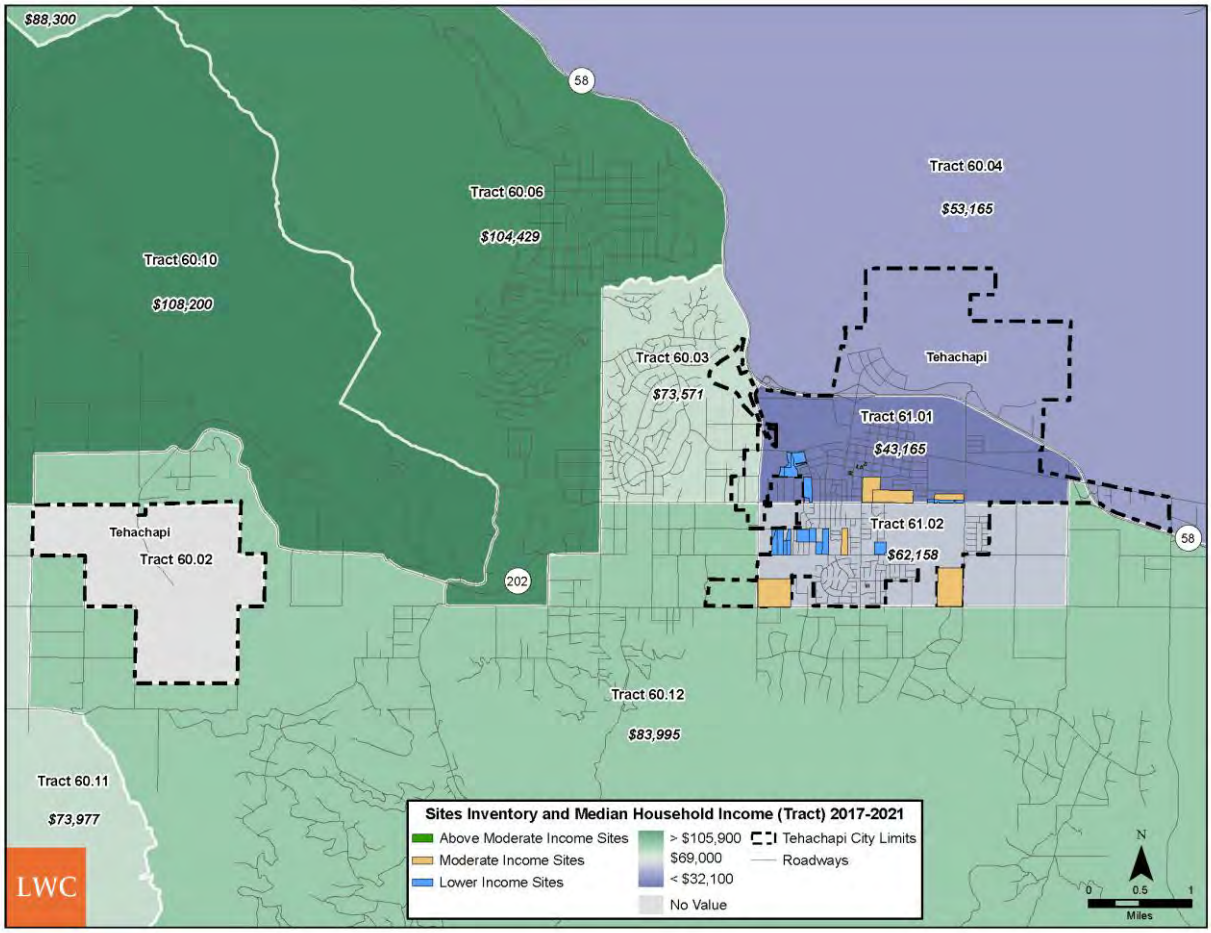
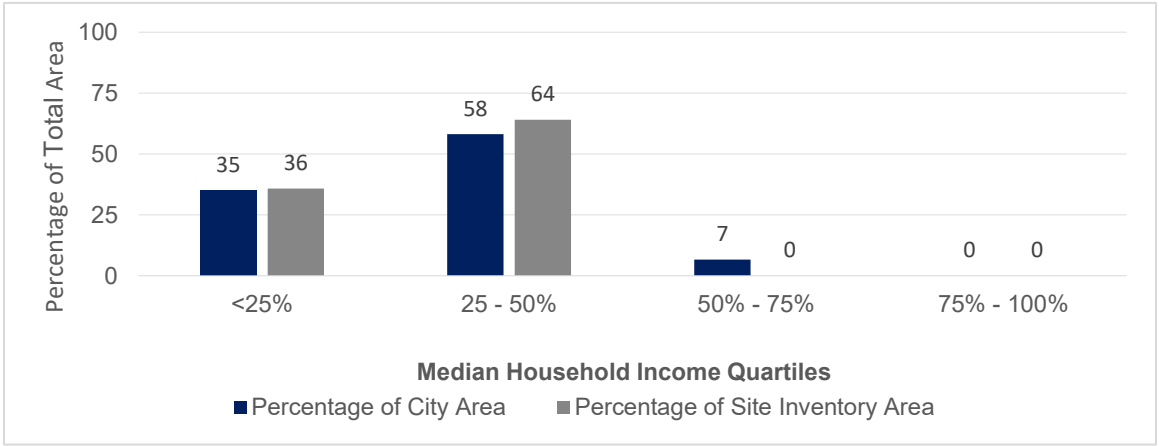


Figure F-34: Distribution of Sites Inventory and Median Household Income



F.3.2 Potential Effects on Access to Opportunity

Figure F-35 shows sites inventory locations across the City's TCAC Opportunity Areas Composite Score. Due to the nature of this data source, Composite Scores are given at the "total tract" level (i.e., Tract 61 in lieu of Tract 61.01 or 61.02 as for other AFFH indicators).

The City's residential areas are entirely contained within Tract 61, which is categorized as High Resource based on the TCAC Composite Score criteria. Thus, Figure F-36 shows 65 percent of City land area and 100 percent of sites inventory area in the High Resource category. As previously noted, Tract 60.04 (categorized as Moderate Resource) contains few residential units, nearly all of which are outside the City of Tehachapi's boundaries.

Outside the City of Tehachapi, Tract 60.06 is categorized as Highest Resource and is the highest resource tract in the City's surrounding region. For a more detailed description of the unincorporated community of Golden Hills (contained within Tracts 60.03 and 60.06), see above in Section F.2.4 (Racially or Ethnically Concentrated Areas). As shown in Figure F-5, the portion of Golden Hills contained within Tract 60.06 is considered a Racially Concentrated Area of Affluence (RCAA). Continued residential growth in the City of Tehachapi is anticipated to gradually balance out overall racial/ethnic and economic demographics over time.

Overall, the sites inventory locations will likely not impede access to opportunity because housing development potential in the City is aligned with higher resources overall.

Figure F-35: Sites Inventory and TCAC Composite Score

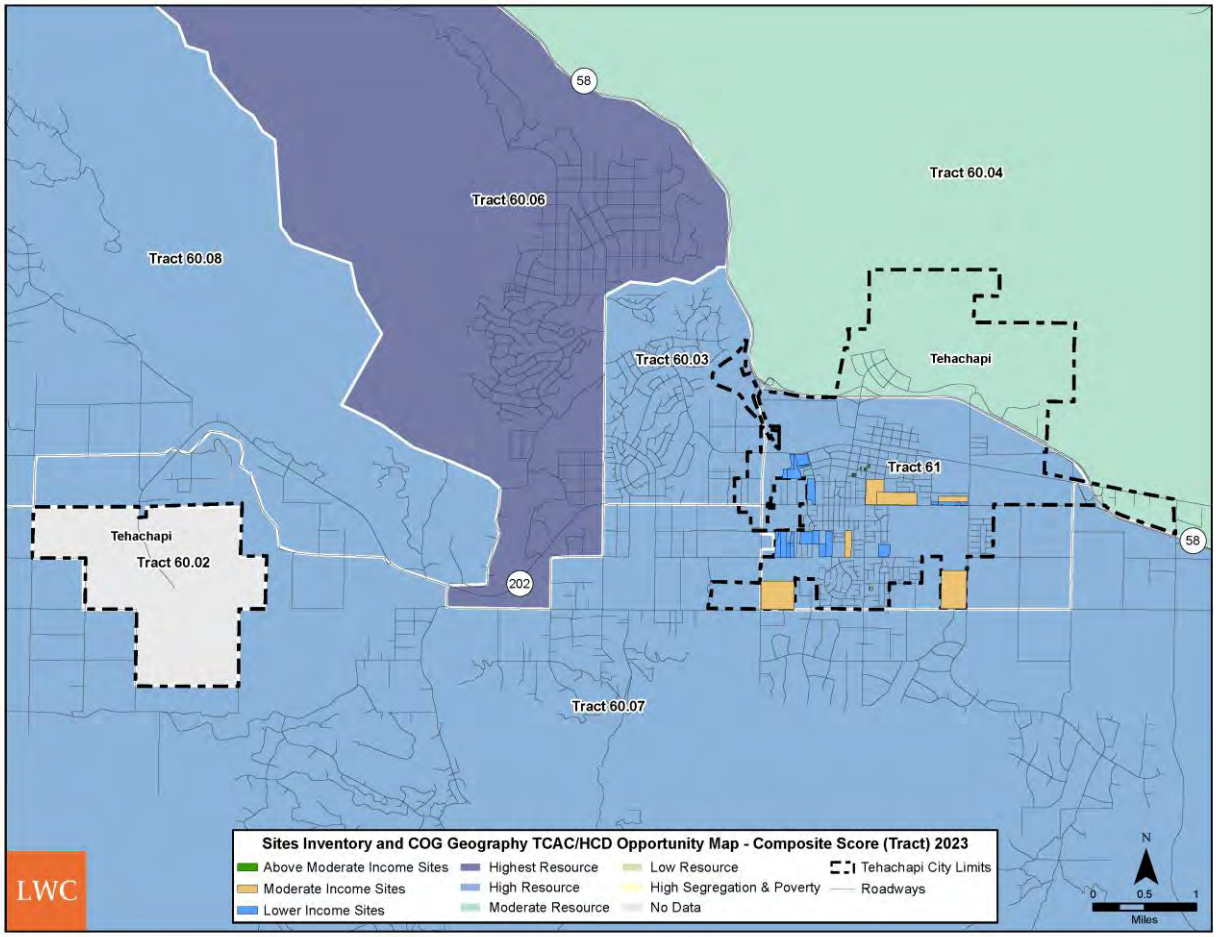


Figure F-36: Distribution of Sites Inventory Across TCAC Composite Score

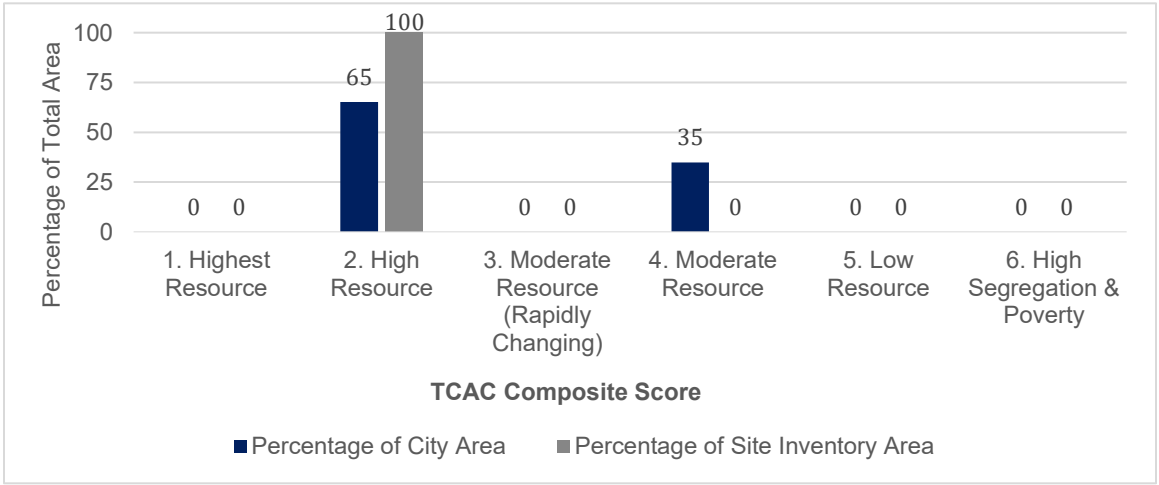


Figure F-37 shows the locations of the City of Tehachapi's sites inventory relative to CalEnviroScreen 4.0 scores. With scores presented as deciles, the City contains two categories, the 21 to 30 percent range and the 61 to 70 percent range. The portion of the City in the lower CalEnviroScreen 4.0 range is minimal, covering only a portion of Tract 60.03 on the City's western edge. Thus, Figure F-38 shows 97 percent of the City's land area and 100 percent of the sites inventory are in the 61 to 70 percent category.

Due to the relatively uniform nature of the City's CalEnviroScreen 4.0 scores, the sites inventory is not anticipated to exacerbate fair housing issues regarding exposure to environmental hazards.

Figure F-37: Distribution of Sites Inventory and CalEnviroScreen 4.0 Scores

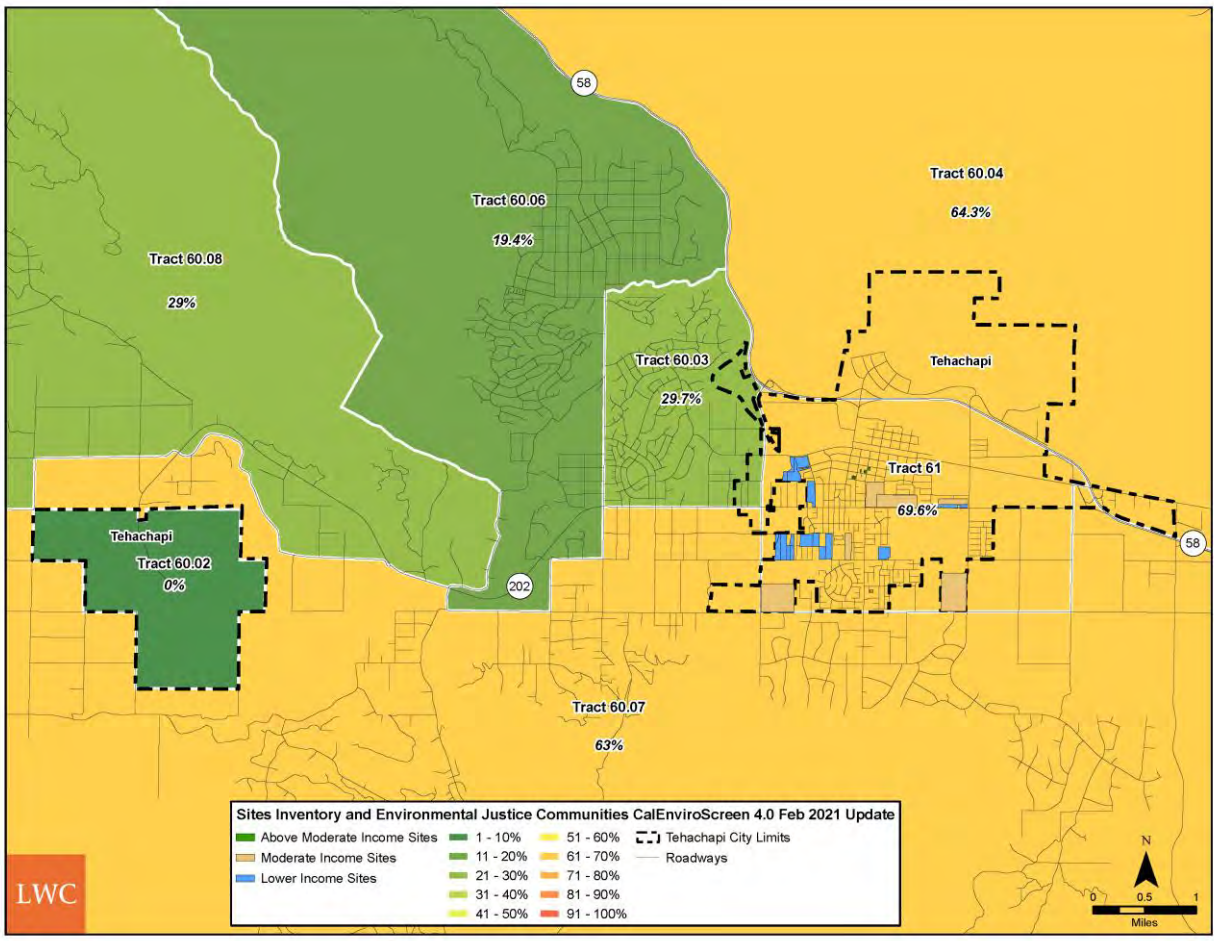
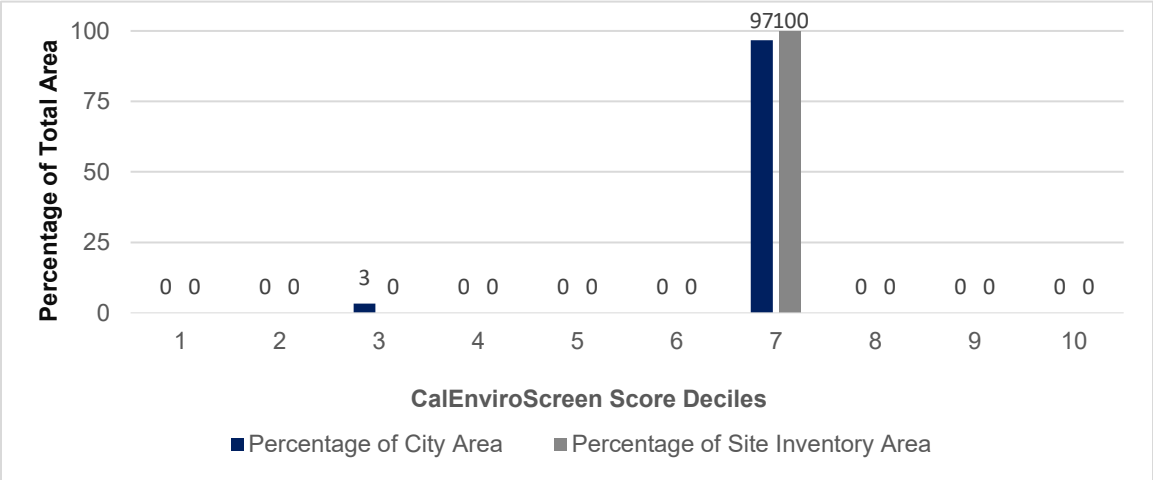


Figure F-38: Distribution of Sites Inventory and CalEnviroScreen 4.0 Scores

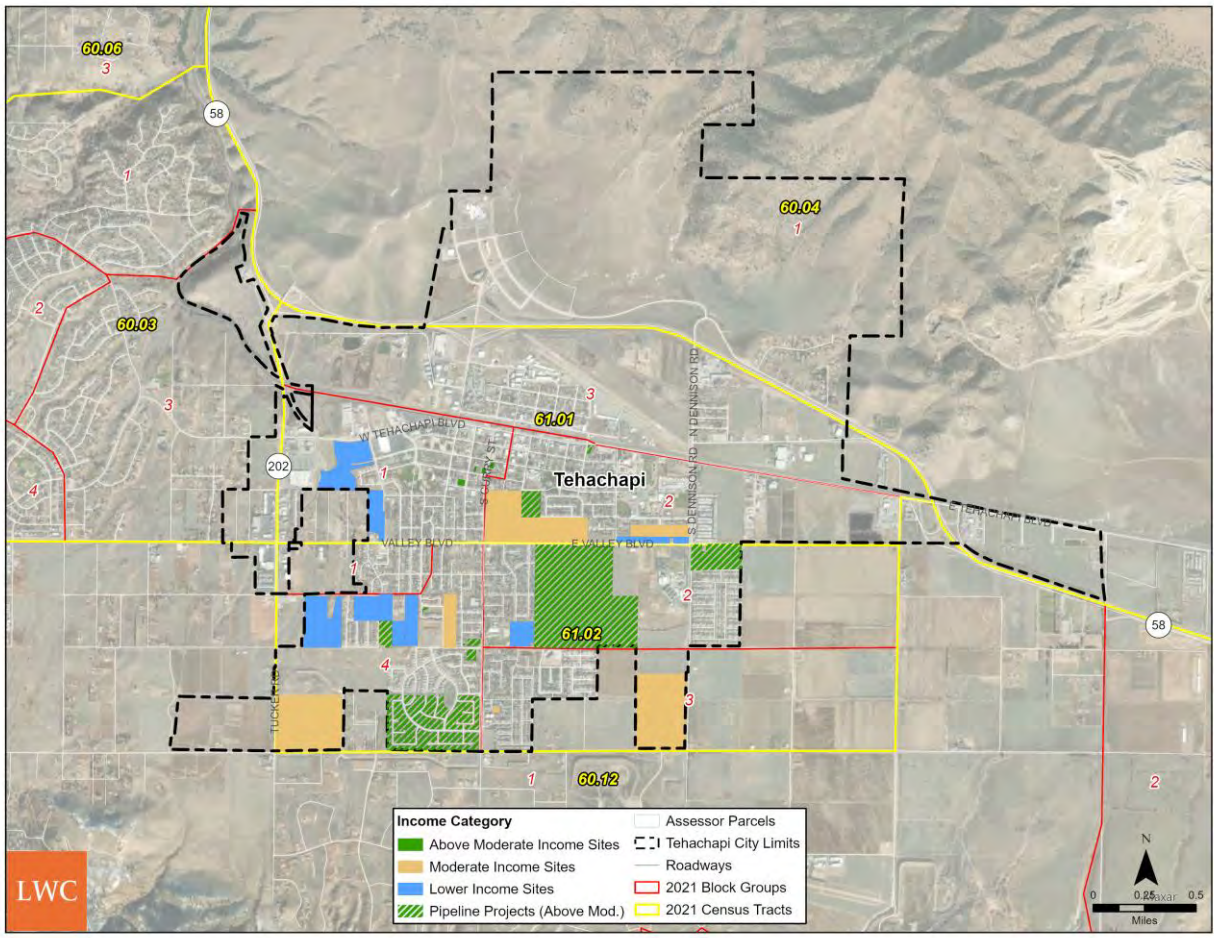


F.3.3 Entitled and Proposed Developments

Because the RHNA projection period for the 2023-2031 Housing Element begins on June 30, 2022, housing developments that are proposed or received entitlement and were not issued a certificate of occupancy before July 1, 2022 but are expected to be completed before the end of the planning period (January 31, 2031) can be credited toward the RHNA. Thus, in addition to the City's housing sites inventory (Appendix B, Table B-9), the City has also accounted for entitled and proposed developments as shown in Appendix B, Table B-3 (Units Approved, Permitted, and/or Built).

Figure F-38 displays both the City's housing sites inventory and all entitled and proposed developments (pipeline projects) which meet the criteria described above.

Figure F-38: Housing Sites Inventory and Entitled/Proposed Developments by Income Category



As noted in Appendix B, Section B.2.4, the City's methodology for assigning specific income categories to parcels in the sites inventory is based on both the maximum allowable density of the underlying zone and a conservative calculation of realistic capacity based on recent developments trends (see Tables B-6 and B-7). The lower-income category threshold is consistent with the default density for Tehachapi pursuant to Government Code Section 65583.2(c)(3).

Though sites identified to accommodate lower-income RHNA are predominantly located in the western portion of the City, this geographic distribution will not exacerbate patterns of segregation or impede access to opportunity. As noted above, due to the City's small size, both sites inventory sites and pipeline projects in all income categories (i.e., Lower-, Moderate-, and Above Moderate-Income) are no more than one-half mile from the City's residential neighborhoods. Sites identified to accommodate both lower-income and moderate-income RHNA are distributed throughout the City and their categorization is a result of the location of available land and the higher densities allowed by the City's form-based zones.

Unlike sites inventory parcels, entitled and proposed developments have been automatically categorized as Above Moderate Income because the developments are producing market-rate housing and include no income-restricted units. However, it is important to understand these new developments in the context of the City's local housing market – most importantly that they are not targeted toward above moderate-income households. Almost 80 percent of entitled and proposed developments are occurring within the City's form-based zones which, as noted elsewhere, rely on objective building and frontage standards to implement the General Plan vision for each area. These standards provide a variety of options for applicants and help increase the certainty of the entitlement process for developers, encouraging "affordability by design" and increasing housing choice in the City.

In the City's experience, and from developer feedback, this has enabled the City to facilitate "market rate" development that does not exacerbate fair housing issues or concentrate higher-income households in any one neighborhood. The experience has been that this approach has increased the diversity of housing choices available in the City.

An important recent example of the form-based code's success at promoting a diversity of housing choice is the Sage Ranch development. This 139-acre, 995-unit project is located within Infill Growth Sector 4B as described in the General Plan and within the Neighborhood General (T-4) District. The master planned community is immediately adjacent to (or no more than a six-block walk from) the City's key infrastructure and amenities, including Downtown, City Hall, police/fire/ambulance services, Tehachapi High School, Jacobsen Middle School, and Tompkins Elementary School. It is also adjacent to parcels in the sites inventory categorized as both lower- and moderate-income, demonstrating how the City's relatively small size discourages segregation by household income.

Aerial rendering of the Sage Ranch development, showing proximity to both existing residential neighborhoods and adjacency to key Sites Inventory parcels. (Source: Greenbriar Sustainable Living)

Sage Ranch will feature a variety of housing types at different price points, offering buyers significant flexibility depending on lifestyle and budget. These include traditional single-family homes, townhomes, and age-targeted apartments appropriate for seniors. All homes are designed based on the form-based code's orientation towards smaller lots, less maintenance, lower water/energy consumption, walkability, and access to community amenities. Though the current housing market puts median home prices at around $435,000, Sage Ranch's developers are targeting prices between $300,000 to $550,000.

Thus, though the Sage Ranch development is categorized as an Above Moderate-Income pipeline project due to its absence of deed-restricted homes, built results will ultimately be "affordable by design" and greatly increase housing options compared to existing residential neighborhoods.

Error! Use the Home tab to apply 0 to the text that you want to appear here.*Site plan of the Sage Ranch development, demonstrating the variety of densities and housing types enabled by the form-based code's Neighborhood General (T-4) District. (Source: JZMK Partners)*

Section F.4 Contributing Factors and Meaningful Actions

Fair Housing Issue 1: Racially and Ethnically Concentrated Areas of Poverty

Though no portion of the City of Tehachapi is at-risk of displacement (F-27), the Downtown area (Tract 61.01) has a higher concentration of lower-income households, non-white households, and homes built before 1960 compared to the rest of the City. As the City's original housing stock

ages, maintenance and repair costs can result in lower property values for homeowners and lower quality of life for owners and renters alike. Together, these data indicate that continued public and private investment in this neighborhood will have a beneficial impact on conserving and improving the existing housing stock and disproportionately benefit non-white, lower-income households.

Fair Housing Issue 2: Disparities in Access to Opportunity for Persons with Disabilities

Data from Appendix A (Housing Needs Assessment) indicates that the City of Tehachapi's senior population will need increasing attention and support during the planning period. For example:

- According to 2020 ACS 5-Year Estimates, the City's population is aging more rapidly compared to Kern County; its median age increased from 35 to 37.8 from 2010 to 2020, a rate almost twice that of the County (see Table A-2 and Figure A-2).
- An estimated 38.8 percent of households in the City of Tehachapi were single-person households, a much higher proportion than the County (Figure A-7), though the City's housing stock is predominantly made up of 3-bed housing units (Figure A-12).
- An estimated 57.4 percent of senior households in the City of Tehachapi are considered lower-income (Table A-11), and though the rate of housing cost burden is low for all senior households, extremely low- and very low-income senior households are more likely to rent and experience much higher rates of cost burden.

Additionally, though identified as part of a regional trend, the City's core Census tracts are home to an increasing percentage of people with disabilities (Figure F-7).

Together, these data indicate that ensuring access to housing, facilities, accessibility improvements, and other services will have a beneficial impact on senior individuals, senior households, and households supporting aging family members.

Fair Housing Issue 3: Disproportionate Housing Needs, Including Displacement

Renters in the City of Tehachapi experience higher levels of housing cost burden across both of the City's core Census tracts (Figure F-20). Spending a high proportion of household income on housing costs may prevent tenant households from allocating income for other necessities such as childcare, transportation, and medical costs and can disproportionately impact at-risk households. Facilitating new rental housing opportunities, such as smaller unit sizes and a mix of housing types, will have a beneficial impact on renter households, as well as address the other fair housing issues noted above.

Table F-8 lists the City of Tehachapi's prevalent fair housing issues, their corresponding contributing factors, priority level, and the proposed housing programs the City will pursue to overcome the patterns and trends identified in the above assessment and affirmatively further fair housing. The programs' detailed timelines and quantified objectives are located in Section III of the Housing Element.

Table F-9: Fair Housing Issues, Contributing Factors, and Proposed Actions (2023-2031)

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Racially and Ethnically Concentrated Areas of Poverty	Lack of community revitalization strategies Challenges to existing residents for housing/property upkeep due to financial/physical constraints Lack of public investments in specific neighborhoods, including services and amenities	2	Program 1.1: Energy Efficiency and Water Conservation Program 1.3: Weatherization for Extremely Low-Income Households Program 2.1: Housing Rehabilitation Program 2.2: Clean Up Programs
Disparities in Access to Opportunity for Persons with Disabilities	High levels of overpayment Challenges to existing residents for housing/property upkeep due to financial/physical constraints	1	Program 3.9: Enhanced Density Bonus for Senior Housing Program 4.2: Persons with Disabilities
Disproportionate Housing Needs, Including Displacement	High levels of overpayment Overall lack of sufficient available affordable housing options throughout the City	3	Program 3.2: Downtown Development Program 3.4: Proactive Partnerships for Affordable Housing Program 3.6: Accessory Dwelling Unit Outreach

Appendix G: Housing Resources

Contents

Section G.1 Financial and Administrative Resources 1
G.1.1 Local Resources 1
G.1.2 Regional Resources 2
G.1.3 State Resources 6
G.1.4 Federal Resources 9
Section G.2 Opportunities for Energy Conservation 10
G.2.1 Community Action Partnership of Kern 11
G.2.2 Regional Energy Providers 11
G.2.3 State Energy Resources 12
G.2.4 Federal Energy Resources 13

Section G.1 Financial and Administrative Resources

The following section (Appendix G) presents financial, administrative, and other resources that can support the City in addressing its housing needs. Availability of these resources is dependent on governmental and administrative priorities, legislation, and the availability of funding, which is constantly subject to change.

G.1.1 Local Resources

Tehachapi promotes affordable housing in the City through its Density Bonus program as outlined in the Zoning Code. The City also hosts four affordable housing developments:

- The Village at Tehachapi Family Apartments – 200 N. Mill Street (81 units, 80 affordable)
- Mulberry Villa Apartments – 444 W. East Street (44 units, all affordable)
- Tehachapi Senior Manor I – 544 W. East Street (71 units, 69 affordable)
- Tehachapi Senior Manor II – 654 W. East Street (44 units, 43 affordable)

Density Bonus

Chapter 4.30 (Density Bonus) of the Tehachapi Zoning Code details the City's density bonus. Developers can receive up to a 35 percent density bonus for building 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units in the development.

Senior Housing

There is one assisted affordable housing development in the City of Tehachapi, The Tehachapi Senior Manor (I and II). The Tehachapi Senior Manor was originally constructed and financed through a combination of Low Income Housing Tax Credits (LIHTC), USDA Rural Development Section 515 Rural Rental Housing Program, and USDA Rural Development Rental Assistance program. The original tax credits, issued in 1989, were set to expire in 2014 and the property was considered at risk. In 2003, the property was granted additional LIHTC tax credits and was renovated. The LIHTC program provides tax credits to developers who reserve a minimum percent of new units for low-income tenants. The property received a nine percent tax credit allocation in 2003 for $278,989 with a 10-year value of $2,789,890. The property was placed in service in 2004. Of the 115 units at Tehachapi Senior Manor, 112 are low-income and subject to the tax credit program. The property is required to remain affordable for 30 years from time placed in service and is not at risk of converting to market rate during this planning period.

G.1.2 Regional Resources

Community Action Partnership of Kern (CAPK)

- **Coordinated Entry System:** CAPK operates Kern County's Coordinated Entry System, providing a single point of access for shelter, job resources, mental health, substance abuse, and other services for individuals experiencing homelessness in Kern County.
- **M Street Navigation Center:** Provides beds, meals, laundry, support services, and pet care to unsheltered individuals.
    - The Center is a 24-hour facility providing shelter beds, meals, laundry services, medical assessment, and pet care to unsheltered individuals who face significant barriers to supportive housing care.
    - Overnight guests have a secure area to store possessions while they eat, get a shower, rest, and receive services.
    - Community partners provide core supportive services, including mental health services, medical check-ups and services, and care for companion animals.

The Salvation Army

The Salvation Army serves Tehachapi residents by providing for the immediate needs of everyone that enters their door. Support is provided through their food pantry, senior sack, bus vouchers, hotel vouchers, and utility bill assistance. These services are recommended when residents are having difficulty paying utilities bills and otherwise facing housing instability.

Flood Ministries

- **Case Management:** Once clients are placed into housing, Case Managers provide guidance and support to address issues and help clients stay in their housing. Case Managers offer clients help with furnishing their new homes and ongoing support for the next steps of achieving stability in their lives. Resilience and life transformation include addressing physical, emotional, and medical needs and life skills training.
- **Community Outreach:** Flood Ministries engages the community to destigmatize homelessness by offering educational experiences that intend to heal and humanize trauma-based adversities that contribute to the human experience of homelessness. Flood Ministries leads volunteer activities that address factors contributing to poverty, homelessness, and litter in our community.
- **Housing Navigation:** Housing navigation connects a homeless individual with a trained staff member to develop a housing plan, address the barriers, acquire documentation, and complete forms required for housing. It also involves a housing

search, including attending property-owner meetings, setting appointments, and assisting with paperwork related to housing applications.

- **Street Outreach:** Street Outreach teams seek to identify and engage people living in unsheltered locations, such as cars, parks, abandoned buildings, encampments, and the streets. The Street Outreach teams assess people experiencing homelessness, link them to immediate resources such as mental and physical health services, substance use care, shelters, and housing navigation. We ensure that people's basic needs are met while supporting them along pathways toward housing stability. These efforts play a critical role within the Bakersfield-Kern Regional Homeless Collaborative system of care designed to reduce and end homelessness.

Housing Authority of the County of Kern

- **Farm Worker Housing/Migrant Farm Labor Centers:** The Housing Authority of the County of Kern manages Farm Worker Housing and Migrant Farm Labor Centers. The eight Farm Worker Housing developments are available year-round. Migrants Farm Labor Centers are open approximately 6 months per year and restricted to seasonal farm laborers whose permanent residence is at least 50 miles away from the Center.
- **Housing Choice Voucher (HCV) Program:** The Housing Authority of the County of Kern administers 3,552 housing choice vouchers (formerly known as Section 8) in in Kern Couty under HUD guidelines. Two of these were given in the City of Tehachapi specifically. The Housing Authority contracts with landlords to subsidize the participants' rents. Housing must meet HUD Housing Quality Standards for the Agency to enter into a Housing Assistance Payment (HAP) Contract with the property owner. The subsidy is the difference between 30% of tenant income and the Section 8 Payment Standard amount for Kern County or the gross rent, whichever is lower.
- **Housing for Homeless:** The Housing Authority of the County of Kern is committed to providing quality housing with supportive services to homeless individuals and emancipated foster youth who are at immediate risk of becoming homeless, partnering with local community organizations to provide housing, rental assistance, and supportive services to qualifying individuals. Residents may access these services and housing resources by calling 2-1-1. The agency operates the following number of residential sites:
    - **Building Blocks:** Transitional Housing Program for emancipated foster youth (ages 18-21) who are homeless or at immediate risk of becoming homeless. Participating youth are required to work full or part-time and may also attend school. This Transitional Housing Program in collaboration with the County of Kern's Department of Human Services, provides motivated foster youth with apartment housing and offers them the opportunity to develop skills needed for

successful transition into self-sufficiency. Maximum residency for each youth is 18 months.

- **Green Gardens:** a 104-unit single room occupancy facility that houses formerly homeless persons with disabilities referred to the site by the Kern Behavioral Health and Recovery Services. Green Gardens offers a community room, a community dining area, a large courtyard, and on-site services provided by Behavioral Health and Recovery Services and Flood Bakersfield Ministries.
- **Haven Cottages:** Haven Cottages offers 24 one-bedroom affordable rental homes for homeless individuals with mental illness. The property is located at 68 E. White Lane in Bakersfield. The Housing Authority manages the property with referrals and resident services provided by the Kern County Mental Health Department. Haven Cottages opened in 2011.
- **Milestone:** Milestone is a scattered-site development acquired in 2020 through one-time Homekey funding. Milestone sites houses persons experiencing homelessness or at risk of becoming homeless. Milestone offers a total of 149 units throughout the scattered-sites.
- **Plymouth Rock**: This program consists of eight (8) units providing temporary housing for homeless families returning from the Bakersfield Homeless Center. Agency staff refers residents of the program to support services to help families stabilize and obtain permanent housing. The basic time limit for residents to remain in the program is one (1) year, though families may request a one-year extension.

- **Low Income Public Housing:** This federally-funded Program is administered at twelve (12) housing developments operated by the Agency. Rents are based on 30% of the tenant's monthly net adjusted income or ceiling rents, based on the size of the unit – whichever is less. Families must pay a minimum of $50.00 for rent each month. There is a total of 865 LIPH units in Kern County.
- **The Neighborhood Stabilization Program:** The Neighborhood Stabilization Program provides single family homes, duplexes, and condominiums as affordable rentals for households earning up to 50% of AMI. The properties were acquired in 2009 & 2010 and are located throughout Bakersfield.
- **Shelter Plus Care Program:** The Shelter Plus Care (S+C) program provides rental assistance to homeless disabled individuals and families who receive ongoing supportive services and case management from community organizations to help them remain in housing and increase their income. The Bakersfield Homeless Center, Flood Bakersfield Ministries, Independent Living Center, Clinica Sierra Vista, and the California Veteran Assistance Foundation refer homeless persons to the Housing Authority to receive the S+C assistance

- **Stepped Rents:** Under the Stepped Rent program, a household's monthly rent payment is set once based on the household's income. After that, the monthly rent payment goes up a bit at the same time every year, but those increases are not connected to household income. Public Housing and Housing Choice Voucher households are chosen to be a part of the Stepped Rent program by random selection. A household's monthly rent payment for the first year of Stepped Rent is set at 30% of the household's adjusted income. Then, each year after that, the monthly rent payment will increase, or step up, by 3% of Fair Market Rents for the household's unit size. After the first year, the monthly rent payment is no longer tied to household income. Rather, a household's monthly rent payment will increase by a small amount, called a "step" each year; regardless of if household income has changed or not. Households will need to do an income reexamination and report updated income once every three years. However, these reexaminations are only to verify continued eligibility for housing assistance and do not affect the household's monthly rent payment. Households do not need to report income decreases between the 3-year income reexaminations but if the household is facing a financial burden, the household may be eligible for a temporary hardship rent. If a household experiences a financial hardship, the monthly rent payment can be temporarily lowered.

Kern County Department of Human Services

- **Bakersfield Kern Regional Homeless Collaborative Coordinated Entry System:** As a member of the Bakersfield Kern Regional Homeless Collaborative (BKRHC), it is the goal of DHS to assist all Kern County communities in ending homelessness by providing a clear and systematic pattern for helping individuals to quickly access the most appropriate services available through standardized access, a standardized assessment process, and a coordinated referral (match) process. All individuals and families who receive homeless or at-risk of homeless assistance through DHS will be connected with the Kern County Coordinated Entry System in an effort to identify any additional services or resources that may be available throughout the community.
- **Bringing Families Home Program:** Bringing Families Home Program, administered by The Open Door Network, serves families involved with the child welfare system who are experiencing, or at risk of, experiencing homelessness to increase family reunification and to prevent foster care placement. The program offers financial assistance and housing-related wraparound supportive services, including but not limited to rental assistance, housing navigation, case management, security deposits, utility payments, moving costs, interim shelter assistance, legal services, and credit repair.
- **CalWORKs Homeless Assistance:** CalWORKs Homeless Assistance aims to help CalWORKs families meet the reasonable costs of securing housing and serves eligible CalWORKs recipients, or apparently eligible CalWORKs applicants, who are

homeless or at-risk of homelessness. These programs include Temporary Homeless Assistance (THA), Permanent Homeless Assistance (PHA), and Permanent Homeless Arrearages Payment. Assistance is granted for a continuous period of homelessness caused by specific circumstances and is available once every 12-months starting from the day the first payment is issued unless the recipient has a verified exception.

- **CalWORKs Housing Support Program:** CalWORKs Housing Support Program offers financial assistance and housing-related wraparound supportive services, including but not limited to rental assistance, housing navigation, case management, security deposits, utility payments, moving costs, interim shelter assistance, legal services, and credit repair. The program offers financial assistance and housing-related wraparound supportive services, including but not limited to rental assistance, housing navigation, case management, security deposits, utility payments, moving costs, interim shelter assistance, legal services, and credit repair.
- **Housing and Disability Advocacy Program:** The Housing and Disability Advocacy Program, administered through a collaboration between Flood Ministries and Greater Bakersfield Legal Assistance, assists people experiencing or at risk of homelessness who are likely eligible for disability benefits by providing advocacy for disability benefits as well as housing supports. The four core requirements of the Housing and Disability Advocacy Program include outreach, case management, disability benefits advocacy, and housing assistance. Housing-related financial assistance and wraparound supportive services provided include but are not limited to interim shelter assistance, rental assistance, housing navigation, case management, security deposits, utility payments, moving costs, legal services, and credit repair.

G.1.3 State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, and land preservation projects that support infill and compact development that reduce greenhouse gas emissions.
- **CalHome:** HCD-provided grants to local public agencies and non-profit housing developers to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit homeownership programs.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, and emergency housing operating support.

- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program enables home buyers to claim a dollar-for-dollar tax credit for a portion of the annual mortgage interest, up to $2,000. The remaining mortgage interest may still be calculated as an itemized deduction.
- **California Self-Help Housing Program (CSHHP):** Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing homes, board and care, and assisted living facilities.
- **Golden State Acquisition Fund (GSAF):** This $93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state. GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
- **Homekey:** Homekey provides grants to acquire and rehabilitate a variety of housing types, such as hotels and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.
- **Housing Navigator's Program:** This grant program allocates funding to counties for the support of housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.

- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mills Act:** The Mills Act is an economic incentive program for the restoration and preservation of qualified historic buildings by private property owners. It grants local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **No Place Like Home Program:** This program invests in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The required affordability covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a $75 recording fee on real estate transactions.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing within

one-quarter mile of transit stations. Grants are also available to municipalities and transit agencies for infrastructure improvements necessary for the development of specified housing developments or to facilitate connections between these developments and the transit station. The maximum total award amount for a single project is $15 million.

- **Transitional Housing Program (THP):** This program provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

G.1.4 Federal Resources

- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). CDBG funds may be used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households (80 percent AMI).
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, state, and local governments to provide shelter and services to people experiencing homelessness.
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly rehouse homeless individuals and families; and prevent families/individuals from becoming homeless.
- **HOME Investment Partnerships Program (HOME):** Participating jurisdictions may use HOME funds for a variety of housing activities according to local housing needs. Eligible uses include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of rental housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Housing Choice Voucher Program (formerly Section 8) tenant-based assistance, nor may they be used to provide non-federal matching contributions

for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facilities, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.
- **Section 202 Supportive Housing for the Elderly Program:** Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, nonprofit sponsors; public sponsors are not eligible for the program.
- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **U.S. Department of Agriculture (USDA) Housing Programs:** These programs provide homeownership opportunities for individuals and below market-rate loans/grants to public and nonprofit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.

Section G.2 Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability and energy costs can constitute a significant portion of total housing costs. High energy costs also impact low-income households

disproportionately. The U.S. Department of Energy has found that, nationally, low-income households spend a larger portion of their income on home energy costs (e.g., electricity, natural gas, and other home heating fuels) than other income group households.[1]

G.2.1 Community Action Partnership of Kern

Community Action Partnership of Kern (CAPK) is the local administrator of the federally-funded Low-Income Home Energy Assistance Program (LIHEAP). CAPK also offers weatherization services.

- **HEAP Assistance:** Once-a-year assistance in paying gas, electric, wood, and propane home energy costs. Eligibility and assistance level based on household size, gross monthly income, and program priorities. (Program restrictions may change on an annual basis and according to funding availability).
- **Weatherization:** Free service for qualifying households that install upgrades to make homes more energy efficient.

G.2.2 Regional Energy Providers

Southern California Gas (SoCalGas) and Southern California Edison (SCE) provide natural gas and electricity services for the City of Tehachapi. Both energy providers assist low-income, disabled, and senior citizen customers through several programs and community outreach projects, including:

- **CARE (California Alternate Rates for Energy):** This program reduces energy bills for eligible participants by about 30 percent. Qualifications are based on whether any person living in the home participates in a list of public assistance programs or household income guidelines.
- **Energy Savings Assistance Program:** Provides no-cost, energy-saving home improvements to help save money year-round for eligible customers who meet certain income requirements. Home improvements may include attic insulation, door weather stripping, low-flow showerheads, minor home repairs and more.
- **Medical Baseline Allowance Program:** Provides natural gas at the lowest baseline rate if a full-time member of a household has a qualifying medical condition that requires the use of additional natural gas for space heating. The program is not based on income; however, doctor certification is required.

[1] U.S. Department of Energy, Office of Energy Efficiency & Renewable Energy, *Low-Income Household Energy Burden Varies Among States – Efficiency Can Help In All of Them*, December 2018.

- **FERA (Family Electric Rate Assistance):** Family Electric Rate Assistance is SCE's rate reduction program for large households of three or more people with low- to middle-income. Qualifications are based on household income guidelines.
- **Arrearage Management Plan (AMP) Program:** This program is a debt forgiveness payment plan for residential CARE and FERA customers who have past due bills (at least 90 days old) totaling $500 or greater. In exchange for making on-time payment on the current monthly bill, AMP will forgive 1/12 of the eligible total past due amount.
- **Capitation Fee Program:** This program reimburses organizations helping income-qualified customers gain assistance through the CARE or FERA program. Organizations dedicating resources to enrolling individuals and families in these programs can be entitled to capitation fees to offset expenses.
- **California LifeLine Program:** This program may provide a discount on phone services to residents receiving energy bill discounts through the CARE program.
- **Grid Alternatives' Energy for All Program:** This program provides no-cost solar for single family homeowners with limited or fixed incomes.
- **Energy Efficient New Homes Program (EENH):** SoCalGas program which provides builders of new single-family and multi-family homes that exceed State of California Title 24 Energy Efficiency Standards with rebates for installing qualifying energy-efficient natural gas appliances and controller devices.

G.2.3 State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received $212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency and renewables program component is slated to end in June 2022.

- **California Public Utilities Commission Energy Savings Assistance Program (ESAP):** ESAP provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

G.2.4 Federal Energy Resources

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.
- **Low-Income Home Energy Assistance Program (LIHEAP):** The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately $89 million which CSD distributes to contracted community energy service providers. Active. During March 2020, the CARES Act allocated California an additional $49 million to supplement its LIHEAP program, which totaled $203 million for Federal Fiscal Year 2019-2021.