CITY OF WASCO

HOUSING ELEMENT

Prepared by:

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ADOPTED JULY 21, 2009

Prepared for:

Wasco
GROW WITH US

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CHAPTER ONE – INTRODUCTION

HOUSING ELEMENT INTENT

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

1) Provide comprehensive housing-related information through compilation of data from numerous sources;

2) Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock;

3) Act as a tool for coordination between governmental bodies and the local building industry;

4) Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;

5) Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems;

6) Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and act as a meaningful guide to decision-makers considering housing-related issues.

CURRENT STATE HOUSING ELEMENT LAW

Current State law pertaining to Housing Element requirements is found in Title 7, Division 1, Chapter 3, Article 10.6 of the California Government Code. The law is administered by the State Department of Housing and Community Development (HCD).

Section 65300.5 of the California Government Code requires that a City's General Plan and all of its parts and elements shall be integrated and internally consistent. Upon completion of the preparation of this Housing Element Update the City of Wasco has determined that the proposed Housing Element is consistent with the other Elements. This determination is based on a sufficient amount of land being designated for multifamily projects and any proposed amendments to the General Plan Land Use Map shall be reviewed against the land inventory called out for in the Housing Element. Other elements of the General Plan relate to open space, agricultural conservation, a safe and efficient circulation system and public health and safety.

Section 65300.7 of the law provides that local agencies may prepare their General Plans to accommodate local conditions and circumstances, while meeting the law's minimum requirements.

STATE REQUIRED LOCAL PROGRAM STRATEGY

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

SCOPE - DESCRIPTION OF GEOGRAPHIC AREA

The geographic area covered by the Housing Element falls within the City limits of Wasco. Figures 1-1 and 1-2 show Wasco's regional location and City corporate limits.

SCOPE OF RESEARCH AND ANALYSIS

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

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

SOURCES OF INFORMATION

The 2000 U.S. Census provides the most recent complete data used to compile this Housing Element. This data has been supplemented, however, with population and housing estimates generated by the State Department of Finance in 2007, as well as other more recent information from other sources (e.g., City staff, local real estate agents, etc.). Housing projections to the year 2013 are based on the Kern Council of Government's (Kern COG) Regional Housing Needs Assessment (RHNA) program, adopted June 21, 2007 by Kern COG and the State Housing and Community Development Department (HCD) on September 7, 2007.

The Kern COG RHNA utilized in preparing the City's prior (i.e., 2002-2007) Housing Element covered the 7½-year period from January 1, 2000 to June 30, 2007, while the RHNA utilized in preparing this updated Housing Element covers the 7½-year period from January 1, 2006 through June 30, 2013. Therefore, there is a 1½-year overlap between the housing needs estimates and new construction allocations used in preparing the prior and updated Housing Elements. This overlap in the regional housing needs planning process has been inherent to the last several Housing Element update cycles and does result in some accomplishments being credited toward the attainment of objectives in both the 2000-2007 and 2006-2013 planning

periods, but this is only appropriate since there is a corresponding overlap in the housing need projections and new construction allocations for these periods.

The data collected by various sources and utilized in the preparation of this document may reflect totals which are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. However, where totals of population and housing counts were reported for the same period, they may have been adjusted to be consistent with the most valid source known.

Figure 1-1
Regional Location Map for the City of Wasco

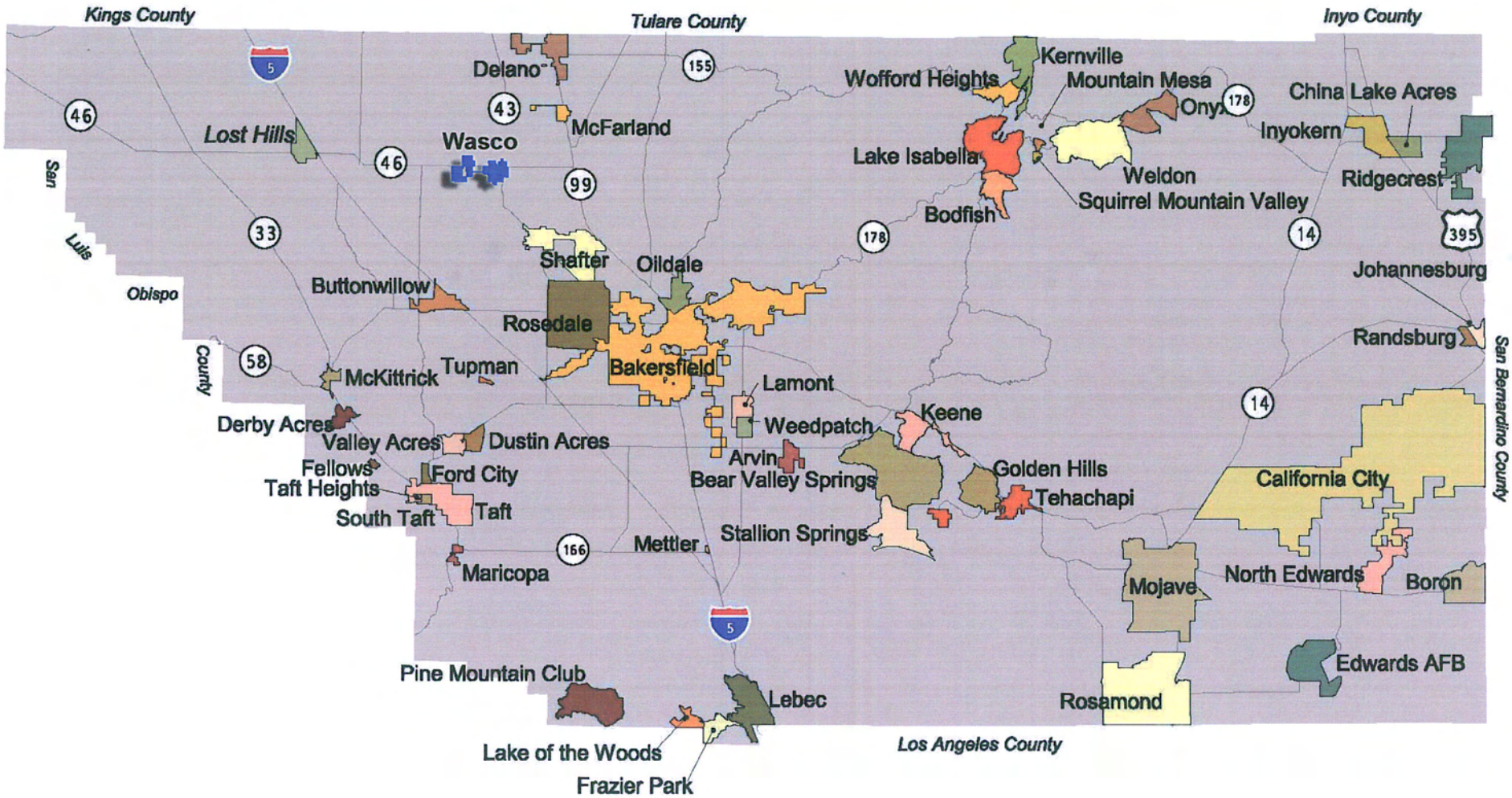
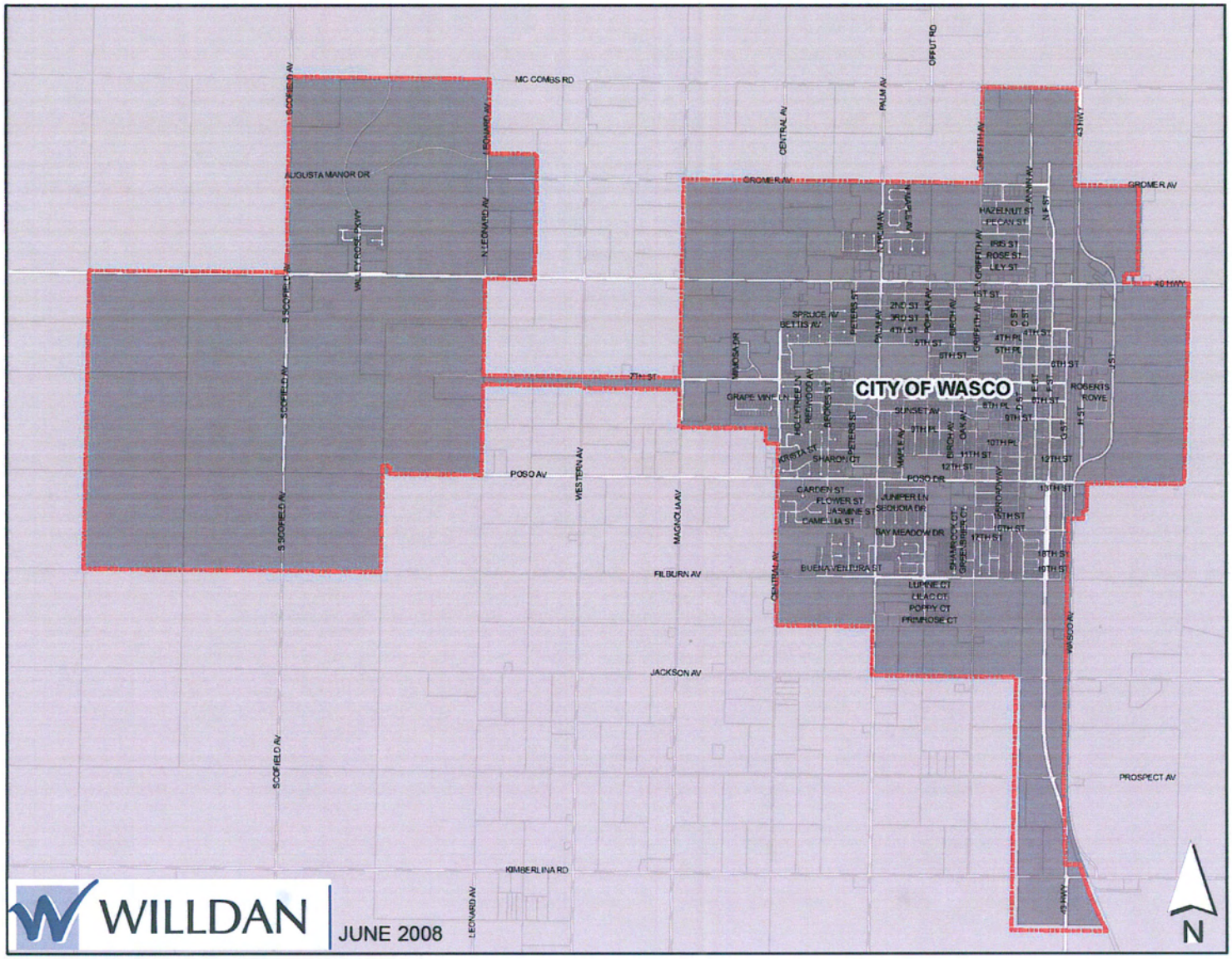


Figure 1-2
City of Wasco City Limits



ORGANIZATION OF THE HOUSING ELEMENT

Chapter One states the relationship of the General Plan Housing Element to California State law. It also states the overall intent of the Housing Element, establishes the geographic boundaries of the planning area, and provides an overview of the organization of the 2006 - 2013 Housing Element update.

Chapter Two reviews and evaluates the previous Housing Element's goals, objectives, policies and programs related to the effectiveness of the Element, appropriateness of the goals, objectives and polices, and the progress made in implementing the programs. Determinations are made where the previous Housing Element met, exceeded or fell short of what was anticipated. Finally, recommendations are made regarding the future disposition of the programs set forth in the 2002 Element.

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

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

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

Chapter Six identifies goals and policies relative to the housing needs identified in previous chapters and the various programs that will comprise the Implementation Plan for the 2006-2013 Housing Element.

Chapter Seven discusses the opportunities for public participation that were provided during the preparation and processing of the 2006-2013 Housing Element.

APPLICATION AND FLEXIBILITY OF THE DOCUMENT

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Wasco to achieve the fair share allocation and estimated quantitative objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. Specific programs are identified that could achieve the desired objectives; however, the City recognizes that funding and resource allocation may change over the planning period and other options may need to be explored to achieve the identified goals.

The City will monitor implementation of the programs contained in the Housing Element on an annual basis and make appropriate adjustments over the 7½ year planning period for this Housing Element. The annual review will occur in conjunction with the preparation of the City's

Annual Report on the implementation of the General Plan, which will be submitted to HCD on or before April 1 of each year, in accordance with Section 65400 of the California Government Code. Chapter 2 of the Housing Element will be updated annually to reflect the accomplishments of the prior year as part of this process.

PUBLIC PARTICIPATION

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort". Preparation of this updated Housing Element included two public workshops that were well advertised within the community. The public had an opportunity to review the draft document and make comments to ensure all housing concerns in the community were documented and addressed. To aid in this process, the City also established a Housing Element Update Advisory Committee, which was comprised of a cross-section of community stakeholders and interest groups, to provide input to City staff on the preparation of the updated element. Public Hearings will be held both before the Planning Commission and the City Council, as part of the adoption process for the updated Housing Element. In addition to the public participation stated above, the City will make the Draft Housing Element available to the public by posting it on the City's website. The public participation process for the updating of the Housing Element is further discussed in Chapter 7 of this document.

CHAPTER TWO - EVALUATION OF PREVIOUS HOUSING ELEMENT

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

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies" – Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2006-2013 Housing Element.

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

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

EFFECTIVENESS OF THE PREVIOUS HOUSING ELEMENT

The purpose of the previous Housing Element for the City of Wasco was to document existing and projected housing needs, and to establish an action plan to meet those needs. The previous element identified demographic and housing characteristics established quantified objectives for its policies/programs.

The previous Housing Element estimated the total housing need in the City of Wasco for very low income, other low income, moderate income and above moderate income households, and set measurable goals within each of these four categories. Additionally, the City established quantified objectives for its housing programs addressing special needs groups, such as the elderly and disabled, and other local housing needs including housing rehabilitation, demolition/replacement of dilapidated housing, first time homebuyer assistance, and weatherization improvements.

The previous Wasco Housing Element was based on the 2000 Regional Housing Allocation Plan produced by the Kern Council of Governments (Kern COG) in May of 2001. Table 2-1 shows the City's population in 2000 and an estimated figure for 2007.

Table 2-1
Population Growth
Wasco and Kern County, 2000 - 2007

	2000	2007	% Change
Wasco	21,263	24,134	13.5
Kern County	661,645	800,699	21.0

Source: U.S. Census 2000, State Department of Finance 2007

As shown, the City's population increased by 2,871 persons between 2000 and 2007. Shown is the difference between the population documented by the 2000 Census and the City's population as estimated by the State Department of Finance in January of 2007.

APPROPRIATENESS OF THE GOALS, OBJECTIVES AND POLICIES

There were no significant changes in demographics during the planning period and the goals, objectives and programs remain sound. Table 2-2 summarizes the evaluation of the previous Housing Element's policies and accomplishments over the 2002-2007 planning period. It should be noted that, while the Kern COG RHNA utilized in the preparation of the prior Housing Element covered the 7½-year period from January 1, 2000 through June 30, 2007, the prior Housing Element was prepared for a five-year period extending from 2002 to 2007 as required by State law. Therefore, this evaluation only addresses accomplishments during that five-year period.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
Objective H-1: to maintain the supply of sound housing in the City through the conservation of the current housing stock, as well as newly constructed and rehabilitated units.						
Policy H-1.1 **RESIDENTIAL DEMOLITION**	The City shall not issue a demolition permit except for housing that is unsafe and non-repairable.	Community Development	A total of 23 unsafe and generally non-repairable houses were demolished and, of these, 8 were replaced with newly constructed units.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in elimination of blight within the City through the removal of 23 unsafe and generally non-repairable houses.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Given past accomplishments and remaining need, reduce quantified objective to 15 units for 2006-2013 period.
Policy H-1.2 **HOMEOWNERS WORKSHOP**	Increase awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance through Program H-1.3.	Community Development	No homeowner workshops were conducted. However, 59 permits were issued for home rehabilitation projects (includes both privately and City funded projects), 102 permits were issued for home additions, and 9 permits were issued for garage conversions. In each instance, the applicants were counseled and provided with information regarding the benefits of home maintenance.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in issuance of permits for various improvements to 170 homes in Wasco, thereby aiding in the preservation of the City's housing stock.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	While City should continue to disseminate information on benefits of home maintenance and provide maintenance counseling as part of its code enforcement and housing rehabilitation programs, homebuyer education/training will be initiated in conjunction with BEGIN & HOME funded First Time Homebuyer (FTHB) Program. An estimated 55 households will receive such education/training as a prerequisite to participation in
Policy H-1.3 **HOMEOWNERS WORKSHOPS**	Maintenance counseling shall be a part of the technical assistance component of the rehabilitation program. To the extent that it is also important to the prevention of deterioration, maintenance	Community Development	Refer to discussion under H-1.2 above.	☐ Successful ☐ Unsuccessful ☒ Neutral Why? While counseling of households undertaking home	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Consolidate under Policy H-1.2.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
	counseling service shall be made available throughout the community. The City will conduct these workshops every other month in a convenient place for all to attend.			improvements occurred, no community workshops were conducted.		
Policy H-1.4 **COMMUNITY CLEAN-UP**	Conserve neighborhoods through community clean-up. This program consists of the periodic designation of days as "neighborhood clean-up/fix-up days." The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.	Community Development	The City conducted annual clean-up days (2 days per year) each year that benefited an estimated 1,500 households per year, or 7,500 households over the 5-year planning period. In 2003, the City Community Clean-up days resulted in 22 tons of garbage being collected and hauled to the County landfill. The subsequent clean-up days focused on the collection and disposal of white and soft goods. Over the last several years, the City found that the clean-up of alleyways was successful in improving the appearance of neighborhoods. The City cooperated with local groups in these efforts.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in highly successful annual clean-up days that eliminated blighting influences and thereby enhanced overall community appearance.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes needed; continue to implement policy as stated.
Objective H-2: To provide new housing for all income groups in appropriate locations.						

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
Policy H-2.1 **INFILL HOUSING**	Provide loans for in-fill housing on appropriate sites in established neighborhoods and recruit licensed builders to develop infill housing. The City will contact the local building exchange on a quarterly basis to try and recruit licensed builders to develop infill housing in Wasco. -On vacant sites which are designated and zoned for residential development. -On sites where non-conforming uses have been terminated. -On sites with residences which cannot be feasibly rehabilitated.	Redevelopment	Four (4) in-fill projects were completed, which equaled 80% of the stated objective for the planning period. The City also approved 2 Tract Map applications for infill subdivisions that created 13 new lots zoned Medium Density Residential for future residential development.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in efficient utilization of infill housing sites for construction of 4 new dwelling units, which represented 80% of stated objective, and provided sites for additional infill development during 2006-2013 planning period.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Continue to implement policy, but increase quantified objective to 26 units – 6 units on scattered individual lots and 20 potential units in a mixed use project being pursued by the Redevelopment Agency in the downtown area.
Objective H-3: To increase the supply of housing without over-crowding or adversely affecting the prevailing character of the existing neighborhoods.						

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
Policy H-3.1 **APPROPRIATE DENSITIES**	Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan. The City is going to amend the Zoning Ordinance and General Plan by the end of the calendar year.	Community Development	The City of Wasco's General Plan was updated in 2002. During this update, appropriate densities were assigned to ensure that neighborhoods retain their scale and character	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in new housing construction during prior planning period that exceeded total projected need by 35%, as well as projected need in both the Moderate and Above Moderate household income categories. In the Very Low and Low income categories, 59% and 79% of the estimated needs were met, respectively.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Retain and continue to implement policy, but delete reference to Zoning Ordinance/General Plan amendment, which was accomplished.
Objective H-4: To provide maximum housing choice.						
Policy H-4.1 **HOUSING DISCRIMINATION**	Prevent housing discrimination based on age, children, color, disability, marital status, national origin, race, religion or sex. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination. The City will disseminate information on fair housing laws, and provide for referrals to appropriate enforcement and investigative agencies. Information	Community Development	The City/Redevelopment Agency has required equal housing opportunity in all projects for which they have provided financial or other assistance. The City has promoted equal housing opportunity in all housing program materials it distributes and has disseminated information on fair housing laws to local residents and property owners.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Adherence to policy has resulted in affirmative marketing of new, resale, and rental housing to all residents of the community.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
	will be distributed in both English and Spanish, and will be sent to community and social centers, and public locations.					
Policy H-4.2 **ACCESSIBLE DWELLING UNITS**	In response to SB 520, the City of Wasco will make dwellings adaptable and accessible for disabled occupants. The City shall undertake a comprehensive review of the city ordinance and remove constraints to the disabled by the end of the 2002 calendar year.	Community Development	The City provided financial assistance to 16 households for the purpose of improving accessibility to dwelling units for the elderly and/or disabled, which represented 32% of the City's stated objective for the 5-year planning period. The City also adopted the housing accessibility standards set forth in the California Building Standards of the International Building Code and amended its Zoning Ordinance to comply with SB 520.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? City amended its regulatory controls and provided financial assistance to accommodate the housing needs of disabled persons.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Refocus policy on continued implementation of codes and provision of financial assistance to accommodate the housing needs of disabled persons.
Policy H-4.3 **HOUSING OPPORTUNITIES**	The City shall expand housing opportunities for both low and moderate-income households, by grant programs and maintenance of an adequate land supply.	Community Development	During 2002-2007, the City of Wasco acquired HOME funding for proposed new construction and BEGIN and HOME funds for the operation of an FTHB program. More importantly, through the City's appropriate use of its land use controls, 65 Very Low income, 65 Low	☒ Successful ☐ Unsuccessful ☐ Neutral Why? The City's efforts in implementing this policy resulted in new construction that exceeded overall projected housing need and attained 59-214% of estimated need in Very Low-Moderate income	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
			income, and 321 Moderate income housing units were constructed in Wasco during the 2002-2007 planning period. These units represented 59%, 79%, and 214% of the City's stated objectives for these new construction categories, respectively. Other actions taken by the City to ensure adequate sites for future affordable housing development are discussed under H-4.4 below.	categories.		
Policy H-4.4 **SPECIAL NEEDS AND VERY LOW-INCOME HOUSING**	The City shall expand the availability of housing units suited to the needs of large families, the elderly, disabled, homeless, and others through financial assistance in new construction. The City will provide priority to projects with large families in its CDBG, HOME and other programs.	Community Development	During the 2002-2007 planning period the City made 10 acres of land available for future senior and low income housing through General Plan Amendment/Zone Change 03-01. Based on the densities set forth in the General Plan, this provided land for the future construction of a minimum of 75 units and a maximum of 187 units. The Wasco City Council also approved the rezoning of a ± 3-acre site from Commercial to High	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Housing opportunities for large families were expended through new construction and the groundwork was laid for the construction of housing for elderly/disabled persons.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
			Density Residential and secured HOME funding to facilitate the construction of an 81-unit senior housing project. Additionally, the City Council approved Tentative Map 6737, which involved reduced size lots. This subdivision will provide first time homebuyers of low and moderate-income categories with the opportunity to purchase a house.			
Policy H-4.5 **RENTAL HOUSING**	Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs including (but limited to): CDBG, HOME, Self Help Housing Program, etc. The City will apply for these state and federal programs in an attempt to acquire financing subsidies to assist the renter population of Wasco.	Community Development	As previously indicated, the City successfully applied for funding for new housing construction through the HOME program during the prior planning period.	☐ Successful ☐ Unsuccessful ☒ Neutral Why? Expanded rental housing opportunities were provided, but primarily through the City's appropriate use of its land use controls.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.
Policy H-4.6 **HOMEOWNERSHIP**	Expand opportunities for home ownership. The City shall work to expand opportunities for owner occupied housing and home ownership	Community Development	While the City did not have a first-time homebuyer program operational by the end of the planning period, the	☐ Successful ☐ Unsuccessful ☒ Neutral Why? The City did not have a FTHB	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Implement policy and establish a quantified objective of 55 households to be assisted – 45 with BEGIN funds and 10 with HOME funds.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
	through the utilization of federal and state financing and subsidy programs to create ownership opportunities. The City will advertise the available programs on a quarterly basis in the local paper.		City had investigated and successfully applied for funding through the State BEGIN and HOME programs for the establishment of such a program. The City had also actively marketed local builders for possible participation in such a program.	program operational by the end of the prior planning period. However, the City had secured funding for a such a program that will become operational during the 2006-2013 planning period.		
Objective H-5: To avoid or mitigate hardships imposed by displacement.						
Policy H-5.1 **DISPLACEMENT**	Provide relocation services where publicly funded actions cause permanent displacement.	Community Development	Housing program participants were eligible for relocation assistance through the City's displacement program. However, no projects were undertaken that involved any permanent displacements.	☐ Successful ☐ Unsuccessful ☒ Neutral Why? No projects were undertaken that resulted in the permanent displacement of residents.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No changes needed; continue to adhere to policy as stated.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
Policy H-5.2 **DISPLACEMENT**	Minimize relocation hardship and displacement caused by demolition or conversion of housing.	Community Development	Refer to discussion under H-5.1 above.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? No projects were undertaken that resulted in the permanent displacement of residents. Only temporary relocation during rehabilitation occurred and to the satisfaction of the households involved.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to adhere to policy as stated.
Objective H-6: To provide housing to all income groups; particularly low and moderate income groups.						
Policy H-6.1 **PRIVATE SECTOR HOUSING**	Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for profit and non-profit developers to develop in the City. A. Provide financial assistance and encourage the private development of additional sales and rental housing units suitable to the needs of lower income, moderate income and higher income households by providing adequate land inventory. B. Support the private sector in its efforts to meet the housing needs of all economic segments of the community	Community Development	The City efforts in actively pursuing for profit and non-profit developers to partner with in the development of housing resulted in the construction of 652 new dwelling units during the prior 5-year planning period, of which 20% were for lower income households and 49% were for moderate income households.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in securing developers/sponsors who constructed housing that exceeded projected needs for all income categories.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
	by providing adequate land inventory. C. Provide information to developers and real estate professionals about housing program incentives to the private sector which facilitate the construction of housing stock within the City. D. Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs. E. Provide marketing material on housing program incentives.					
Policy H-6.2 **HOUSING REHABILITATION AND REPLACEMENT**	Use available Federal, State and Local housing subsidy programs to encourage rehabilitation and conduct annual housing condition surveys to determine rehabilitation need and then prioritize these needs. The City will also, through program H-1.4, have "neighborhood clean-up/fix-up days. The City will both, apply for funds, and assist interested individuals in the application of funds for rehabilitation purposes.	Community Development	During 2002-2007, the City of Wasco acquired funding for housing rehabilitation through the CalHFA, CalHome, and CDBG programs. A total of 54 units were rehabilitated using these funds and Redevelopment Agency funds, which represented 154% of the City's stated objective. In 2004, the City conducted a Housing Conditions Survey in accordance with the	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Policy resulted in home improvements and community clean-up days that preserved affordable housing, eliminated blighting influences, and enhanced community appearance.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	Retain policy and continue to implement policy, but establish quantified objective for rehabilitation of 75 units. City should also conduct another housing condition survey using CDBG P/TA funds.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
			guidelines set forth in Chapter 16 of the State CDBG Grant Management Manual. The survey was funded by a CDBG P/TA Grant from HCD. The City also conducted annual clean-up days each year that benefited an estimated 1,500 households per year, or 7,500 households over the 5-year planning period.			
Policy H-6.3 **ADEQUATE HOUSING SITES**	Seek inclusion of low and moderate-income units in new housing developments by providing adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e., manufactured housing, condominiums, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals.	Community Development	The City granted density bonuses, which allowed developers to provide for mixed housing opportunities in new subdivisions. The City also had land zoned for small lot subdivisions, with lot sizes of 4,000 sq. feet to accommodate manufactured and mobile homes. By the end of the prior planning period the City was also exploring ways to amend the Zoning Ordinance to allow for residential and commercial mixed-use development.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Adherence to policy resulted in new mixed income housing developments and laid the groundwork for additional development of this nature during the 2006-2013 planning period.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.
Policy H-6.4	Retrofit residential units with weatherization to reduce the	Community Development	A total of 62 households, whose	☐ Successful	☐ Keep Program	Continue to implement policy but also expand policy to allow

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
WEATHERIZATION	overall housing costs through marketing of utility company programs. The City will encourage utility companies to distribute fliers on weatherization on an ongoing basis.		homes underwent rehabilitation or were demolished and replaced, were referred to local utility companies for weatherization improvements.	☐ Unsuccessful ☒ Neutral Why? Policy resulted in City referring 62 households to local utility companies for weatherization improvements that could help reduce monthly housing costs.	☐ Eliminate Program ☒ Modify Program	for weatherization improvements through the City/Redevelopment Agency funded housing rehabilitation program and establish a quantified objective of 85 households for the 2006-2013 planning period.
Policy H-6.5 **PERMIT STREAMLINING**	Streamline the permit and environmental review processes to expedite housing construction. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate-income households, and housing which is accessible to the elderly and disabled.	Community Development	All residential development projects were processed within the timeframes set forth in the California Environmental Quality Act and the California Government Code.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? City facilitated affordable housing development by expedited entitlement processing.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.
Policy H-6.6 **REGULATING IMPACTS**	Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.	Community Development	The City reviewed its codes and ordinances during the updating of its General Plan and Zoning Ordinance in 2002.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? Adherence to policy resulted in Zoning Ordinance amendments in 2002, which will help to facilitate affordable housing development.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.

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

OBJECTIVE/POLICY		RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 2002	HAS THIS BEEN A SUCCESSFUL POLICY FROM 2002-2007 & WHY?	KEEP, ELIMINATE OR MODIFY THE POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE POLICY FOR THE 2006-2013 PLANNING PERIOD? (EXAMPLES)
Objective H-7: To maintain, improve and enhance the physical appearance of housing.						
Policy H-7.1 **HOUSING MAINTENANCE**	Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.	Community Development	The City's housing rehabilitation /maintenance efforts are addressed under H-1.1, H-1.2, H-1.3, and H-6.2. The City also hired a full time Building Inspector to assist the Housing Department in the rehabilitation and maintenance of existing homes.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? The overall condition of the City's housing stock was improved through home improvements, the rehabilitation of units in need of repair, and the demolition/ replacement of dilapidated units.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.
Objective H-8: To provide a quality living environment.						
Policy H-8.1 **RESIDENTIAL INFRASTRUCTURE**	Assure that housing is provided with adequate public improvements, services and amenities.	Community Development	The adequacy of public services and facilities is considered during the City's development review process. All new developments are required to submit improvement plans that are checked by the City Engineer. Additionally, the City was in the process of creating the position of Public Works Inspector, to assist with the inspection of all new infrastructure improvements, as the planning period ended.	☒ Successful ☐ Unsuccessful ☐ Neutral Why? All new housing constructed was provided with adequate public improvements, services and amenities.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	No change needed; continue to implement policy as stated.

In addition to the detailed evaluation of programs in Table 2-2, the City's accomplishments with respect to the quantified objectives for the construction of new housing during the prior planning period are summarized in Table 2-3. As seen in this table, the City met and exceeded the overall projected new construction need, as well as the estimated needs in the Moderate and Above Moderate income categories as established by Kern COG. With regard to the Very Low and Low income categories, 59% and 79% of the projected needs were met, respectively.

Table 2-3
New Construction
Objectives and Actual Accomplishments, 2002-2007

Income Group	Objective[1]	Units Actually Constructed
Very Low (less than 50% of countywide median income)	111	65
Low (50-80% of countywide median income)	82	65
Moderate (80-120% of countywide median income)	145	321
Above Moderate (more than 120% of countywide median income)	144	201
Total	**482**	**652**

[1] New construction need estimate generated by Kern COG for 2000-2007 period.

As previously mentioned, in addition to the quantified objectives for new construction to meet projected housing needs per Kern COG, the City established quantified objectives for a number of local housing programs. The City's success in meeting these objectives is evaluated in Table 2-4. Similar to its achievements in attempting to meet Kern COG's projected new construction needs, the City met and exceeded the stated objectives for many of its local housing programs and, in the majority of the cases where it did not, the efforts made during the planning period will translate into accomplishments during the coming (2006-2013) planning period.

Table 2-4
Local Housing Programs
Objectives and Accomplishments, 2002-2007

Program	Objective	Accomplishments
Residential Infrastructure Improvements	125 units	652 units
Housing Rehabilitation:		
Minor	0 units	9 units
Moderate	25 units	30 units
Substantial	10 units	15 units
Housing Replacement	5 units	8 units
Non-Profit Replacement Assistance	5 units	0 units
Community Clean-Up Programs	7,500[1] households	7,500 households
Infill Development	5 units	4[2] units
Demolition/Abatement	25 units	23 units
First Time Homebuyers	50 households	0[3] households
New Construction-Low Income Seniors	50 units	0[4] units
VL-L Other	50 units	130 units
Special Needs Housing Rehabilitation[5]	50 units	16 units
Weatherization (Marketing Only)	125 households	62 households
Homeowners Workshops	125 households	0[6] households

[1] Based on 1,500 households per year the benefiting from the program or 7,500 households over 5-year planning period

[2] In addition to the 4 infill units actually constructed, the City also approved two Tract Map applications that created 13 infill subdivision lots zoned Medium Density Residential for future residential development.

[3] While the City did not have a first-time homebuyer program operational by the end of the planning period, the City had investigated and successfully applied for funding through the State BEGIN program for the establishment of such a program. The City had also actively marketed local builders for possible participation in such a program.

[4] Although no units were constructed, the City had approved a Zone Change and committed HOME funds for an 81-unit project, which was under construction by the end of the planning period.

[5] Accessibility improvements in units occupied by disabled persons.

[6] Although the City did not conduct any homeowner workshops, the City did disseminate seasonal maintenance information on weatherization, insulation, painting, etc., each spring and fall during the prior 5-year planning period.

CHAPTER THREE - POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the population and housing needs of the community and the region. This section discusses the components of population and housing needs. The components include the trends between 1990 and 2000, and comparisons made with 2007 data when available, for Wasco's population, households, employment base and the type of housing units available. Selected statistical comparisons are also made with surrounding cities and Kern County.

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

POPULATION CHARACTERISTICS

Number of Inhabitants

Table 3-1 shows population counts from the 1990 and 2000 U.S. Census and the Department of Finance estimates for 2007 for the City of Wasco, Kern County and the State of California. Comparatively, the data shows a significant increase in population from 1990 to 2000 in the City of Wasco of 71%, with a moderate increase in population of 14% between 2000 and 2007. The population increase for Kern County was consistent for both time periods with an approximate 21% increase. Both the City and County grew at a faster rate than the State from 2000 to 2007. The overall rate of increase for Kern County was 21% with a 13.5% increase for the City of Wasco, as compared to the growth rate for the State of California of 11% for the same time period. Table 3-2 shows population growth for Kern County cities. Among the County's eleven cities, between 2000 and 2007, Wasco ranked eighth in terms of percentage increase in population.

Table 3-1
Wasco, Kern County and California Population, 1990 – 2007

	1990	2000	1990-2000 Difference	% Increase	2007	2000-2007 Difference	% Increase
Wasco	12,412	21,263	8,851	71%	24,134	2,871	13.5%
Kern County	543,477	661,645	118,168	22%	800,699	139,054	21%
California	29,760,021	33,871,648	4,111,627	14%	37,559,440	3,687,792	11%

Source: 1990 and 2000 U.S. Census
Source: State Department of Finance 2007
*Includes 6,201-prison inmate population in 2000 estimates and 6,122-prison population estimate in 2007 State Department of Finance Population Estimates.

Table 3-2
Kern County Population Trends, 1990 – 2007

Jurisdiction	1990	2000	2007	% Increase 2000-2007
Kern County	543,477	661,645	801,648	21.2%
Arvin	9,286	12,956	16,138	24.6%
Bakersfield	174,978	246,899	323,213	30.9%
California City	5,955	8,385	13,123	56.5%
Delano	22,762	39,499	53,037	34.3%
Maricopa	1,193	1,111	1,135	2.2%
McFarland	7,005	9,835	12,686	29.0%
Ridgecrest	28,295	24,927	27,944	12.1%
Shafter	8,409	12,731	14,982	17.7%
Taft	5,902	8,811	9,161	4.0%
Tehachapi	6,182	11,125	13,063	17.4%
Wasco	12,412	21,263	24,156	13.6%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census
Source: California Department of Finance Economic Research, E-1 City / County Population Estimates, 2007
*Includes 6,201-prison inmate population in 2000 estimates and 6,154-prison population estimate in 2007.

Age Characteristics

Wasco's growth from 1990 to 2000 was accompanied by a significant shift in the age structure of its population, as shown in Table 3-3. Significant increases were seen in the middle age groups of 20 to 54 years of age. There were slight decreases in the younger age groups of 0 to 19 years and in the older age groups of 55 years and older, during the decade.

Table 3-3
City of Wasco Age Characteristics

	1990*		2000	
	Total	Percent	Total	Percent
0-4	1,353	10.9	1,604	7.5
5-9	1,377	11.1	1,710	8.0
10-14	1,378	11.1	1,582	7.4
15-19	1,214	9.8	1,693	8.0
20-24	964	7.8	2,201	10.4
25-34	1,765	14.2	4,342	20.4
35-44	1,765	14.2	4,039	19.0
45-54	886	7.1	2,025	9.5
55-64	776	6.3	918	4.3
65-74	598	4.8	684	3.2
75+	336	2.7	465	2.2
Total	**12,412**	**100**	**21,263**	**100**

Source: 1990 and 2000 U.S. Census
*1990 numbers interpolated to match 2000 age categories.

Race/Ethnicity Characteristics

Table 3-4 shows the race/ethnic composition of Wasco's population. As of the 2000 Census, 34.7% of the residents of Wasco were White, compared to 61.6% of the residents within the County. Hispanic or Latino (of any race) residents constituted the largest ethnic population, comprising 66.7% of the City's population. The City had a higher Black population at 10.3% and Some Other Race category at 50.6%, compared with County rates of 6.0% and 23.2%, respectively.

Table 3-4
City of Wasco Race and Ethnicity, 2000

	Wasco		Kern County	
	Number	Percent	Number	Percent
White	7,366	34.7	407,581	61.6
Black or African American	2,183	10.3	39,798	6.0
American Indian and Alaska Native	217	1.0	9,999	1.5
Asian	143	0.7	22,268	3.4
Native Hawaiian and Pacific Islander	32	0.2	972	.1
Some Other Race	10,730	50.6	153,610	23.2
Two or More Races	592	2.8	27,417	4.2
Total	**21,263**	**100**	**661,645**	**100**
Hispanic or Latino (of any race)	14,187	66.7	254,036	38.4

Source: 2000 U.S. Census

HOUSEHOLD CHARACTERISTICS

Household Type

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in the household population.

Table 3-5 shows household characteristics for the City of Wasco. As the table indicates, there was a growing trend in the percentage of family households, increasing from 83% in 1990 to 85.7% in 2000. The City of Wasco Zoning Ordinance defines a family as follows: An individual, or two (2) or more persons related by blood, marriage or legal adoption, or a group of not more than six (6) or more persons who are not so related living together as a single household unit. The percentage of female headed households increased from 13.9% in 1990 to 16.8% in 2000, while there was a drop in elderly households from 7.5% in 1990 to 5.7% in 2000.

Table 3-5
City of Wasco
Household Type Characteristics, 1990 – 2000

Type	1990 Households	% of Total Households	2000 Households	% of Total Households
Families	2,881	83.0	3,403	85.7
Singles	489	14.1	462	11.6
Others	101	2.9	106	2.7
Total Households	3,471	100.0	3,971	100.0
Female Headed	484	13.9	667	16.8
Elderly (65 +)	261	7.5	228	5.7

Source: 1990 and 2000 U.S. Census

Table 3-6 indicates the City of Wasco is primarily comprised of homeowners, as compared to renters. The household tenure rate of 57.6% owners compared to 42.4% renters is similar to the surrounding cities, with the County having the highest homeowner rate at 62.1% owners.

Table 3-6
City of Wasco and Surrounding Areas
Household Tenure, 2000

Area	Owners	Percentage	Renters	Percentage
Wasco	2,293	57.6	1,690	42.4
McFarland	1,139	57.6	837	42.4
Shafter	1,983	60.2	1,313	39.8
Kern County	129,661	62.1	78,991	37.9

Source: 2000 U.S. Census

Household Size

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

Table 3-7 provides a comparison of household size between Kern County and the City of Wasco for the periods 1990, 2000 and 2007. The City has consistently had a higher average household size compared to the County. While there was a trend toward increasing household size for both the City and the County, the City had a significantly larger average household size of 3.92 persons compared to a countywide figure of 3.14 persons in 2007.

Table 3-7
Average Household Size
City of Wasco, 1990-2007

Area	1990	2000	2007
Wasco	3.57	3.79	3.92
Kern County	2.92	3.03	3.14

Source: 1990 and 2000 U.S. Census and State Department of Finance City/County Population and Housing Estimates, 1/1/2007.

Overcrowding

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. Overcrowding is defined as 1.01 or more persons per room. Severe overcrowding is defined as 1.50 or more persons per room. The 2000 Census indicated that 18.2% of renter households were living in overcrowded conditions in the City of Wasco, compared to 10.8% for owner occupied households, as seen in Table 3-8. Furthermore, 21% of renter households and 15.5% of owner occupied households were living in severely overcrowded conditions.

Table 3-8
City of Wasco
Overcrowding and Severely Overcrowding Conditions

Tenure	Total Housing Units	Overcrowded Households	Percentage	Severely Overcrowded	Percentage
Renter	1,690	308	18.2	485	21.0
Owner	2,293	249	10.8	355	15.5

Source: 2000 U.S. Census
Overcrowding is defined as 1.01-1.50 persons per room. Severe-overcrowding is defined as 1.51 or more persons per room.

Income

One major factor which can constrain a household's ability to obtain and pay for adequate housing is income. The median income of a community is one key indicator used to determine housing needs. Table 3-9 provides the median income for the Cities of Wasco and Delano and Kern County. The City of Wasco's median income of $28,997 was lower than the median income of $35,446 for Kern County. While the median income in Wasco increased at a higher rate than the County median income between 1989 and 1999, the City's lower median income placed a greater demand for affordable housing on the City of Wasco.

Median income can be used to determine the level of affordable housing needs. Median income is an economic indicator identifying the midpoint or middle income of a city's income distribution. Fifty percent of all community households earn more than the median and fifty percent earn less. This is exhibited in Table 3-10, which provides the household income distribution for the City of Wasco from the 2000 Census. The table shows that 57.2% of the City's households fall below the income level of $34,999.

Table 3-9
Median Household Income
Wasco and Surrounding Areas

Jurisdiction	1989 Median Income	1999 Median Income	% Increase
Wasco	$19,976	$28,997	45.2
Delano	$21,054	$28,143	33.7
Kern County	$28,634	$35,446	23.8

Source: 2000 U.S. Census

Table 3-10
Household Income Distribution
City of Wasco, 2000

Income Range	# of Households	% of Households
Less than $10,000	402	11.7%
$10,000 to $14,999	335	9.8%
$15,000 to $24,999	621	18.1%
$25,000 to $34,999	604	17.6%
$35,000 to $49,999	661	19.3%
$50,000 to 74,999	453	13.2%
$75,000 to $99,999	220	6.4%
$100,000 to $149,999	70	2.0%
$150,000 to $199,999	23	0.7%
$200,000 or more	40	1.1%
Total	**3,429**	**100%**

Source: 2000 U.S. Census

The Department of Housing and Urban Development (HUD) and HCD have established income categories using county median family income (MFI), adjusted for household size, as a guideline for defining housing needs. Provided below in Table 3-11 are the 2007 income levels for Kern County, by household size. The income categories include extremely low, very low, low and moderate income. The Kern County median household income in 2007 was $51,500.

Table 3-11
2007 Income Levels for Kern County

		Number of Persons in Household							
County	**Income Category**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Kern	Extremely Low (0-30% MFI)	$10,800	$12,350	$13,900	$15,450	$16,700	$17,900	$19,150	$20,400
Area Median:	Very Low Income (31-50% MFI)	$18,050	$20,600	$23,200	$25,750	$27,800	$29,850	$31,950	$34,000
$51,500	Low Income (51-80% MFI)	$28,850	$32,950	$37,100	$41,200	$44,500	$47,800	$51,100	$54,400
	Median income (50% MFI)	$36,100	$41,200	$46,400	$51,500	$55,600	$59,700	$63,900	$68,000
	Moderate income (81-120% MFI)	$43,300	$49,400	$55,600	$61,800	$66,700	$71,700	$76,600	$81,600

Source: 2007 California State Department of Housing and Community Development

Table 3-12 provides poverty status from the 2000 Census for household types in the City of Wasco. Households living below the poverty level require large subsidies to make housing affordable. In 1999 there were 832 families living below the poverty level, representing approximately 24% of the City's population. About 47.8 percent of families with a female head of household were living below the poverty level, while about 10 percent of the City elderly population (65 years or older) were living below the poverty level. A significant number of households with related children under 18 years of age, totaling 35.3 percent, were living below the poverty level.

Table 3-12
City of Wasco Poverty Status in 1999

Household Type	Number Below Poverty Level	% of Total Household Type
Families	832	24.3
Families with female householder, no husband present	327	47.8
Individuals	4,126	27.5
65 years and over	114	10.1
Related children under 18 years	2,022	35.3

Source: 2000 U.S. Census

Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These "special needs" households include the elderly, disabled persons, large families, female headed households, farm workers, and homeless individuals. The number of special needs households and/or persons in Wasco is summarized in Table 3-13 and discussed in the following sections. The goals, objectives and policies to address housing needs related to special needs groups are identified and quantified in Chapter 6, along with the programs to be implemented during the 7½-year planning period.

Table 3-13
City of Wasco
Special Groups Housing Needs

Special Needs Group	
Elderly Persons	1,149
Disabled Persons	2,966
Large Families	1,300
Female-headed Households	667
Extremely Low Income	590
Farm workers	930
Homeless	10*

Sources: 2000 U.S. Census
*Local estimate

Elderly Households

The special needs of many elderly households often result from their lower fixed incomes, physical disabilities, and dependence needs. However, elderly who have purchased homes and often have them paid off have their homes as a major financial asset. Table 3-14 shows that a combined total of 618 elderly owner and renter households resided in Wasco in the year 2000. Many of Wasco's elderly households are owners. The 2000 Census indicates that 73 percent of elderly households in Wasco are home owners, compared to 27 percent who are renters. This owner to renter ratio is similar to the City of McFarland but is higher than the City of Shafter and lower than the owner ratio for the County. Escalating housing costs, particularly in the rental market, can severely impact housing affordability for the elderly, who are usually on fixed incomes. Housing needs of the elderly can be addressed through congregate housing, rental subsidies, housing rehabilitation assistance, mortgage assistance programs, repair programs, and other types of homeowner assistance for seniors. As discussed in Chapters 2 and 6, the City has undertaken and will continue to pursue many of these measures in attempting to meet the housing needs of its elderly residents.

Table 3-14
Persons 65 Years and Older
Household Tenure, 2000

Area	Owners	Percentage	Renters	Percentage
Wasco	451	73.0	167	27.0
McFarland	194	74.9	65	25.1
Shafter	400	66.8	199	33.2
Kern County	32,081	78.7	8,658	21.3

Source: 2000 U.S. Census

Disabled Persons

The 2000 Census reports 2,966 persons (5 years and older) in the City have a disability, or 21.9 percent of the non-institutionalized population. Having a disability may impede one's ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing disabled persons may also need housing with special features to allow better physical mobility for occupants. Housing opportunities for the physically disabled can be maximized through the provision of affordable, barrier-free housing. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc.

The California State Independent Living Council (SILO) conducted a study in 1999 on the impact of housing availability, accessibility, and affordability on people with disabilities. According to the study, "More than any other population group, people with disabilities are more likely to experience acute housing problems: problems of stigma and discrimination, affordability, and access to safe and decent housing."

In order to help the disabled find a fitting place to live, the National Accessible Apartment Clearinghouse (NAAC) provides them with a free service. NAAC is represented in over 50 States and over 155 major metropolitan areas nation-wide.

NAAC keeps an apartment database with over 80,000 specially designed apartments based on residents needs and desired locations. Prospective residents can receive a listing of all the accessible apartments in their geographical area of choice. The listings include the accessibility features of each apartment community and individual apartment home.

NAAC maintains the only national database of accessible apartments and is a non-profit organization. The NAAC can be contacted by calling 1-800-421-1221. It is important that the City be aware of the changing size of its handicapped population, their status as heads of households, and their income level.

Beyond the housing locator service provided by NAAC, the City of Wasco has taken steps locally to reasonably accommodate the housing needs of the disabled, as discussed in Chapter 5.

Large Households

Large households are defined as households with five or more persons. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units with two or more persons per room. Table 3-15 provides comparative information on the number and percentage of large families by housing tenure from the 2000 Census for Wasco, Bakersfield, and Kern County. In 2000, there were 1,300 (32.7%) large households in Wasco, and 39,167 (18.8%) such households in Kern County. Wasco had a significantly larger number of large families than either Kern County or Bakersfield. Large families may have difficulty finding rental units that qualify for the Section 8 Housing Assistance Program, because larger units often exceed maximum rent limits, and there are fewer large units to choose from. Of the total number of dwelling units in the City of Wasco in 2000, only 7.1 percent had four or more bedrooms. The majority of apartments for rent are either one-bedroom or two-bedroom units. In addition, some landlords are reluctant to rent to large families. The housing needs of large families can be addressed through the expansion of existing smaller units and the provision of new, affordably priced larger units. As discussed in Chapter 5, the City has been actively involved in facilitating the development of new rental units to meet the needs of large households.

Table 3-15
Large Families by Tenure
Within Wasco, Bakersfield and Kern County, 2000

	Owners		Renters	
Area	Number of Large Families	% of Total Families	Number of Large Families	% of Total Families
Wasco	736	18.5	564	14.2
Bakersfield	8,227	9.9	5,232	6.3
Kern County	23,116	11.1	16,051	7.7

Source: 2000 U.S. Census

Female Headed Households

Households headed by women tend to have lower incomes, thus limiting housing availability for this growing group. According to the 2000 Census, 16.8% of Wasco households were female headed households. The 2000 Census also reported that 452 of these households contained children under 18 years, or 67.8% of female headed households. Kern County had a lower percentage of female headed households in 2000 at 14.5%.

While there is no definitive data regarding the housing tenure of this group, it can be assumed that income and expenditures of households in this special needs group preclude the option of home ownership for most of these households. Providing housing opportunities and assistance for female headed households relates both to affordability and services related to the care of children, such as daycare, schools and recreational facilities. The housing needs of these households are being addressed through the City's efforts to facilitate the construction of new lower income housing.

Extremely Low Income

The U.S. Dept. of Housing and Urban Development (HUD), Comprehensive Affordable Housing Strategy (CHAS) data, that was adapted from the 2000 U.S. Census, reported a total of 590 extremely low income households in the City of Wasco, or approximately 15% of all households. Of these households, 34% are owners and 66% are renters. Extremely low income households are defined as earning less than 30 percent of the area median income. This group is the neediest of the population because their income is so low and requires the deepest of housing subsidies in order to make housing affordable for them. This is borne out by the fact that 76% and 81% of extremely low income owner and renter households, respectively, are overpaying for housing. The housing needs of these households are being addressed through the City's continuing efforts to facilitate the construction of new lower income housing and the provision of publicly owned and operated housing, as discussed in Chapter 5 and 6.

Farm Workers

The number of farm workers in the City of Wasco and the County of Kern is difficult to count and track. Unfortunately, there is a serious deficiency of data about the farm worker

population including that this population is generally undercounted by the U.S. Census. The 2000 Census indicated that 920 persons or 20% of those employed in Wasco were in the "Farming, Fishing and Forestry" occupations.

The characteristics of migrant and seasonal farm workers also make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities, relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population.

Farm workers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau. Farm workers have the lowest educational attainment and are second from the lowest, after the private housekeeper occupation, in home ownership. Farm workers have one of the lowest rates of health insurance coverage and are overwhelmingly non-citizens (including legal residents, workers with a permit, or undocumented).

In Wasco, there are no migrant farm worker housing units, however, there are 224 public housing units owned and operated by the Wasco Housing Authority that are available to farm workers. In addition, there was also the recent completion of 42 housing units available as Senior and Farm Worker apartments. The Wasco Housing Authority monitors the housing needs of farm workers and estimated that their needs are being met with the current number of farm labor units and those planned. The City's Zoning Ordinance does not distinguish farm worker housing from any other type of single or multi-family housing. As a result, if additional farm worker units are needed there is ample vacant land in the R-1, R-2, and R-3 zones to accommodate this need. Processing requirements and times are the same as those for other single- and multi-family housing and there are no additional permitting or regulatory requirements specific to farm worker housing. The City will continue to support and grant planning and development entitlements to housing projects, including farm worker housing projects, which comply with applicable City ordinances and state and federal laws.

Homeless Persons

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

The Kern County Homeless Collaboration conducted a survey regarding the homeless population in Kern County. The countywide survey was completed on the night of January 30,

2003. The survey found there were 85 persons in emergency shelters and 119 unsheltered homeless persons in rural west Kern County.

Achieving an accurate count of the homeless in local areas is very difficult. One methodology for calculating a fair estimate has been offered by HUD in *A Report to the Secretary on the Homeless and Emergency Shelters*, which utilized a combination of approaches to accomplish a range for estimating the number of homeless in any given area. The highest end of the range uses an estimate of 25 homeless persons per 10,000 population and the low end of the range estimates 6.5 persons per 10,000 population. For Wasco, the low estimate was used because of Wasco's rural, non-urban environment, and distance from major highways. Not including the prison population, and using the low end of the HUD methodology, it is estimated that Wasco might have had up to ten (10) homeless persons in 2000.

Wasco's location off the main highway limits the number of transient homeless who pass through the community. Although there is no evidence of a homeless population in Wasco, the City is prepared if such a case does arise. Many of the City's religious and volunteer organizations have food and clothing drives and regularly donate time to those less fortunate. Since the City does not deal with such issues with great frequency, the cost of operating a homeless shelter in Wasco would outweigh the benefits received. If such a case does arise, local volunteer organizations are notified. In order to provide a service to these few people per year, most of whom are not residents of Wasco but are transient, the City combines its efforts with programs offered in Bakersfield, a City of sufficient size to feasibly provide funding for homeless shelters. However, as discussed in Chapter 4, the City's Zoning Ordinance adequately provides for the establishment of transitional housing and emergency shelters, should such facilities be proposed within the community by private organizations.

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the City's employment base. The 2000 Census classified 4,660 civilian and non-civilian persons in the Wasco labor force. Table 3-16 shows 2000 employment by industry for the City of Wasco. In Wasco, the "agriculture, forestry and fisheries" industry employed the most people at 32.4% of the labor force. The second largest industry was the "educational, health and social services" industry, which employed 15.3% of the labor force.

Table 3-16
Employment by Industry
City of Wasco, 2000

Industry	Persons	Percent
Agriculture, forestry, fishing and hunting , and mining	1,510	32.4
Construction	159	3.4
Manufacturing	305	6.5
Wholesale trade	295	6.3
Retail trade	414	8.9
Transportation, warehousing, and utilities	143	3.1
Information	24	0.5
Finance, insurance, real estate, and rental and leasing	116	2.5
Professional, scientific, management, administrative	232	5.0
Educational, health and social services	708	15.3
Arts, entertainment, recreation, accommodation and food	262	5.6
Other services (except public administration)	221	4.7
Public Administration	271	5.8
Total	**4,660**	**100%**

Source: 2000 U.S. Census

Table 3-17 lists the major employers in Wasco in 2000. The Wasco State Prison was the largest employer with 1,300 persons employed. The second largest employer was the Bear Creek Production Company (1,100 employees) and the third largest employer was the Wasco Union Elementary School District (360 employees).

Table 3-17
Major Employers in Wasco, 2000

Employer	Address	No. of Employees
Wasco State Prison	701 Scofield Wasco, CA 93280	1,300
Bear Creek Production Co. (Rose Growers)	29341 Kimberlina Rd. Wasco, CA 93280	1,100
Wasco Union Elementary School District	639 Broadway Wasco, CA 93280	360
Wasco Union High School District	1900 7th Street Wasco, CA 93280	121
K-Mart	2785 Highway 46 Wasco, CA 93280	100
Novartis	720 5th Street Wasco, CA 93280	70
City of Wasco	746 8th Street Wasco, CA 93280	50
Save Mart Supermarket	2425 Highway 46 Wasco, CA 93280	34
Semi-Tropic Water Storage District	1017 Central Avenue Wasco, CA 93280	34
Savage Coal Service Company	1040 "H" Street Wasco, CA 93280	35
Pioneer Equipment	1400 "J" Street Wasco, CA 93280	22

Source: Wasco Chamber of Commerce, 2000

HOUSING STOCK CHARACTERISTICS

Housing Units

Table 3-18 identifies the total number of housing units for the Cities of Wasco and Shafter, and Kern County. The total number of housing units in Wasco was 4,272 units, according to the 2000 Census. The vacancy rate in 2000 was 6.7 % for Wasco and 9.9 % for Kern County. These vacancy rates include dilapidated units, seasonal units, rented or sold units waiting for occupancy, units held for occasional use, and units held off the market for other reasons.

Table 3-18 identifies the total number of occupied housing units, and owner and renter occupied housing units for Wasco, Shafter, and Kern County. Occupied housing units in Wasco totaled 3,983 out of 4,272 units in 2000 according to the U.S. Census. Kern County's total occupied housing units were 208,652 out of 231,564 units. The occupancy rates for the three jurisdictions were 93.2% in Wasco, 90.8% in Shafter, and 90.1% in Kern County.

Table 3-18
Occupied Housing Units by Jurisdiction, 2000

City/Area	Wasco		Shafter		Kern County	
	No.	%	No.	%	No.	%
Housing units: Total	**4272**	**100**	**3631**	**100**	**231,564**	**100**
Occupied	3983	93.2	3296	90.8	208,652	90.1
Owner occupied	2293	57.6	1,983	60.2	129,661	62.1
Renter occupied	1690	42.4	1,313	39.8	78,991	37.9
Vacant	289	6.8	335	9.2	22,912	9.9
For rent	162	3.8	146	4.0	7,246	3.1
For sale only	51	1.2	115	3.2	4,133	1.8
Rented or sold; not occupied	36	0.8	9	0.2	1,772	0.8
For seasonal; recreational; or occasional use	19	0.4	0	0	6,220	2.7
For migrant workers	0	0	0	0	206	.08
Other vacant	21	0.5	65	1.8	3,335	1.4

Source: 2000 U.S. Census

Single/Multiple Family Housing Units

Table 3-19 presents a breakdown of total housing units by type for 2000 and 2007. The percentage of single-family housing units increased in Wasco from 3,408 units (79.8%) of the total housing stock in 2000 to 4,044 units (82.13%) in 2007. During the same time period, the number of multiple family housing units increased slightly from 734 (17.2%) to 746 (15.2%) units. The number of mobile homes increased slightly as well, from 130 (3.05%) to 134 (2.7%) units. While a variety of housing is currently available in the City of Wasco, the majority of units being built in the last few years have been single-family dwelling units.

Table 3-19
City of Wasco
Total Housing Units by Type, 2000 – 2007

Units in Structure	2000		2007	
	No. of Units	% of Units	No. of Units	% of Units
Single Family Dwelling	3,408	79.8%	4,044	82.1%
Two to Four Units	415	9.7%	428	8.7%
Five or More Units	319	7.4%	318	6.5%
Mobile Homes	130	3.1%	134	2.7%
Total	**4,272**	**100**	**4,924**	**100**

Source: 2000 U.S. Census & 2007 State Department of Finance Estimate (Table 2 E-5 City/County Population and Housing Estimate). Based on City building permit data, the total estimated units in 2007 seems reasonably accurate. However, the number of units in structures containing five or more units should be increased by ±130 units with a corresponding decrease in the number of single-family dwellings.

Because land is abundant and relatively inexpensive by State standards, single-family dwelling units are the preferred dwelling unit type and is reflected in demand.

Table 3-20
City of Wasco
Age of Housing Stock

Housing Units	
Built 1999 to March 2000	132
Built 1995 to 1998	347
Built 1990 to 1994	333
Built 1980 to 1989	696
Built 1970 to 1979	842
Built 1960 to 1969	597
Built 1950 to 1959	616
Built 1940 to 1949	293
Built 1939 or earlier	416
Total	**4272**

Source: 2000 U.S. Census

The housing stock in Wasco is typical of many communities in Central and Southern California. The vast majority of housing units in the City were built after World War II. Approximately 83.4% of all the housing units in the City were built after 1950, as seen in Table 3-21. The decade 1970 to 1979 witnessed the most new construction at 842 units. About 16.6% of the City's housing stock is at least 60 years old.

HOUSING COSTS

Housing Values

The cost of housing determines whether or not a household will be able to obtain an adequately-sized unit in good condition in the area in which they wish to live. In 2000, the median home value in Wasco was $81,700, somewhat more than in McFarland and Shafter, as seen in Table 3-21. However, the median value of housing in Wasco was about 14 percent less than the Kern County figure of $93,300.

Housing values in Wasco increased dramatically between 2000 and 2005, mimicking state and national trends, with newly constructed homes being offered at prices of up to $400,000 by 2005. However, once again reflecting state and national trends, homes prices have dropped substantially since 2005. By June of 2008, newly constructed homes in several Wasco subdivisions were being offered at prices ranging from approximately $180,000 to $200,000. The prices of re-sale homes have also been severely impacted by the housing market and economy. Average home sale prices in Wasco in June 2008 were $127,922 for two bedroom homes, $171,840 for 3 bedroom homes, and $205,569 for four bedroom homes, as seen in Table 3-22.

Table 3-21
City of Wasco
Housing Values of Wasco and Surrounding Areas, 2000

Jurisdiction	2000 Median Housing Value
Wasco	$81,700
McFarland	$76,000
Shafter	$78,900
Kern County	$93,300

Source: 2000 U.S. Census

Table 3-22
City of Wasco
Housing Values in Wasco, June 2008

Single-Family Homes	Bedrooms	Units Listed	Average	Range
	2	5	$127,922	$99,000 - $146,610
	3	20	$171,840	$116,400 - $244,000
	4	9	$205,569	$137,000 - $324,000
Total		**34**		

Source: Computer Listings of Homes for Sale at Trulia.com, June 2008

Rental Housing

According to the 2000 Census, the median monthly rent in Wasco was $406, as shown in Table 3-23. This was lower than the surrounding communities of McFarland and Shafter, with median monthly rents of $463 and $437, respectively. Kern County had the highest rental rate of $518, which was about 28% higher than the median monthly rent in the City of Wasco. Based on rental units being offered in June of 2008, the cost for rental housing (apartments and homes) in Wasco was $505 for one bedroom units, $750 for two bedroom units and $1,025 for three bedroom units, as seen in Table 3-24.

Table 3-23
City of Wasco
Median Monthly Rent for Wasco and Surrounding Areas, 2000

Jurisdiction	Median Monthly Contract Rent
Wasco	$406
McFarland	$463
Shafter	$437
Kern County	$518

Source: 2000 U.S. Census Report

The cost for rental housing in the surrounding communities, including Bakersfield, Portersville and Delano, was higher than rental housing in Wasco. As compared with the rental rates in Wasco, the reported rental rates in the surrounding communities were $628 for one bedroom units and $755 for two bedroom units, while the cost for three bedroom units was about the same as the $1,025 reported for Wasco.

Table 3-24
City of Wasco Monthly Rental Rates, 2008

Median Unit Type	Average Rent
Apartment/Homes	
1 bedroom	$505
2 bedrooms	$750
3 bedrooms	$1,025

Source: The Wasco Times, June 2008

The City of Wasco is comprised of predominantly single family dwelling units at almost 80 percent of the City's total housing units, according to the 2000 Census. The number of single family units was estimated to have grown to about 82 percent of the total units in the City by 2007, according to the California State Department of Finance, although City building permit data placed this figure closer to 79 percent. Based on the City's more reliable data, there were about 876 multi-family units in the City in 2007. While the total number of multi-family units in the City is a relatively small proportion of the City's total housing stock at about 18 percent, the cost of rental housing in the City is still affordable relative to the surrounding areas.

HOUSING AFFORDABILITY

State and Federal standards for housing overpayment are defined as an income-to-housing cost ratio of more than 30%. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and health care. It is recognized, however, that moderate and upper income households are generally capable of paying a larger proportion of their income for housing. Table 3-25 presents housing needs by income groups for both renters and owners in the City of Wasco in terms of the percentage of households reporting housing problems, and households who are paying more than 30 percent of their income on housing costs.

Households with any housing problems include households with a cost burden and/or living in overcrowded conditions and/or without complete kitchen or plumbing facilities. Households with a cost burden are households paying housing costs greater than 30% of their household income. Households facing a cost burden may include first-time homebuyers who may be capable of spending more than 30 percent of their annual income in order to attain home ownership, or could also reflect low-income groups that are overpaying on their housing costs.

About 36% percent of the population of Wasco had household incomes of 50% or less of the County median income (very low income) in 2000. Table 3-25 indicates that owners overall had a higher percentage of cost burden than renters, that is, paid more than 30% of their income on housing costs. About 76% of renters and 80% of owners in the extremely low income group (less than 30% MFI) were cost burdened. The very low and low income owners also faced the problem of being cost burdened at 63% and 40% of all owners in their income categories, respectively. Of the renters in the very low and low income categories, 27% and 15%, respectively, were cost burdened. While homeowners are paying more for housing costs, they have benefits, which are not available to renters, including building equity in their home as a major investment and having the option to sell their home.

Table 3-25
City of Wasco
Existing Housing Needs

Income Level					
Housing Need	**Less Than 30%**	**30 to 50%**	**50 to 80%**	**Greater Than 80%**	**Total**
All Households					
Renters	389	453	384	453	1,679
Owners	201	382	385	1,308	2,276
Percentage of Households with any Housing Problems					
Renters	84.8	71.5	59.9	42.8	NA
Owners	82.6	75.1	74.3	30.8	NA
Percentage of Households with Overpayment					
Renters	76.1	27.4	15.6	2.2	NA
Owners	80.6	63.4	40.8	10.9	NA

Source: U.S. Dept. of Housing and Urban Development (HUD), Comprehensive Affordable Housing Strategy (CHAS). Data adapted from the 2000 U.S. Census.

Table 3-26 outlines the maximum affordable home prices for very low, low and moderate income households. Maximum affordable monthly mortgage payments, assuming a required ten percent down payment, are determined by allowing 30 percent of household income for housing costs, based on each income category for a family of four. According to the table, very low income households can afford a maximum home price of $83,333, which is below the current housing values in the City. Housing subsidies would be needed to make homeownership affordable for this income group. Low income households can afford a maximum home price of $144,444 and moderate income households can afford a home price of $225,537. Current City housing values for smaller two bedroom homes are affordable for the low income households, with all housing sizes being affordable to the moderate income group. Homeownership assistance programs at the local level and through the State would be beneficial, particularly to low income households, to help to make larger housing units affordable. Deep housing subsidies would be necessary to make homeownership a reality for the very low income group. All households seeking homeownership face the challenge of obtaining the funds necessary to pay the down payment and closing costs.

Table 3-26
Affordable Homeownership Costs By Income Category
Kern County, 2008

Income Group Income	Income Limits	Monthly Affordable Housing Cost Monthly	Utility Allowance	Property Taxes, Homeowner's Insurance	Affordable Mortgage Payment	Max. Affordable 30-Year Mortgage	Max. Affordable Home Price
Very Low (31-50% MFI)	$26,900	$672	$100	$97	$475	75,000	$83,333
Low (51-80% MFI)	$43,050	$1,076	$100	$155	$821	$130,000	$144,444
Moderate (81-120% MFI)	$64,600	$1,615	$100	$232	$1,283	$202,984	$225,537

Note: Calculation of affordable home sales price based on a down payment of 10 percent, annual interest of 6.5 percent, 30- year mortgage, and monthly payment for housing cost not to exceed of 30 percent of income group income limit based on Kern County Median Family Income (MFI) of $53,800 for 2008 (for a four-person household).

Another housing option for affordable housing in the City, for lower income households, is the City's rental housing stock. While subsidized housing programs, such as Section 8 Housing Vouchers, appear to be necessary to make housing affordable for the extremely low income group, the current rental housing stock is affordable to the very low income group, at least for small units.

Using the guideline, households should not spend more than 30 percent of their income on housing, the City's very low income four person households can afford monthly rental payments up to $627, while low income households can afford rents up to $1,031, according to Table 3-27. The range of rents available in the City can accommodate these low income households, as well as many very low income households. However, lower income families which require larger units to adequately accommodate family members may have a more limited range of units which they can afford.

Table 3-27
Affordable Rent by Income Category
Kern County, 2008

Income Group	Income Limits	Monthly Affordable Rent	Utility Allowance	Affordable Monthly Payment
Extremely Low (0-30% MFI)	$16,150	$404	$45	$359
Very Low (31-50% MFI)	$26,900	$672	$45	$627
Low (51-80% MFI)	$43,050	$1,076	$45	$1,031
Moderate (81-120% MFI)	$64,600	$1,615	$45	$1,570

Note: Calculation of affordable rent is based on monthly housing costs of 30 percent for each income limit based on Kern County Median Family Income (MFI) of $53,800 for 2008.

HOUSING CONDITIONS

In May 2004, the City of Wasco undertook a survey of the condition of all housing units within the community with a CDBG Planning and Technical Assistance Grant from HCD. This survey was conducted by a four-person survey team on a parcel-by-parcel basis using handheld computers operating Arc Pad software. The survey methodology consisted of a visual examination and rating of the condition of five major building components for each housing unit. Based on the information collected, each unit was then rated in accordance with the following categories: sound; deteriorated; or dilapidated. The definitions for each of these categories are contained in Appendix A.

On a citywide scale, the survey results revealed a predominance of the City's housing stock to be in good condition. The tabular results, shown in Table 3-28 below, indicate that the majority of the housing units surveyed (3,454 units or 79%) were assessed as being in sound condition. The survey team recorded 910 housing units (20%) as deteriorated and 29 housing units, or less than 1% of the total housing units surveyed, as dilapidated.

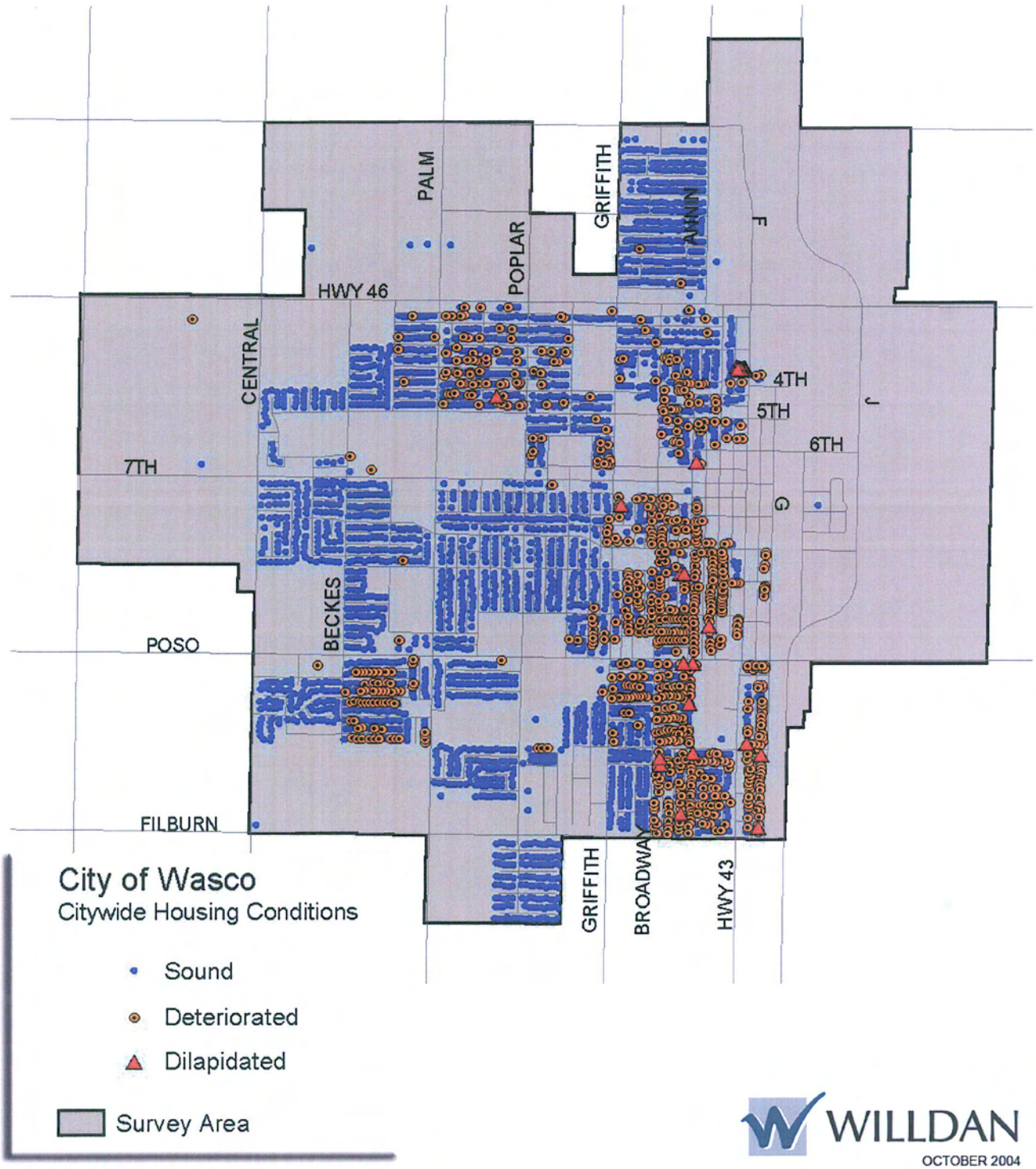
Table 3-28
Citywide Housing Conditions

Condition	No. of Units	% of Total
Sound	3,454	79%
Deteriorated	910	20%
Dilapidated	29	1%
Total	**4393**	**100%**

A review of the table above reveals a high percentage of sound housing within the City of Wasco. The mapped survey data shown in Figure 3-1 reveals that the greatest concentrations of sound housing are found in neighborhoods located west of Griffith Avenue and south of 7th Street. In general, substandard housing is patterned on an inverse "L" shape with a dense concentration along Annin Avenue, between Filburn Street and 7th Street. To a lesser degree, neighborhoods between 7th Street and State Highway 46 and Palm and Annin Avenue display a moderate amount of substandard housing. One pocket of unsound housing was also found at the southwest corner of the City between Becker Street and Palm Avenue.

The survey results were also tabulated by structure type, i.e., single-family dwelling, duplex, etc. The structure type results are displayed in Table 3-29. One of the obvious characteristics is that the City's housing stock is mostly (79%) composed of single-family residential units. Of the single-family dwellings with detached garages, 29% were found to be in unsound condition. Less than 3% of the single-family units with attached garages were associated with unsound conditions. Nearly 35% of the duplex units surveyed were substandard. For the purposes of the survey, multi-family units were those structures having 3 or more units. Upon closer inspection of the data, many of the structures recorded as multi-family were indeed triplexes and quadraplexes.

Figure 3-1
Citywide Housing Conditions



WILLDAN
OCTOBER 2004

Nevertheless, most of the multi-family dwellings having 10 or more units were generally in sound conditions or in need of only minor repairs. In regards to the multi-family housing results, the 224 units within the public (i.e., farm worker) housing project located on H Street were considered to be in sound condition as these units had recently undergone renovation.

Table 3-29
Citywide Housing Conditions by Structure Type

Structure Type	No. of Sound Units	No. of Deteriorated Units	No. of Dilapidated Units	Total
Duplex	64	32	2	98
Multi-Family	677	155	0	832
Single-Family Attached	923	21	0	944
Single-Family Detached	1,790	702	27	2,519
Total	**3,454**	**910**	**29**	**4,393**

The survey also recorded mobile homes and modular units. Most of the 41 mobile homes surveyed were found to be in sound condition and only 12 mobile homes were found to be dilapidated. Many of the mobile homes and modular units in sound condition are concentrated south of downtown, on Alder Street and Walnut Street.

As discussed in Chapter 2, the City has made continuing progress in improving the quality of its housing stock through the demolition/abatement of dilapidated housing and the rehabilitation of deteriorated housing. However, despite the City's on-going efforts in these areas, approximately 20% of the housing stock in Wasco remains substandard. Moreover, given the lower incomes of many Wasco residents, even more recently constructed housing can fall into disrepair due to the inability of homeowners to afford normal maintenance. This reaffirms the need for a continuation of the City's housing rehabilitation efforts. The City should also consider the eventual expansion of its housing rehabilitation program to include renter-occupied, multi-family housing units, since 20% of the deteriorated units within the City are located in duplex or larger apartment structures.

CHAPTER FOUR - LAND FOR HOUSING

HOUSING SITES

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

LAND AVAILABILITY

The City of Wasco follows established standards for the development of housing within the community. These standards are set forth in the Land Use Element of the Wasco General Plan and in the City's Zoning Ordinance. These requirements are sometimes based on, or directly incorporated, as a result of criteria set forth by public agencies such as the State of California, the U.S. Department of Housing and Urban Development (HUD), or the Farmers Home Administration (FmHA).

The inventory of potential housing sites indicates that there are approximately 1,006 acres of land available for residential development, including redevelopment opportunities and infill housing sites. Based on this inventory and typical yields, there is adequate zoned land that is serviced by infrastructure to accommodate at least 4,425 additional dwelling units. Table 4-1 indicates the anticipated net and maximum densities at which these properties could be developed and the dwelling unit potential by zoning district for Wasco. A more detailed parcel-by-parcel inventory of potential housing sites that led to the preparation of this table is presented in Appendix B. There are presently no minimum densities at which residentially zoned properties must be developed.

As can be seen by Figures 3 and 4 of Appendix B, all of the "Scattered Infill Sites" that are zoned for multi family uses are relatively small and could possibly not be developed with a traditional assisted housing development. However, all of these scattered infill sites are located within the boundary of the Wasco Redevelopment Agency's Project Area, which could allow for the use of Redevelopment monies to make these small parcels more desirable for small scale assisted housing developments. The Redevelopment Agency could also assist in packaging or assembling these small scattered sites to form larger sites that would be more attractive to potential developers. In fact one of the Goals included in the Wasco Redevelopment 5 Year Implementation Plan, is to increase, preserve and improve the supply of very low, low and moderate income housing opportunities for ownership and rental markets. To achieve this goal, the Agency requires that at least 15% of all new ands substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be at affordable housing cost to persons and families of low or moderate income. This goal is reflected in Housing Program H-4, Infill Housing.

Table 4-1
Inventory of Incorporated Land Available for Residential Development, June 2008

Zone	Max. Dwelling Units per Acre	Net Dwelling Units per Acre[1]	Total Vacant Acres or Underutilized	Number of Potential Dwelling Units[2]
Central Business District (C-D)	[3]	[3]	4.24	73
Professional Office Zone (C-O)	29	25	0.74	15
Low Density Residential (R-1-6)	7	4	544.25	2,213
Low Density Residential Medium Lot Size (R-1-8)	6	3.5	296.09	1,457
Low Density Residential Large Lot Size (R-1-10)	5	3	0	0
Medium Density Residential (R-2)	16	15	9.83	90
High Density Residential (R-3)	29	25	9.96	288
Residential Estate (R-E)	3	2	70.92	140
Rural Residential (R-R)	2	1.5	69.56	148
		Overall Total	**1,005.59**	**4,425**

[1]Based on actual densities at which housing units have been constructed in recent years (i.e., empirical data).
[2]Figures represent a combination of actual units permitted per approved tract maps/other development plans and estimates of development potential for uncommitted sites.
[3]Not applicable; actual density established by Specific Plan or Precise Development Plan.

As indicated above, vacant residentially zoned land within the City could accommodate the development of an additional 4,425 housing units. By comparison, the Kern COG estimates that 858 additional housing units need to be constructed in Wasco by 2013. From this comparison, it can be concluded that the land currently available for residential development within the City can easily support the projected need for new housing construction through 2013, and well beyond. Moreover, these sites can accommodate the variety of housing types and densities that are essential to meeting the housing needs of all economic segments of the community, consistent with Kern COG's RHNA, including mobile/manufactured homes. In this regard, the City's Zoning Ordinance allows manufactured homes as principally permitted uses in all single-family residential zones, consistent with the requirements of Section 65852.3 of the California Government Code, and mobile home parks as conditionally permitted uses in single-family and multi-family residential zones.

In addressing the needs of all economic segments of the community, and particularly the "special needs" groups discussed in Chapter 3, the City's Zoning Ordinance does allow group homes for 6 or fewer persons by right in all residential zones and single room occupancies (SROs) as a Conditionally Permitted Use in the C-D and C-S Zones. Additionally, emergency shelters and transitional housing are allowed as a Conditionally Permitted Use in the C-D zone. The City's processing requirements and times for these uses are the same as those for single and multi-family residences.

ENVIRONMENTAL CONSTRAINTS

As documented in the Initial Study and Negative Declaration, which have been prepared and processed to provide environmental clearance for the updated element pursuant to the California Environmental Quality Act, the City of Wasco does not have any known environmental issues that could serve to constrain the ability to provide new housing opportunities for the citizens of Wasco. Pursuant to the FIRM Map (Flood Insurance Rate Map, Community Panel No. 060085 0001 C), all the sites shown in Appendix B are located outside the 500 year flood plain. Additionally, any new housing construction or housing rehabilitation must be done in accordance with the 2007 International Building Code as adopted by the City of Wasco City Council. However, as development encroaches into land that has been used for agricultural purposes, tests may be required to insure the site is safe for residential development.

CITY INFRASTRUCTURE

The ability of a City to provide an adequate housing supply is also closely linked to the capacity of the City's infrastructure. Decreases in public funds available for such improvements, and the corresponding need for providing services to developing areas, are likely to create some of the most significant problems of the current decade. Many of the prime areas for residential development are currently being utilized for agricultural purposes and, as such, in order to develop these areas new infrastructure will need to be extended into these areas which will pose an addition financial burden for developers.

STREETS AND ROADS

The Circulation Element of the Wasco General Plan (adopted 2001) identified major roadways (i.e., freeways, highways, and collectors) to accommodate circulation needs through the year 2020. Wasco's Circulation Plan serves to designate these roads in the City that, under State law, constitute the City's select system of major roads. This designation is used to determine the eligibility of roads for improvement with certain specified Highway User Tax Funds.

The term "level of service" is used to describe the quality or ease of traffic movement for operating conditions that may occur on a roadway segment as it accommodates various traffic volumes. There are six levels of service, "A" through "F", that relate to driving conditions. LOS "A" indicates free flow conditions with little or no delays, and LOS "F" indicates that traffic volume well exceeds capacity. The capacities of the City's existing roadways to accommodate traffic are considered good, except during the morning and evening peak demand periods when employment related commuter traffic is at its highest, with the majority of the City's roadways operating at a level of service "A" or "B". Therefore, the City's roadway system does not pose a significant constraint on the provision of additional housing units during the planning period.

WATER

The City of Wasco operates the locally owned water utility that consists of eight wells and a distribution system of water mains and laterals. The City of Wasco Water Management Plan,

dated April 2007, indicates that there is sufficient capacity to accommodate growth through the year 2026, for a population of up to 41,000 persons. This estimate was arrived at using an annual growth rate of 1,137 persons per year. The Kern COG RHNA projects that 858 new housing units will be needed in the City by 2013. Based on the current average household size of 3.92 persons, this figure would translate into an additional population of approximately 3,400 persons. When added to the current population of 24,134, the resulting total population within the City would be about 27,500 persons. Since the projected water supply through 2016 can accommodate a population of 29,400 persons, which is approximately in line with the horizon date of 2013 for this Housing Element update, it does not appear that adequate water supply will pose a constraint on the development of new housing. Table 4-2 below illustrates the incremental increase in water demand based on population projections.

Table 4-2
City of Wasco Water Demand Based on Population Projections

Year	Population	Average Annual Water Demand, MGD
2006	18,000	4.1
2010	22,500	5.7
2016	**29,400**	**8.7**
2026	41,000	15.0

Source: City of Wasco Water Master Plan, prepared byEco-Logic Engineers in association with Harris Associate, April 2007

Overall, the seven active potable wells each produce between 678 and 1,564 gallons per minute (GPM) for a total capacity of 6,454 GPM from active wells and a total of 8,018 GPM with the one standby well included. (See Table 4-3 below for a summary of well capacity). With all wells online, the City's water system has the capacity to meet the estimated peak hour demand of 6.1 million gallons per day (MGD) during average day conditions. It should also be noted that the City has given priority to proposed lower income housing when allocating available water supply, as evidenced by the fact that 20% of all housing units constructed during the prior planning period and nearly 40% of all units constructed since the start of the current planning period in 2006 have been lower income housing units.

Table 4-3
Summary of Well Capacity

Well Number	Status	Capacity	
		GPM	MGD
5	Active	678	1.0
7a	Active	668	1.0
8a	Active	1,097	1.6
9	Active	1,564	2.3
10	Active	1,241	1.8
11	Active	1,206	1.7
Total Active Pumping Capacity		**6,454**	**9.4**
2	Standby	1,564	2.3
Total with Standby Pumping Capacity		**8,018**	**11.5**

Source: City of Wasco Water Master Plan, prepared byEco-Logic Engineers in association with Harris Associate, April 2007

SANITARY SEWER

The City of Wasco owns and operates the local sanitary sewer system. The City's sanitary sewer system is comprised of two major components: the collection system including gravity collection mains, manholes, service laterals, pump stations and trunk sewer mains; and the Wastewater Treatment Plant including the influent structure and raw sewage lift station agrichamber and flow-meter, a splitter box and two primary clarifiers, two trickling filters, an aerated setting lagoon, a seepage pump, three sludge digesters, five sludge drying beds, a control house, and a laboratory building. The City of Wasco Wastewater Treatment Plant (WWTP) is located on 7th Street, approximately 1.5 miles west of downtown. It was originally constructed in 1937 and has been modified and upgraded numerous times over the years. The last expansion/modification was completed in 1999 under a California State Revolving Fund loan. The plant has a capacity of 3.0 MGD. The current annual average wastewater flows have been measured at 1.8 MGD. The water is treated to a secondary level and disposed in percolation ponds and applied to City-owned agricultural lands.

The City is planning an expansion and upgrade to the existing WWTP. The proposed project would incrementally expand facilities to ultimately treat 15 MGD. The facility would also be upgraded to reduce effluent nitrogen levels due to concerns over groundwater degradation. Other planned system upgrades include additional interceptor sewers and two pump stations. With these planned improvements, the City's sanitary sewer system will be able to accommodate well in excess of the 858 additional housing units that Kern COG has projected as being needed within the City by 2013. It should also be noted that, similar to water supply, the City has given priority to proposed lower income housing when allocating available wastewater treatment capacity.

CHAPTER FIVE - CONSTRAINTS TO HOUSING PRODUCTION

The development industry can be confronted with a variety of constraints in the construction of new housing. These constraints can limit the number and increase the cost of housing units that are constructed and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors. In highly urbanized communities, land availability can represent a constraint on new residential development while the lack of infrastructure in small, rural communities can pose a constraint on such development. As discussed in Chapter 4, land availability is not a constraint on the development of new housing in Wasco; there is adequate residentially zoned land available to accommodate needed housing construction well beyond the end of the current planning period in 2013. Likewise, existing and planned infrastructure will be available to support future residential development as also documented in Chapter 4. In fact, there are numerous improved lots in existing subdivisions that only require the ministerial issuance of building permits in order for homes to be constructed thereon, and in some cases even the building permits have already been obtained.

Aside from land and infrastructure availability, there are other potential constraints to the provision of adequate housing facilities in the City of Wasco that need to be investigated. This Chapter examines those constraints and, when appropriate, identifies actions that can be taken to eliminate or reduce them to acceptable levels. Potential governmental and non-governmental constraints are discussed in the following paragraphs.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are potential and/or actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use patterns.

Federal and State Requirements

Federal and State programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government and, therefore, cannot be effectively addressed in this document. An example of such a constraint was the passage of State Senate Bill 975 earlier this decade. This bill had a significant impact on the construction or rehabilitation of affordable housing units for low or moderate income persons. It requires public agencies in California to pay prevailing wages when constructing public works projects or affordable housing financed through the use of public funds. Existing law generally defines "public works" to include construction, alteration, demolition, or repair work done under contract and paid for in whole or in part out of public funds. This bill redefined "public works" to include any improvements that are "paid for in whole or in part with public funds" including payments, transfers, credits, reductions, waivers, and performances of work, but does not include the rehabilitation of single-family homes owned and/or occupied by low/moderate

income persons. This legislation has added to the cost of constructing new affordable housing and rehabilitating affordable multi-family units, which has required the City to offer additional regulatory and financial incentives in order to offset this factor.

Land Use Controls

Land use controls are minimum standards included within the City's Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations also control such features as the height and bulk of buildings, lot area, yard setbacks, population density, building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient flexibility in their application, then development costs can increase and housing production can decrease. Table 5-1 lists development standards by zoning district for the City of Wasco.

Table 5-1
City of Wasco
Development Standards by Zoning District

Zoning District	Minimum Lot Size	Lot Coverage	Height Restriction/ Max Stories	Required Parking	Front Setback	Side Setback	Rear Setback	Design Restrictions	Permitted Uses
(R-R) Rural Residential	20,000	N/A	35 Ft./3	2	35	15	15	None	SF
(R-E) Residential Estate	12,000	N/A	35 Ft./3	2	25	5	15	None	SF
(R-1-6) Single Family Residential	6,000	40%	35 Ft./3	2	25	5	15	None	SF
(R-1-10) Single Family Residential	10,000	15%-50%	35 Ft./3	2	25	5	15	None	SF
(R-1-8) Single Family Residential	8,000	40%	35 Ft./3	2	25	5	15	None	SF
(R-2) Medium Density Residential	6,000	N/A	35 Ft./3	2	25	5	15	None	SF/MF
(R-3) High Density Residential	6,000	N/A	45 Ft./4	2	25	5	5	None	SF/MF

See Table 17-4 Wasco Zoning Ordinance for additional Permitted Uses
Source: Wasco Zoning Ordinance, 486 § 1 (Exhibit A (part)), 2003)

The Land Use Element of the Wasco General Plan and the City's Zoning Ordinance provide for a range of residential building types and densities in various areas of the City. Permitted densities range from 3 units per gross acre for residential estate homes to 29 units per gross acre for multi-family housing, which is consistent with State housing law. Residential densities allow for the maximum allowable densities per acre. While most densities are allowed by right, there are restrictions as it relates to certain multifamily uses. These restrictions are found in the City of Wasco Zoning Ordinance and are as follows: any development not dedicated to lower income households in the Medium Density Residential (R-2) Zone that is in excess of fifteen (15)

total units require a Conditional Use Permit and development in the High Density Residential (R-3) Zone in excess of twenty five (25) units or with a density in excess of twenty four (24) units per gross acre shall require a Conditional Use Permit. Manufactured homes are principally permitted in all single-family residential zones and mobile home parks are conditionally permitted in single-family and multiple-family residential zones.

Residential uses are also permitted in the Central Business District (CD) and Professional Office (CO) zones. Housing in these zones can be constructed in a free-standing or mixed use fashion. Flexibility is offered with regard to the design and density of housing units proposed in these zones. There are no established densities for residential uses in these zones. Instead, densities are established on a project-by-project basis through the Specific Plan or Precise Development Plan processes. In addition, manufactured homes are principally permitted in all single-family residential zones and mobile home parks are conditionally permitted in single-family and multiple-family residential zones.

In addition to the basic categorical zoning districts, the City's Zoning Ordinance currently contains a Cluster-Combining (C-L) district overlay zone that allows greater flexibility in design and planning than the strict application of conventional single-family land use and development criteria. The C-L zone enables clustering of units, mixing of uses and building types, as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25 % per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Wasco's role in facilitating affordable housing development and be beneficial in meeting the housing needs of special needs groups (e.g., seniors, disabled, etc.).

The Wasco Zoning Ordinance was reviewed and a summary of potential impediments to the provision of housing were identified in a 2001 report entitled "Kern County Analysis of Impediments to Fair Housing Choice" (AI). Programs to address these potential constraints were identified in the prior Housing Element and have subsequently been implemented, including: allowing by right, emergency shelters and residential care facilities in the C-D (Central Business District) and C-O (Professional Office) zones. Additionally, the City of Wasco Zoning Ordinance shall be amended prior to January 1, 2010 to allow for transitional and supportive housing by right in all residential zones. As a result of these and other Zoning Ordinance amendments enacted by the City since 2002, the 2007 AI prepared by the County of Kern does not identify any impediments to fair housing in the community.

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

of development interest. These requirements are similar to those in neighboring communities and are not seen as a constraint to the development of new housing.

The Subdivision Ordinance requires on and off site improvements that are similar to the requirements of other cities in Kern County. The Subdivision Ordinance does not create any undue obstacles or constraints to the provision of any housing type within the City.

At Risk Housing Units

As required by Government Code Section 65583, the City must analyze the extent to which low income, multi-family rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low income multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment; or 3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the 10-year period following the last mandated updating of the Housing Element, which in the case of Wasco is 2008-2018.

As defined above, there were 14 low-income, multi-family rental projects in the City of Wasco as of June 2008. These projects contain a total of 831 housing units. Each of these projects is briefly described below. Based on the information presented below, as well as risk assessment data provided by the County of Kern, none of these projects are at risk of converting to market rate housing by 2018.

<u>Central Avenue Senior Housing</u>

This 42-unit senior/farm worker housing development is located at 300 Central Avenue. It was completed in 2008 and consists of 30 one-bedroom and 12 two-bedroom units. The project developer and owner is Wasco Affordable Housing, a local Non-Profit Housing Development Corporation.

<u>Wasco Arms</u>

This 78-unit development, which is located at 2617 Poso Drive, was constructed in 1983. It is owned by OP Property Management and consists of 64 two-bedroom and 14 three-bedroom units. The mortgage on these project- based, Section 8 funded apartments was refinanced in 2003. The current mortgage will mature and the related Section 8 contract will expire in 2023.

Poso Manor

Located at 910 16th Street, this 64-unit development was constructed in 1980. The project consists of 8 one-bedroom (1 with ADA access) and 56 two–bedroom units, is owned by Poso Manor Associates, and managed by Valley Fair Realty. The current rent limitation agreement on this FmHA Section 515 funded project will expire in 2025.

Rose Valley Apartments

This 36-unit apartment complex is located at 1840 Poplar Avenue. It was constructed in 1994 by Wasco Investments. It consists of 4 one-bedroom (2 with ADA access), 24 two-bedroom, 6 three-bedroom, and 2 four-bedroom units. The rent limitation agreement for this FmHA Section 515 funded project will not expire until 2045.

Sunrise Villa

This 44-unit development is located at 1600 Poplar Avenue. It was constructed in 2001 and is owned by Self Help Enterprises. This project consists of 18 two-bedroom, 22 three-bedroom, and 3 four-bedroom units, as well as an on-site manager's residence.

Villa Hermosa

This 40-unit apartment complex is located at 1500 Poplar Avenue. It was constructed in 1998 and is owned by Self Help Enterprises. The complex contains 16 two-bedroom, 22 three-bedroom, and 3 four-bedroom units. The project is a Tax Credit funded development.

Almond Court Apartments

This 44-unit apartment complex is located at 801 Almond Court. It was constructed in 1996 and is owned by Self Help Enterprises. The project contains 6 two-bedroom, 22 three-bedroom, and 8 four-bedroom units.

Sunset Apartments

This 24-unit apartment complex was developed by Self Help Enterprises. It is located at 1235 8th Place and contains 12 one bedroom units and 12 two-bedroom units. The project was acquired by PAM, a Non-Profit Housing Development Corporation based in Lodi, in 2004 and will be preserved in perpetuity as low income rental housing.

Wasco Park Apartments

This 24-unit apartment project is located at 651 Beckes Street. It was constructed in 1984 and is owned by Lorenzo Dimicelli. The project consists of 1 two-bedroom handicapped unit, 14 two-bedroom units, and 9 three-bedroom units. The mortgage on these project- based, Section 8 funded apartments was refinanced in 2003. The current mortgage will mature and the related Section 8 contract will expire in 2023.

Sunset Villas

This 52-unit development is located at 1950 Palm Avenue. It contains 16 two-bedroom units, 32 three-bedroom units, and 4 four-bedroom units. The complex was constructed in 2004 by Wasco Affordable Housing, a local Non-Profit Housing Development Corporation, and will be maintained in perpetuity as low income rental housing.

El Mirage

This affordable housing development is located at 1900 Poplar Avenue. It consists of 34 two-bedroom units. This project was constructed in 2004 by Wasco Affordable Housing, a local Non-Profit Housing Development Corporation, and will be maintained in perpetuity as low income rental housing.

Villa Rosa Apartments

This 44-unit senior apartment complex is located at 1385 Griffith Avenue. It was built in 1988 and consists of 43 one-bedroom units and 1 two-bedroom unit. The project was acquired by WNC Development Partners, LLC, in 2008 and will be rehabilitated. Multi-family Housing Revenue Bonds are being used to fund both the purchase and rehabilitation of the property.

Poso Senior Apartments

This 81-unit senior apartment project is located at the northwest corner of the intersection of Poso Drive and State Highway 43. It was completed in 2007 and is owned by CFY Developments. The project contains 62 one – bedroom units (3 with ADA access) and 19 two-bedroom units (1 with ADA access).

Public Housing (Wasco Housing Authority)

This 224 unit project, located at 750 H Street, is owned and managed by the Wasco Housing Authority. Twenty-five (25) HUD Public Housing units, ranging in size from one to four bedrooms, were built in 1952. HUD supports these units with annual grants. A single Authority-developed two-bedroom unit was built in 1968 as a seismic demonstration unit. An additional 198 USDA funded units were built in 1974 and consist of 27 one-bedroom units, 23 two-bedroom units, 136 three-bedroom units, and 12 four bedroom units. These units receive no ongoing subsidy. The project was renovated in the years 2000 to 2004.

In addition to these low income multi-family rental projects, there is a subdivision of single-family homes, which has also provided affordable rental opportunities for low income households within the community as briefly described below.

Poplar Village

This project consists of 65 single-family housing units located at 1750 Poplar Avenue. The units were built in 2006 and are owned by Beacon Property Management, Inc. The units consist of 54 three-bedroom and 10 four-bedroom units, as well as an on-site manager's residence.

Tenant based Section 8 rental assistance remains available in the City administered through the Kern County Housing Authority. Under the Section 8 Voucher Program, a tenant is provided with a voucher for a fixed amount based on the difference between the HUD established Fair Market Rent for the unit to be rented and affordable housing cost, calculated at 30 percent of the applicant's household income. The tenant can reside in any rental property he or she chooses, and is not limited to properties registered with the Housing Authority. As of June 2008, there were 18 households residing within the City that were receiving Section 8 rental assistance through the Kern County Housing Authority.

BUILDING CODES

Building codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City currently enforces the 2007 California Building Standards Code, based on the 2006 International Code Conference (ICC) Plumbing, Mechanical, and Electrical Codes, which is considered to be the minimum necessary to assure protection of the public's health, safety, and welfare.

The Building Division of the City's Community Development Department is responsible for the enforcement of the California Building Standards Code in the City. The Building Division performs plan checks and inspections. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Wasco.

SITE IMPROVEMENTS

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

FEES

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

Table 5-2 shows the City's Schedule of Fees in 2008 for a 1,700 square foot single-family residence, which is an average or typical new home in the City of Wasco. A 1,700 square foot single-family residence would normally have fees totaling approximately $7,670. This includes plan check, school impact, and infrastructure fees. The City does collect transportation impact

fees and QUIMBY fees. Fees for a recent 44 unit apartment complex and community building totaled $262,424, as shown in Table 5-2, and included plan check, school impact, and infrastructure fees.

Table 5-2
City of Wasco
Development Fees, 2008

	Single-Family	Multi-Family
SMIP (Strong Motion Instrumentation Seismic Safety)	$9.00	$312.00
Application Fee Total	**$9.00**	**$312.00**
Permit Fees		
Permit Type	**Permit Fee**	**Permit Fee**
General Building Permit	$1,091.40	$29,084
School Fee	$3,485.00	$105,445
Storm Drain Fee	N/A	$4,789
Water Well Fee	$750.00	$21,630
Sewer Plant Fee	$1,464.00	$68,304
Water Trunk Line Fee	$400.00	$10,000
Sewer Trunk Line Fee	$480.00	$22,860
Total Permit Fees	**$7,670.40**	**$262,112**

Source: City of Wasco Community Development Department

Other potential fees, which may or may not be required, depending upon the land use entitlements required for a project, are as follows:

Table 5-3
City of Wasco
Entitlement Processing Fees, 2008

Conditional Use Permit – Class 1	$400.00
Lot Line Adjustment	$1,250.00
Parcel Map (1-4 Parcels)	$2,500.00
Tentative Tract (100 lots average)	$1,000.00
Zone Change (Less than 10 acres)	$1,750.00
Zone Variance	$1,250.00
General Plan Amendments	$2,500.00
Annexation Fee	$5,000.00 deposit
Ministerial Site Plan Review	$35.00
Architectural Review	$500.00
Grading Plan	$500.00 deposit
City Engineer Deposit	$500.00
Landscape Plan	$500.00
Wall Plan	$500.00

Source: City of Wasco Community Development Department

These fees are not inclusive for all development projects. Other fees may be applicable if a project requires review and approval of any plans by the City Engineer or requires inspection by

the City of Wasco Public Works Department. A list of all Planning Division fees can be found in Appendix D. All of the above fees are reasonable, particularly when compared to those charged by other California communities, and, in many instances, do not even fully reimburse the City for the actual costs involved. These fees do not significantly add to the cost of market rate or affordable housing being constructed within the City.

APPLICATION PROCESSING

Efforts have been made to streamline the processing of residential development applications. Infill residential projects, at locations with appropriate zoning designations, only require over-the-counter site plan review by the Planning Division and improvement and building plan review by the Building Division. For subdivision permit entitlements, the Planning Commission will generally review a project within eight weeks of the application being submitted. The primary delay in processing is the 30-day statutory comment period allowed for responsible and trustee agencies. The typical multi-family building permit plan check is completed in two weeks, and the typical multi-family project requiring Planning Commission is approved within 30 - 60 days. The typical plan check for a single-family unit in a proposed subdivision is completed within two weeks, while the typical plan check for a single-family unit proposed on an infill lot can be completed within 24 hours. No significant delays or constraints in processing have been identified.

NON-GOVERNMENTAL CONSTRAINTS

Financing

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

Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. In June 2008, prevailing interest rates were still 6 to 6.5 percent, after reaching historic lows earlier in the decade. However, due to the historically high number of foreclosures occurring at the time, as a result of the widespread and irresponsible sub-prime lending of the early 2000's, lenders were once again utilizing traditional underwriting criteria in originating loans. This, in turn, has made the purchase of a home more difficult, particularly for first-time homebuyers who are unable to provide the necessary down payment or afford the initially higher monthly payment than in the case of the adjustable rate mortgages or other sub-prime financing techniques previously offered by lenders. Since financing could be a constraint to the provision of affordable housing in the community, the City has initiated a Homeownership Program to assist first-time homebuyers with required down payments as discussed in Chapter 6.

Price of Land

Sufficient, appropriately zoned land is available to accommodate the residential development that is needed within the City of Wasco through 2013 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Based on properties listed for sale in June 2008, land within the Wasco City limits is currently valued at between $35,000 and nearly $59,000 per acre. Residential lots are available, with improvements, for as little as $15,000. The price of land, therefore, is not a significant constraint to the production of housing in the City.

Cost of Construction

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

The cost of residential construction in Wasco is still relatively low. In 2008, a modest tract home could be built for approximately $125.00 per square foot. Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of constructing and maintaining infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing for both buyers and rents.
Other methods that can be used by jurisdictions to promote the construction of affordable housing include reducing processing fees and times, and allowing smaller lots. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in those jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for extended periods of time, although as previously pointed out, the City's fees are already quite reasonable. Continued City assistance with on and off-site improvements might be a more realistic and meaningful way to reduce housing costs.

Housing Accessibility for the Disabled

In implementing the prior Housing Element, the City of Wasco revised its Zoning Ordinance to allow group homes in all residential zones as a principally permitted use pursuant to State Law. All new and retrofitted public projects shall comply with ADA standards and all private projects shall comply with the accessibility standards of the ICC Code. The City also offers accessibility improvement grants to fund the installation of wheelchair ramps, grab bars, and other items to eliminate architectural barriers in homes occupied by disabled persons. These and other

programs aimed at providing barrier free housing for low and moderate income disabled persons are part of the City's action plan for the current 7½-year planning period as discussed in Chapter 6. No governmental constraints have been identified which act as an impediment to fair housing for persons with disabilities.

Lifestyle

The increase in housing costs over the last decade was partially due to consumer preference and life style expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as number of bedrooms and size of living areas. All of these life style choices have costs associated with them. The state-wide trends emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single-family detached dwelling unit. This, however, does not hold true in Wasco, where land is relatively abundant, and the average home price is less than in most urbanized areas in the region. Single-family dwellings remain the housing unit of choice in Wasco.

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

In general, the cost of land, permitting fees, and construction costs are significantly lower in Wasco than they are for both the County and the State. In conclusion, the cost of housing is affected by a variety of forces from both the public and private sectors. While some of these factors, such as developer fees, are within the control of local government, others such as obtaining much needed State and Federal funds to make housing affordable to City residents are not. However, there are no readily identifiable local governmental constraints on the production maintenance or preservation of housing in Wasco.

CHAPTER SIX - GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Wasco. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. The programs comprise the City's 7½-year action plan. This combination of goals, policies and programs constitutes the City's local housing strategy.

According to the California state-wide Housing Plan, it is the goal of the State to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." The City subscribes to this goal as well as the following four goals established by the State Department of Housing and Community to guide the formulation of Housing Elements and the local housing policies contained therein:

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

HOUSING POLICIES/PROGRAMS

The programs to be undertaken by the City during the 2006-2013 planning period to implement its housing policies and thereby attain its housing goals are as follows:

H-1 **RESIDENTIAL DEMOLITION**	The City shall not issue a demolition permit except for housing that is unsafe and non-repairable.
Responsible Agency:	Community Development
Objective:	Removal of 15 units deteriorated beyond repair.
Monitoring:	Annual General Plan Report
H-2 **HOMEOWNER EDUCATION**	Increase awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance. Continue to provide home maintenance counseling in conjunction with code enforcement activities. In addition, all applicants for assistance through the City's housing rehabilitation program shall be counseled and provided with information regarding the benefits of home maintenance, and all participants in the City's first-time homebuyer program shall be required to attend homebuyer education training to be conducted by City staff and/or an outside provider.
Responsible Agency:	Community Development

Objective:	55 first-time homebuyers and 75 households rehabilitating their homes with City financial assistance
Monitoring:	Annual General Plan Report
H-3 **COMMUNITY CLEAN-UP**	Conserve neighborhoods through community cleanup. This program consists of the designation of two (2) days a year as "neighborhood clean-up/fix-up days." The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.
Responsible Agency:	Community Development
Objective:	11,250 households (1,500/year over 7 ½ years)
Monitoring:	Annual General Plan Report
H-4 **INFILL HOUSING**	Provide loans for in-fill housing on appropriate sites in established neighborhoods and recruit licensed builders to develop infill housing. The City will contact the local building exchange on a quarterly basis to try and recruit licensed builders to develop infill housing in Wasco. -On vacant sites which are designated and zoned for residential development. -On sites where non-conforming uses have been terminated. -On sites with residences which cannot be feasibly rehabilitated.
Responsible Agency:	Redevelopment/Community Development
Objective:	6 units on scattered individual lots and 20 potential units in a mixed use project being pursued by the Redevelopment Agency in the downtown area, as well as other possible mixed use projects (3 ½ /year over 7 ½ years).
Monitoring:	Annual Redevelopment Agency and General Plan Reports
H-5 **APPROPRIATE DENSITIES**	Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan.
Responsible Agency:	Community Development
Objective:	Provision of adequate sites to accommodate construction of 858 new housing units during 2006-2013 period
Monitoring:	2008 Calendar Year

H-6 **HOUSING DISCRIMINATION**	Prevent housing discrimination based on age, children, color, disability, marital status, national origin, race, religion or sex. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination. The City will disseminate information on fair housing laws, and provide for referrals to appropriate enforcement and investigative agencies. Information will be distributed in both English and Spanish, and will be sent to community and social centers, and public locations.
Responsible Agency:	Community Development
Objective:	4,595 households (households residing in City per 2007 DOF estimate)
Monitoring:	Annual General Plan Report
H-7 **ACCESSIBLE DWELLING UNITS**	The City will continue adopt Reasonable Accommodations to implement its codes and provide financial assistance to accommodate the housing needs of disabled persons in accordance with Sections 65008 and 65583 of the California Government Code. The City will continue to support the applications of non-profit and for profit developments that provide accessible dwelling units. The City will continue to require all public projects to comply with the requirements of the Americans With Disabilities Act and all private projects to comply with the accessibility standards of the ICC Code, and continue to allow group homes as a principally permitted use (i.e., by right) in all residential zones. The City will also continue to take an active role in expanding the availability of units suitable to households with special needs.
Responsible Agency:	Community Development
Objective:	123 units of new elderly/farm worker housing and accessibility improvements in 15 units occupied by disabled persons
Monitoring:	Annual General Plan Report
H-8 **HOUSING OPPORTUNITIES**	The City shall expand housing opportunities for both low and moderate-income households by maintenance of an adequate supply of land for residential development, the application of appropriate development standards, and the pursuit of state/federal grants to financially assist with new housing construction. The City will apply for these grants as the NOFA's become available.
Responsible Agency:	Community Development
Objective:	253 units for Very Low and Low income households (including 123 units listed under Program H-7 and 30 FTHB units) and 156 units for Moderate income households
Monitoring:	Annual General Plan Report

H-9 **SPECIAL NEEDS, EXTREMELY LOW, VERY LOW AND LOW INCOME HOUSING**	The City shall expand the availability of housing units suited to the needs of large families, the elderly, disabled, homeless, and others through financially assisting with new construction. The City will give priority to projects providing for large families in its CDBG, HOME and other grant funded programs. The City will apply for these grants as the NOFA's become available. The City will also continue to allow emergency shelters and transitional housing as a principally permitted use (i.e., by right) in the R-1, R2, and R-3 zones and as a conditionally permitted use (i.e., subject to approval of a CUP) in the C-O and C-D zones. The City of Wasco Zoning Ordinance will be amended by January 10, 2010. These amendments are as follows: 1. Allow emergency shelters by right in the C-O and C-D zones. 2. Allow residential care facilities with 6 or fewer people by right in the R-1-6, R-2, R-3, C-D and C-O zones. 3. Allow residential care facilities with 7 or more persons in the R-1-6, R-2, R-3, C-D and C-O zones subject to the issuance of a Conditional Use Permit. 4. Allow transitional and supportive housing by right in all residential zones.
Responsible Agency:	Community Development
Objective:	100 units (non-elderly units included under Program H-7)
Monitoring:	Annual General Plan Report
H-10 **RENTAL HOUSING**	Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs include, but are not limited to: CDBG, HOME, etc. The City will continue to apply for these state and federal programs as NOFA's become available in an attempt to acquire financing subsidies to assist the renter population of Wasco.
Responsible Agency:	Community Development
Objective:	223 units for Very Low and Low income households listed under Program H-7
Monitoring:	Annual General Plan Report
H-11 **HOMEOWNERSHIP**	Expand opportunities for home ownership. The City shall work to expand opportunities for owner occupied housing and home ownership through the utilization of federal and state financing and subsidy programs (HOME, Begin, CalHome, etc.) to create ownership opportunities. The City will advertise the available programs on a quarterly basis in the local paper.
Responsible Agency:	Community Development
Objective:	55 households to be assisted – 45 with BEGIN funds and 10 with

	HOME funds
Monitoring:	Annual General Plan Report
H-12 **RELOCATION**	Provide relocation services where publicly funded actions cause permanent displacement.
Responsible Agency:	Community Development/Redevelopment
Monitoring:	Annual General Plan Report
H-13 **DISPLACEMENT**	Minimize relocation hardship and displacement caused by demolition or conversion of housing.
Responsible Agency:	Community Development/Redevelopment
Monitoring:	Annual General Plan Report
H-14 **PRIVATE SECTOR HOUSING**	Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for profit and non-profit developers to develop in the City. A. Provide financial assistance and encourage the private development of additional sales and rental housing units suitable to the needs of lower income, moderate income and higher income households by providing adequate land inventory. B. Support the private sector in its efforts to meet the housing needs of all economic segments of the community by providing adequate land inventory. C. Provide information to developers and real estate professionals about housing program incentives to the private sector which facilitate the construction of housing stock within the City. D. Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs. E. Provide marketing material on housing program incentives.
Responsible Agency:	Community Development
Objective:	Provide adequate sites with appropriate zoning and development standards to accommodate development of 858 new housing units during the 2006-2013 planning period and secure grant funding to financially assist with the construction of at least 253 Very Low and Low income housing units (units included under Program H-7)
Monitoring:	Annual General Plan Report

H-15 **HOUSING REHABILITATION AND REPLACEMENT**	Use available federal, state and local housing subsidy programs to encourage rehabilitation and conduct periodic housing condition surveys (at least once every five years) to determine and prioritize rehabilitation needs. Continue to pursue code enforcement and housing rehabilitation efforts in a coordinated fashion. The City will also, through Program H-3, conduct "neighborhood clean-up/fix-up days". The City will both obtain/set aside funding, and assist interested individuals in applying for funds for rehabilitation purposes.
Responsible Agency:	Community Development/Redevelopment
Objective:	12 Minor Home Rehabilitations 42 Moderate Home Rehabilitations 21 Substantial Home Rehabilitations 10 Replacement Units Conduct housing condition surveys at 5-year intervals
Monitoring:	Annual Redevelopment Agency and General Plan Reports
H-16 **ADEQUATE HOUSING SITES**	Seek inclusion of low and moderate income units in new housing developments by providing adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e., manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals. Additionally, when possible, the Wasco Redevelopment Agency will participate in lot consolidation to provide appropriately sized parcels to facilitate the development of higher density multifamily rentals for lower income households.
Responsible Agency:	Community Development
Monitoring:	Annual General Plan Report
H-17 **WEATHERIZATION**	Retrofit residential units with weatherization to reduce the overall housing costs through marketing of utility company programs. The City will encourage utility companies to distribute fliers on weatherization on an ongoing basis and will expand the eligible activities under its housing rehabilitation program to include weatherization improvements.
Responsible Agency:	Community Development/Redevelopment
Objective:	85 dwelling units
Monitoring	Annual General Plan Report

H-18 **PERMIT STREAMLINING**	Streamline the permit and environmental review processes to expedite housing construction. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate income households, and housing which is accessible to the elderly and disabled.
Responsible Agency:	Community Development
Monitoring:	Annual General Plan Report
H-19 **REGULATING IMPACTS**	Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing. In conjunction with the annual Housing Element update the development requirements will be reviewed to insure that there is no increase in the cost of housing. The City of Wasco Zoning Ordinance will be amended prior to January 1, 2010 to remove governmental constraints. These amendments are as follows: 1. Remove the Conditional Use Permit requirement for lower income projects. 2. Allow emergency shelters by right in the C-O and C-D Zones. 3. Reduce the parking requirements to 1 space per unit for facilities that house persons with disabilities. 4. Reduce parking requirements to 1 space for 1 bedroom and efficiency units. 5. Adopt a reasonable accommodation standard.
Responsible Agency:	Community Development
Monitoring:	Annual General Plan Report
H-20 **HOUSING MAINTENANCE**	Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall ensure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures. Coordinate code enforcement and housing rehabilitation activities.
Responsible Agency:	Community Development
Objective:	Abatement of 15 dilapidated units; neighborhood clean-up assistance for 11,250 households.
Monitoring:	Annual General Plan Report

H-21 RESIDENTIAL INFRASTRUCTURE	Assure that housing is provided with adequate public improvements, services and amenities. Give priority to proposed lower income housing units when allocating available water supply and wastewater treatment systems capacity.
Responsible Agency:	Community Development

QUANTIFIED OBJECTIVES – NEW CONSTRUCTION TO MEET ESTIMATED REGIONAL HOUSING NEEDS

The foregoing programs are considered appropriate and desirable in attempting to meet the community's existing and projected housing needs. As shown in Table 6-1, the City's 2006-2013 "fair share allocation" of the regional housing need, as estimated by Kern COG, is 858 units. Of these, 350 units are intended for Very Low and Low income households, 156 units are intended for Moderate income households, and 352 units are intended for Above Moderate income households. As discussed in Chapter 4, the City has allocated more than sufficient land, with appropriate zoning and development standards, to accommodate the projected housing need to 2013. However, it is unrealistic to expect that the projected number of units will be built to satisfy the estimated need in every income category, and especially Very Low income.

Table 6-1
Projected New Construction Need and Quantified Objectives, 2006-2013

Income Category	Projected Need*	Quantified Objectives	Units Constructed Since 2006	Balance To Be Constructed
Extremely Low (0-30% of countywide median income)	208**	52	27	25
Very Low (31-50% of countywide median income)		53	28	25
Low (51% to 80%)	142	142	66	76
Moderate (81-120%)	156	156	93	63
Above Moderate (more than121%)	352	352	92	260
Total	**858**	**755**	**306**	**449**

*New construction need estimated by Kern COG.
**Very Low Income includes Extremely Low Income; Kern COG RHNA does not distinguish between Very Low and Extremely Low Income categories.

The 121 units affordable to lower income are in two (2) developments, the first being the Central Avenue Senior Housing Project (41 units) and the second being the Poso Place Apartments (80 units). The Central Avenue Senior Housing Project was constructed using a grant from the United States Department of Agriculture and Tax Credits, while the Poso Place Apartments were constructed using a HOME Grant and Tax Credits. The rents at which these units can be offered to lower income households, as shown in Table 6-1 on page 6-7, are dictated by the funding applications and agreements associated with these funding sources.

While the City exceeded its overall projected share of the regional housing need, as well as the estimated needs in the Moderate and Above Moderate household income categories during the prior planning period, it is highly doubtful that the City will be able to sustain that level of performance during the 2006-2013 planning period. An average of 130 new units were constructed per year during the prior 5-year planning period. In order to meet Kern COG's projected need, an average of 114 units would need to be constructed per year over the current 7½-year planning period.

During 2006 and 2007, a total of 228 housing units were constructed, or an average of 114 units per year. Between January and May of 2008, local housing production even slightly increased, with 78 units being completed during that period. However, approximately 40% of the 306 units cited above comprised two lower income housing developments, which had been planned for several years and were only made possible by the infusion of state and federal financial assistance. Concurrently, many of the market rate units constructed were added to a growing inventory of unsold homes. As further evidence of a weakening housing market, only 27 permits were issued for new residential construction between January and May of 2008, and by June 2008 the loans on at least five residential development projects involving several hundred completed or potential homes were in default or foreclosure.

Recognizing the overall weak economic conditions and recessionary housing market existing in June 2008, and the uncertainties regarding the time required for even a modest recovery, the City has established the quantified objectives for new construction shown in Table 6-1. As seen in this table, the City has established objectives for Low and Moderate income units that coincide with Kern COG's projected needs. The efforts made during the prior planning period have resulted in 46% and 60% of the City's stated objectives for the construction of Low and Moderate income units, respectively, being achieved by June 2008. When these accomplishments are coupled with additional projects being planned and implemented, both of these objectives appear attainable. The City's objective for Above Moderate income units also coincides with the projected need, but the attainment of this objective is heavily dependent on decisions made in the private marketplace, beyond the City's control, and the housing market conditions prevailing in early 2008 would seem to indicate that this objective is unlikely to be attained.

Regarding the final and most difficult income categories to be addressed, the City's stated objectives for the construction of Extremely Low and Very Low income units are approximately half of the estimated need. While 52% of the combined objectives for these categories had already been accomplished by June 2008, the maximum feasible number of additional Extremely Low/Very Low income units that could be constructed by 2013 is 50 units, given the time and resources required to take a project from concept through detailed planning and financing to construction. In June of 2008, the City was engaged in discussions with a possible sponsor for the construction of two potential projects, each approximately 50 units in size, and equally divided between Extremely/Very Low and Low income units. However, to expect additional projects encompassing over 100 additional units, which are not even being discussed

conceptually in early 2008, to be designed, entitled, financed, and constructed within the next 5 years is unrealistic.

QUANTIFIED OBJECTIVES – LOCAL HOUSING PROGRAMS

In addition to establishing objectives for the City's fair share of projected regional housing needs, the City has also established quantified objectives for a number of its local housing programs. As seen in Table 6-2, the City has established anticipated accomplishments for local programs involving housing rehabilitation and replacement, the abatement of dilapidated dwellings, first-time homebuyers, and special needs groups, among others. The quantified objectives are stated along with the accomplishments that have been realized since the start of the current planning period on January 1, 2006. Focusing on the accomplishments to date, it can be seen that the City is on course to meet most of its local program objectives and has already attained its quantified objective for the construction of new housing for low income seniors.

Table 6-2
Local Housing Programs Quantified Objectives, 2006-2013

Program	Objective	Accomplished Since 2006[1]	Balance To Be Accomplished
Residential Infrastructure Improvements	755 units	306 units	449 units
Housing Rehabilitation:			
Minor	12 units	3 units	9 units
Moderate	42 units	5 units	37 units
Substantial	21 units	4 units	17 units
Housing Replacement	10 units	5 units	5 units
Clean Up Program	11,250 households[2]	3,000 households	8,250 households
Infill Development	26 units[3]	27 units	0 units
Demolition/Abatement	15 units	19 units	0 units
First Time Homebuyers	55 households[4]	2 households	53 households
New Construction-Low Income Seniors	123 units[5]	123 units	0 units
VL-L Other	100 units[6]	0 units	100 units
Special Needs Housing Rehabilitation	15 units[7]	4 units	11 units
Weatherization (Marketing/Rehabilitation)	85 households	17 households	68 households
Homeowner Education	130 households	17 households	113 households
Preservation of Low Income Rental Housing	896 units	896 units	0 units

[1] Accomplishments through May 31, 2008.
[2] Based on 1,500 households per year benefiting from program over the 7½ year planning period.
[3] New construction on six (6) lots in two infill subdivisions approved and zoned for Medium Density Residential development in prior planning period and 20 units in a mixed-use project being pursued by the Redevelopment Agency in the Downtown Area.
[4] Households to be assisted using State BEGIN and HOME program funds awarded to City by HCD during prior planning period.
[5] Includes 81-unit elderly housing development and 42-unit elderly/farm worker housing development constructed since start of current planning period.
[6] By subtracting the 123 units in the preceding category from the 350 units projected by Kern COG as total VL-L income need for planning period, the resulting objective would be 227 units. The City could strive to but would very likely be unable to meet this objective due to the dramatic downturn in the housing market and the overall weak economic conditions that will likely prevail over much of the planning period. Based on financing availability and developer/sponsor interest, a more realistic level of accomplishment would be 100 units and the City has established this as its objective.
[7] Accessibility improvements in units occupied by disabled persons.

FUNDING PLAN FOR HOUSING PROGRAMS

The attainment of the preceding objectives will require funding from a variety of sources, including CDBG, BEGIN, CalHome, HOME, Redevelopment Agency Housing Set Aside funds, federal and state Housing Tax Credits, and other sources. The City has utilized and intends to continue to utilize all of these types of funds in addressing the housing needs of its residents. Redevelopment funds have been used to fund grants and loans to homeowners under the City's Housing Rehabilitation Program in the past and it is anticipated that this program emphasis will continue in conformance with the Implementation Plan for the Wasco Redevelopment Project. Table 6-3 shows the projected funding plan for the 2006-2013 planning period.

Table 6-3
Estimated Housing Program Costs and Funding, 2006-2013

Program	Estimated Cost
Residential Infrastructure Improvements	$200,000
Housing Rehabilitation:	
Minor	$190,000
Moderate	$320,000
Substantial	$400,000
Housing Replacement	$240,000
Clean-Up Program	$240,000
Infill Development	$500,000
Demolition/Abatement	$245,000
First-Time Homebuyers	$3,550,000
New Construction-Low Income Seniors	$1,000,000
VL-L Other	$2,000,000
Special Needs Housing Rehabilitation	$150,000
Weatherization (Marketing/Rehabilitation)	$150,000
Homeowner Education	$15,000
Contingency and Administration	$1,500,000
Total	**$10,700,000**
	Potential Funding
CDBG	$1,000,000
BEGIN	$1,500,000
CalHome	$3,300,000
HOME	$4,400,000
Redevelopment Set Aside	$1,500,000
Program Income	$500,000
Total	**$12,200,000**

OPPORTUNITIES FOR ENERGY CONSERVATION

Pursuant to the State of California Government Code, Section 65583(a)(7)) requires "an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following: An analysis of opportunities for energy conservation with respect to residential development."

To assist the City of Wasco in achieving these goals the City of Wasco's The City of Wasco's General Plan has several policies that encourage energy conservation. These policies include assisting with the remodel and weatherization of existing residential units, providing assistance to developers that are utilizing infill parcels, providing land that has been designated and zoned for multi family residential units and the establishment of growth boundaries that require 80% of all available land in a growth boundary be developed prior to development occurring in the next growth boundary. Additionally, the City of Wasco has reduced the street widths and requires manor strips with trees in all new residential subdivisions and requires drought tolerant landscaping and automatic irrigation systems for all new or substantially remodeled dwelling units. The City of Wasco will continue to amend the City of Wasco's General Plan and Zoning Ordinance to ensure any future development utilizes the latest technological advances in energy conservation.

CHAPTER SEVEN – PUBLIC PARTICIPATION

PUBLIC WORKSHOPS/HEARINGS

An advertised community/stakeholder public workshop was held on March 25, 2008. The public notice for the workshop, minutes of the workshop, and lists of those organizations/individuals that were invited to and actually attended the workshop are presented in Appendix C. A second community workshop was conducted by the Planning Commission on August 18, 2008. The public notice for the workshop, minutes of the workshop and a list of those individuals/organizations that attended the workshop are also presented in Appendix C. In addition to these workshops, the City also established a Housing Element Update Advisory Committee, which was comprised of a cross-section of community stakeholders/interest groups, to provide input to City staff on the updating of the element. The individuals comprising the committee are listed in Appendix C. Finally, the Planning Commission and City Council will conduct noticed public hearings on the final Housing Element. Minutes of those public hearings will be included in Appendix C, following the hearings.

INTERGOVERNMENTAL COORDINATION

The City of Wasco City Council members, City Manager, Planning and Public Works staff work closely with regional planning agencies including Kern COG, the Fair Housing Commission, the Kern County Community Development staff, and the Kern County Housing Authority. Circulation of the Housing Element occurred to all interested agencies seeking their comments. In addition, the draft Housing Element was submitted to the public agency (Wasco Public Works Department) that provides water and sewer services to residential development within the Wasco city limits, as required by Section 65589.7 of the California Government Code.

ENVIRONMENTAL REVIEW

A programmatic environmental review is being conducted and will be circulated for comment with the draft Housing Element. It is anticipated that a Negative Declaration will be adopted at the time of Housing Element adoption.

PERFORMANCE EVALUATION

At least annually, the City of Wasco will review the programs of the 2006-2013 Housing Element to track and record progress of implementation. An annual status report will be presented to the City Council and then forwarded to HCD as required by the California Government Code.

PROVISION FOR UPDATE

Ongoing data collection and updating activities will occur in conjunction with the implementation of the Housing Element programs, such as incorporating the latest Census information, periodically conducting citywide housing condition surveys, and regularly updating the residential land inventory. Should new information elicit the need to adjust programs in order to meet stated goals, said adjustments may be made at that time.

APPENDIX A

HOUSING EVALUATION CRITERIA

APPENDIX A – HOUSING EVALUATION CRITERIA

The physical condition of the City's entire housing stock was evaluated on the basis of HCD criteria set forth in Chapter 16 of the CDBG Grant Management Manual, which is as follows:

Sound (0 to 9 points)

A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small appearance of peeling paint and/or other maintenance items are allowed under this category.

Deteriorated (10 to 55 Points)

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

Minor (10 to 15 Points)

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

Moderate (16 to 39 Points)

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

Substantial (40 to 55 Points)

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

Dilapidated (56 Points or more)

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

In turn, the survey results were aggregated to show the following three (3) condition categories:

1. Sound Condition
2. Deteriorated Condition - combining the following:
   - Minor - minor repairs needed
   - Moderate/Major - moderate/major repairs needed
   - Substantial - substantial rehabilitation needed
3. Dilapidated Condition - deteriorated beyond the point of rehabilitation being economically feasible.

Photographs that depict examples of residential units in each of these categories are presented on the following page.

Photographs of Housing Conditions

APPENDIX B

POTENTIAL HOUSING SITES

APPENDIX B – POTENTIAL HOUSING SITES

APPENDIX B - Potential Housing Sites						
Site No.[1]	APN#	ACRES	EXISTING USE	GP/ZONING	POTENTIAL HOUSING UNITS	POSSIBLE ENVIRONMENTAL/ INFRASTRUCTURE CONSTRAINTS
Scattered In-Fill Sites						
19	487-010-04	4.73	Almond Orchards	HDR/R-3	137	None
20	487-290-15, 16, 06	2.92	Vacant Land	HDR/R-3	84	None
21	488-151-02	0.43	Vacant Lot	HDR/R-3	12	None
21	488-151-03	0.48	Vacant Lot	HDR/R-3	14	None
21	488-151-04	0.17	Vacant Lot	HDR/R-3	5	None
21	488-151-05	0.14	Vacant Lot	HDR/R-3	4	None
21	488-151-06	0.15	Vacant Lot	HDR/R-3	4	None
21	488-151-07	0.15	Vacant Lot	HDR/R-3	4	None
21	488-151-08	0.14	Vacant Lot	HDR/R-3	4	None
21	488-151-09	0.17	Vacant Lot	HDR/R-3	5	None
21	488-151-10	0.16	Vacant Lot	MDR/R-2	3	None
21	488-151-11	0.17	Vacant Lot	MDR/R-2	3	None
21	488-153-22	0.16	Vacant Lot	HDR/R-3	5	None
21	488-153-23	0.16	Vacant Lot	HDR/R-3	5	None
21	488-153-24	0.16	Vacant Lot	HDR/R-3	5	None
22	488-161-04	0.28	Vacant Lot	MDR/R-2	4	None
22	488-161-03	0.23	Vacant Lot	MDR/R-2	4	None
22	488-161-02	0.23	Vacant Lot	MDR/R-2	4	None
22	488-161-01	0.27	Vacant Lot	MDR/R-2	4	None
25	030-262-13	0.54	Apartments	MDR/R-2	7	None
25	030-262-14	0.79	Apartments	MDR/R-2	10	None
25	030-262-15	0.98	Apts/Trailers	MDR/R-2	14	None

APPENDIX B - Potential Housing Sites						
Site No.[1]	APN#	ACRES	EXISTING USE	GP/ZONING	POTENTIAL HOUSING UNITS	POSSIBLE ENVIRONMENTAL/ INFRASTRUCTURE CONSTRAINTS
26	030-271-14	0.72	Trailer Park	SC/C-S	0	None
27	030-110-07	0.34	Vacant Lot	CBD/C-D	7	Missing Sidewalk
27	030-110-08-4	0.17	Vacant Lot	CBD/C-D	3	None
28	030-120-01-8	0.17	Vacant Lot	CBD/C-D	3	Missing Sidewalk on North Side
29	030-170-14-6	0.43	Substandard Housing	CBD/C-D	9	Missing Sidewalk
30	029-212-08-1	0.47	Vacant Lot w/Tower	CBD/C-D	10	None
Scattered In-Fill Sites						
31	029-310-03	0.43	Vacant Lot	CBD/C-D	3	None
32	029-262-04-5	0.35	Vacant Lot	PO/C-O	7	None
32	029-262-03	0.39	Vacant Lot	PO/C-O	8	None
33	030-332-08-4	0.29	Vacant Lot	CBD/C-D	6	Missing Sidewalk
34	030-150-01-5	0.30	Vacant Lot	CBD/C-D	6	Missing Sidewalk
35	030-342-05	0.33	Vacant Lot	MDR/R-2	7	None
36	030-140-05-00-5	0.26	Residence/Store	CD/C-D	5	None
37	030-391-12-2	0.11	Abandoned House	MDR/R-2	1	None
38	030-092-02-7	0.55	Vacant	SC/C-S	0	None
38	030-091-09-4	0.26	Vacant Lot	SC/C-S	0	None
38	030-421-01-0	0.18	Vacant Lot	SC/C-S	0	None
38	030-091-12-8	0.17	Vacant Lot	CBD/C-D	3	Missing Sidewalk
38	030-091-13-6	0.17	Vacant Lot	CBD/C-D	3	None
38	030-091-14-4	0.17	Vacant Lot	CBD/C-D	3	None
38	030-091-15-1	0.17	Vacant Lot	CBD/C-D	3	None
38	030-091-17-7	0.09	Vacant Lot	CBD/C-D	1	None
38	030-091-21-9	0.09	Vacant Lot	CBD/C-D	1	Missing Sidewalk
38	030-421-17	0.08		SC/C-S	0	None
39	030-401-08	0.13	Abandoned House	MDR/R-2	2	None

APPENDIX B - Potential Housing Sites						
Site No.[1]	APN#	ACRES	EXISTING USE	GP/ZONING	POTENTIAL HOUSING UNITS	POSSIBLE ENVIRONMENTAL/ INFRASTRUCTURE CONSTRAINTS
39	030-403-08	0.13	Burnt House	MDR/R-2	3	Missing Sidewalk
40	030-412-10-0	0.17	Abandoned House	CBD/C-D	3	Missing Sidewalk
41	030-482-03	0.16	Abandoned House	MDR/R-2	3	Damaged Curb/Missing Sidewalk
41	030-502-02-5	0.08	Abandoned House	MDR/R-2	1	House Occupied
41	030-482-07-9	0.08	Abandoned House/Vac	MDR/R-2	1	Missing Sidewalk
41	030-482-08-7	0.08	Abandoned House/Vac	MDR/R-2	1	Missing Sidewalk
41	030-471-13-0	0.22	Vacant Lot	LDR/R-1-6	1	None
Scattered In-Fill Sites						
41	030-471-15-5	0.15	Vacant Lot	LDR/R-1-6	1	None
41	030-481-15-4	0.11	Vacant Lot	LDR/R-1-6	1	None
41	030-091-19-3	0.04	Vacant Lot	CBD/C-D	1	None
41	030-091-20-1	0.13	Vacant Lot	CBD/C-D	1	None
41	030-091-23-5	0.09	Vacant Lot	CBD/C-D	1	Missing Sidewalk
41	030-091-22-7	0.09	Vacant Lot	CBD/C-D	1	Missing Sidewalk
Agricultural Land Conversion						
1	487-050-55	38.82	Row Crops	LDR/R-1-8	160	Lack of Infrastructure/Ag Cov
2	487-050-56	83.47	Row Crops	LDR/R-1-8	320	Lack of Infrastructure/Ag Cov
3	487-050-51	151.56	Row Crops	LDR/R-1-8	604	Lack of Infrastructure/Ag Cov
5	487-050-50	70.92	Row Crops	ER/R-E	210	Lack of Infrastructure/Ag Cov
6	487-050-36	18.66	Orchard	RR/R-R	36	Lack of Infrastructure/Ag Cov
7	487-050-21	24.77	Orchard	RR/R-R	48	Lack of Infrastructure/Ag Cov
8	487-050-20	6.81	Orchard	RR/R-R	3	Lack of Infrastructure/Ag Cov
9	487-050-41	7.32	Orchard	RR/R-R	14	Lack of Infrastructure/Ag Cov
Approved Tentative Tract Maps						
4	487-050-48	65.30	Tentative Tract Map 6670	LDR/R-1-6	284	None
10	487-010-11	80.07	Tentative Tract Map 6725	LDR/R-1-6	326	None

APPENDIX B - Potential Housing Sites						
Site No.[1]	APN#	ACRES	EXISTING USE	GP/ZONING	POTENTIAL HOUSING UNITS	POSSIBLE ENVIRONMENTAL/ INFRASTRUCTURE CONSTRAINTS
11	487-010-47	80.05	Tentative Tract Map 6460	LDR/R-1-6	376	None
12	487-040-08	13.66	Tentative Tract Map 6533	LDR/R-1-6	68	None
12	487-040-09	13.70	Tentative Tract Map 6901	LDR/R-1-6	59	None
13	488-010-01, 05	76.00	Tentative Tract Map 6737	LDR/R-1-6	298	None
14	488-020-02	22.24	Tentative Tract Map 6315	LDR/R-1-8	81	EXPIRED Tract Map
15	488-010-06, 07	40.03	Tentative Tract Map 6316	LDR/R-1-6	176	EXPIRED Tract Map
16	490-020-04	77.00	Tentative Tract Map 6724	LDR/R-1-6	334	None
23	490-010-04	5.08	Tentative Tract Map 6671	LDR/ R-1-6	20	None
24	488-060-06	1.65	Tentative Tract Map 6608	LDR/R-1-6	8	None
33	030-332-07, 08	0.75	Tentative Tract Map 6609	LDR/R-1-6	5	None
17	489-020-08,09,14	95.56	Tentative Tract Map 6924	LDR/R-1-6	276	None
18	487-010-54,53,32,20	12	Tentative Tract Map 7096	RR/R-R	24	None

[1]See Figures 3 and 4 for locations

Figure 3 – Potential Housing Sites

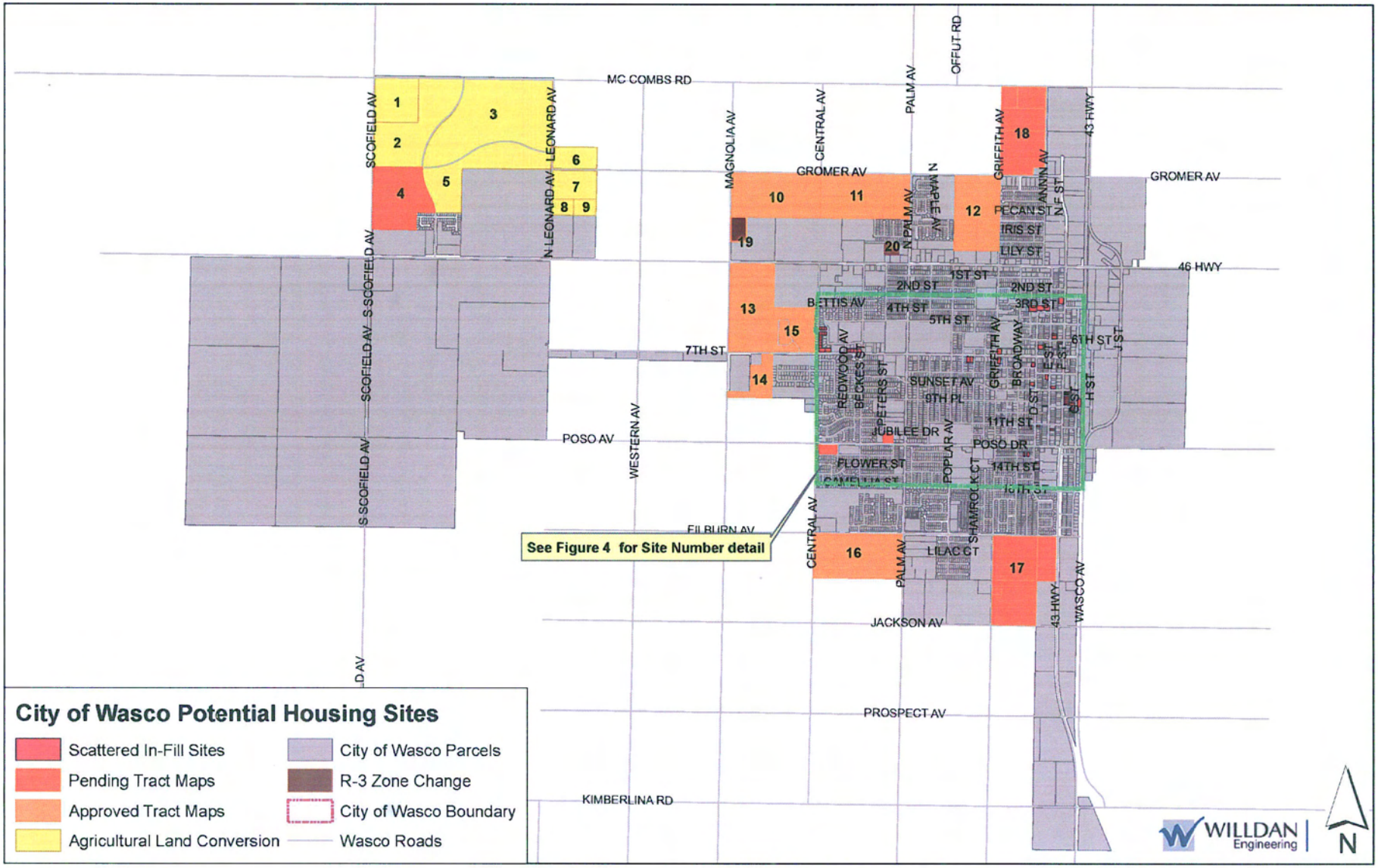
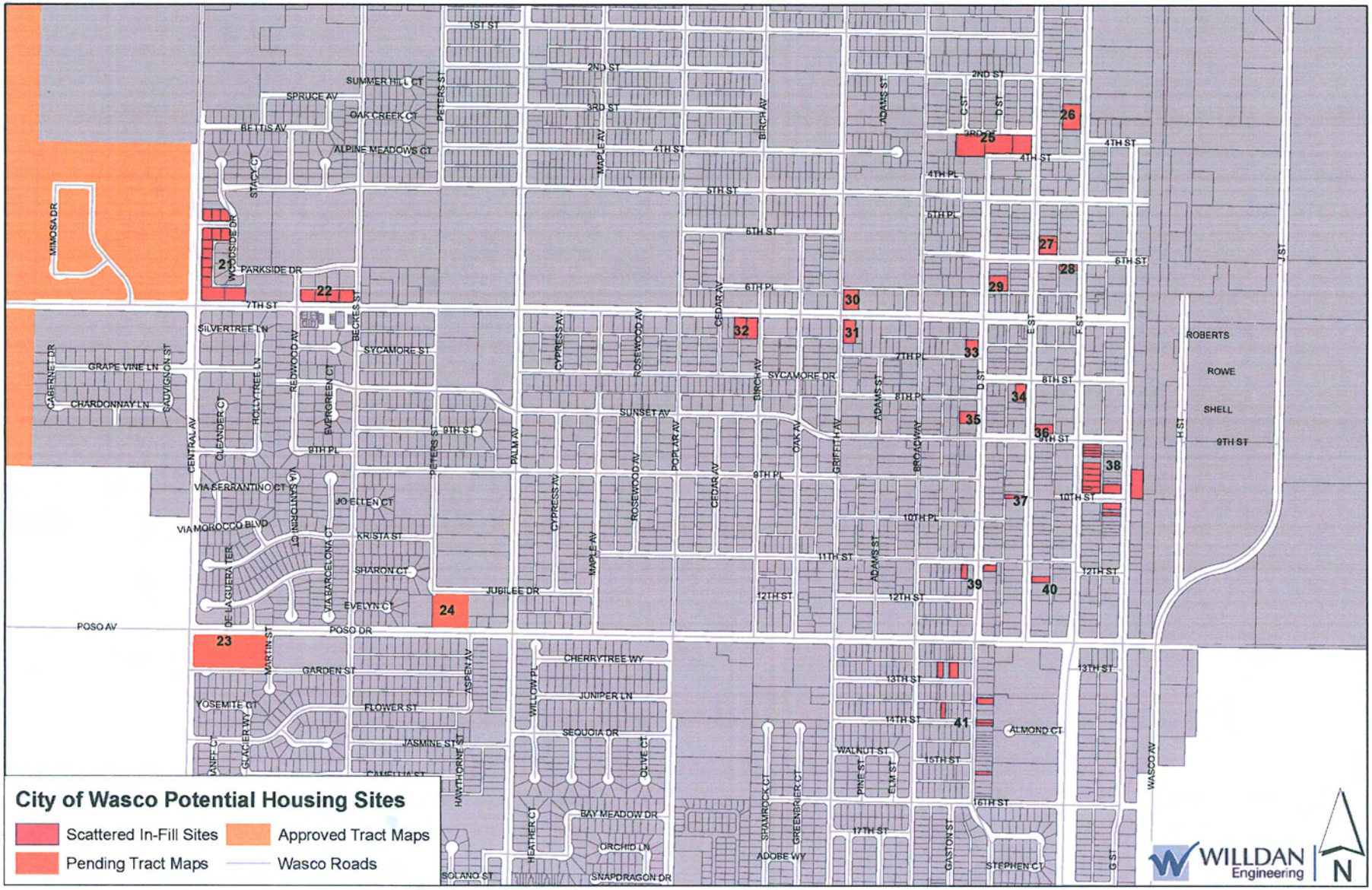


Figure 4 – Potential Housing Sites



APPENDIX C

PUBLIC PARTICIPATION

LOCAL CHURCHES

Apostolic Church
1820 D Street
Wasco, CA 93280
(661) 758-3457

First Assembly of God of Wasco
600 Broadway Street
Wasco, CA 93280
(661) 758-6380

Free Will Baptist Church
938 *7th* Street
Wasco, CA 93280
(661) 758-5906

Central Missionary Baptist Church
1610 3rd Street
Wasco, CA 93280
(661) 758-5515

Primera Iglesia Bautista
901 F. Street
Wasco, CA 93280
(661) 758-5910

Tabernacle of Praise
812 9th Street
Wasco, CA 93280
(661) 758-6015

Apostolic Faith Temple
1802 F Street
Wasco, CA 93280
(661) 758-5698

Lirio De Los Valles Assembly of God
767 E. Street
Wasco, CA 93280
(661) 758-2531

Truelight Missionary Baptist Church
1104 14th Street
Wasco, CA 93280
(661) 758-5568

Griffith Avenue Baptist Church
408 Griffith Avenue
Wasco, CA 93280
(661) 758-2516

Church of Christ
2005 7th Street
Wasco, CA 93280
(661) 758-5631

Grace Community Church
1544 7th Street
Wasco, CA 93280
(661) 758-6588

LOCAL CHURCHES CONT.

Restauracion y Esperanza Ministerios
1346 F Street
Wasco, CA 93280
(661) 758-0737

Jehovah's Witnesses
820 E Street
Wasco, CA 93280
(661) 758-3643

Church of The Nazarene Wasco
4th & Palm Avenue
Wasco, CA 93280
(661) 758-6523

Templo Emmanuel
1324 E. Street
Wasco, CA 93280
(661) 758-8006

Westside Family Fellowship
2150 Palm Avenue
Wasco, CA 93280
(661) 758-9013

United Methodist Church of Wasco
7th & Birch Avenue
Wasco, CA 93280
(661) 758-6366

St. **John Evangelist Church**
1300 9th Place
Wasco, CA 93280
(661) 758-6688

Trinity Lutheran Church of Wasco
1643 Palm Avenue
Wasco, CA 93280
(661) 758-5582

Macedonia Church of God in Christ
1879 Gatson Street
Wasco, CA 93280
(661) 758-4644

Pentecostal Church of God
1325 Adams Street
Wasco, CA 93280
(661) 758-3201

United Pentecostal Church
2000 Palm Avenue
Wasco, CA 93280
(661) 758-3647

Seventh-Day Adventist Church
1010 Poplar Avenue
Wasco, CA 93280
(661) 758-2315

Housing Element Update Advisory Committee
Letters of invitation list

March 29, 2007

Letters were prepared and mailed to the following to serve on the housing element update advisory committee:

Wasco Affordable Housing
Pat Newman
1406 7th Street
Wasco, CA 93280

Wasco Union Elementary School District
Alice Stowe - board member
639 Broadway
Wasco, CA 93280

Building Industry Association
Ms. Cassie Daniel
P.O. Box 1848
Bakersfield, CA 93303-1848

Wasco City Council
Mayor Danny Espitia

Ms. Keri Cobb 909
Rosewood Wasco,
CA 93280

Wasco Housing Authority
Mark Smith
750 H Street
Wasco, CA 93280

Wasco Union High School District
Elizabeth McCray 2100 7'h Street
Wasco, CA 93280

Steve Gair
c/o Wingate Real Estate
P.O. Box 802
Wasco, CA 93280

Wasco Planning Commission
Chairman Danny Brown

Jim Wheeler
1827 Sycamore Drive
Wasco, CA 93280

Wasco Chamber of Commerce
List of Local
Clubs and Organizations

Meeting Day	NAME	CONTACT	ADDRESS	CITY	STATE ZIP	CODE	PHONE
1st Thurs.	Exchange Club	Wolfgang Renken	1031 7th	Wasco	CA	93280	758-6320
	Future Farmers of America	Gary Garcia	1900 7th Street	Wasco	CA	93280	758-7400
	Guadalupanos	Carlos Reyna	2409 Flower st.	Wasco	CA	93280	
	Knights of Columbus	Josseph Graf	946 Redwood	Wasco	CA	93280	7585835
	Salvation Army	Janet Grundt	P.O. Box 964	Wasco	CA	93280	758-3884
	Scholarship Association	Ingrid Renken	933 Rosewood	Wasco	CA	93280	758-6320
1st Wed.	Wasco Chamber of Commerce	Vickie Hight	PO Box 783	Wasco	CA	93280	758-2746
3rd Thurs.	Wasco Festival of Roses	Andy Castillo	P.O Box 825	Wasco	CA	93280	758-2616
	Wasco Historical Society	Bob Ellis	P.O. Box 621	Wasco	CA	93280	758-6581
	Wasco Jr. Womens Club	Kathy Krause	P.O. Box 404	Wasco	CA	93280	758-4449
	Wasco Lady Elks	Pat Hutson	2011 Sycamore Dr.	Wasco	CA	93280	758-2763
	Wasco Masons	James Johnston	1133 Maple	Wasco	CA	93280	758-6850
Sundays	Wasco Rose Society	Marlene Swan	P.O Box 91	Wasco	CA	93280	758-2181
Mondays	Wasco Rotary	Larry Pennell		Wasco	CA	93280	758-5382
	Wasco VFW	Danny Rueda	P.O. Box 756	Wasco	CA	93280	758-1935
2nd Tues.	Wasco Womens Club	Jane Burtner	2317 9th Street	Wasco	CA	93280	758-2973

CITY OF WASCO
Notice of Housing Element Update
Community/Stakeholder Public Workshop

The public workshop will be held on Tuesday, March 25, 2008 from 7:00 PM to 8:30 p.m. at the City of Wasco City Council Chambers located at 746 *8th* Street, Wasco, CA.

The purpose of the public workshop is to provide City residents and other interested parties an opportunity to share their views, comments, and provide information to the City as part of the City's Housing Element update. Also, the workshop will provide the public with an overview of what a Housing Element is, the proposed process and time line, the State requirements, and an overview of current City of Wasco Housing Element Goals and Policies. The Public Workshop is open to any and all interested individuals, agencies, and organizations.

The Housing Element is one of seven State mandated elements of the City's General Plan. The Housing Element identifies the City of Wasco's existing and projected housing needs; includes an inventory of the existing housing stock; identifies constraints on housing; and proposes goals, policies, and programs to meet the identified needs and improve the City's housing opportunities.

As required by state law, the Housing Element must be submitted to the California Department of Housing and Community Development for review before it is adopted by the summer of 2008.

Please direct any questions regarding the Community/Stakeholder Public Workshop to Jake Raper, Planning Director, 764 E. Street, Wasco, CA 93280 or (661) 758-7211.

Vickie Hight
City Clerk

Notice: Date, February 23, 2008 Friday
Publish: Date, February 27, 2008 Wednesday

Housing Element Update
Community/Stakeholder Public Workshop

Sign In Sheet
March 25, 2008

Name	Organization
Pat Newman	Wasco Affordable Housing, Inc.
Yvette Litten	City of Wasco Housing
Antonio Hernandez	Wasco Affordable Housing, Inc.
Stacie Lopez	City of Wasco Planning
Steve Gair	Wingate Real Estate
Jim Wheeler	Kern County Homeless Collab. / U.W.
JAKE RAPER	City of Wasco
Al Wavot	Willdan

PROOF OF PUBLICATION

(2015.5 C.C.P.)
(GENERAL FORM)

STATE OF CALIFORNIA
County of Kern } ss.

I, the undersigned, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the chief clerk/publisher of *The Wasco Tribune*, a newspaper of general circulation, printed and published weekly, in the City of Wasco, County of Kern, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court order number 1838950, of the County of Kern; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and in any supplement thereof on the following dates, to-wit: August 13, 2008

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signature)

Executed on 8-13-08
at Wasco, California

The WASCO TRIBUNE
P.O. Box Y Phone (661) 758-3063
Wasco, California 93280

PUBLIC NOTICE

Notice of Housing Element Update
Planning Commission Public Workshop

The City of Wasco Planning Commission will conduct a public workshop on August 18, 2008 at 7:00 p.m. The public workshop will be located in the City Council Chamber of the City of Wasco at 746 8th Street, Wasco CA.

The purpose of the public workshop is to provide City residents and other interested parties an opportunity to share their views, comments, and provide information to the City as part of the City's Housing Element update. Also, the workshop will provide the public with an overview of what a Housing Element is, the proposed process and time line, the State requirements, and an overview of current City of Wasco Housing Element Goals and Policies. The Public Workshop is open to any and all interested individuals, agencies, and organizations.

The Housing Element is one of seven State mandated elements of the City's General Plan. The Housing Element identifies the City of Wasco's existing and projected housing needs; includes an inventory of the existing housing stock; identifies constraints on housing; and proposes goals, policies, and programs to meet the identified needs and improve the City's housing opportunities.

As required by state law, the Housing Element must be submitted to the California Department of Housing and Community Development for review before it is adopted by the summer of 2008.

Please direct any questions regarding the Planning Commission Public Workshop to Miles Johnson, Community Development Director, 764 E. Street, Wasco, CA 93280 or (661) 758-7211.

Si necesita informacion en espanol sobre esta notificacion por favor llame al (661) 758-7211, pregunte por Miles Johnson.

Vickie Hight
City Clerk

Publish *Wasco Tribune* August 13, 2008.

8/18/08 7:15 8:15

SIGN IN SHEET WASCO HOUSING ELEMENT

1. Yvette Litten 2241 3rd St. Wasco, CA 93280
2. Steve Gair 416 Stacy Ct. Wasco
3. Tonya Short PO Box 1848 Bak. 93303
4. Paul Chounet 639 Broadway, Wasco 93280
5. Miles Johnson 1980 Shamrock, Wasco
4. Jim Wheeler 1827 Sycamore Dr. Wasco
7.
8.
9.
10.

CALL TO ORDER A SPECIAL MEETING
OF THE CITY OF WASCO PLANNING
~~2007~~ COMMISSION August 18, 2008

CALL TO ORDER

COMMISSIONERS - Santillan; Drescher; Elholm, Forrest; German;
Hutson; Lawrence

AGENDA: CONSIDERATION OF THE CITY WASCO'S HOUSING
ELEMENT UPDATE

AUTHORIZATION TO SUBMIT THE ELEMENT TO
THE HOUSING COMMUNITY DEPARTMENT

Workshop

TO HCD for 60 day comment
Receive comment
Draft Housing Element to PC + CC for consideration + adoption
Submit Adopted Housing Element to ~~cert~~ HCD for cert. (90 days)

Question on Storm Drain + wastewater plant

Forrest } motion
Hutson } 2nd

All in favor

PROOF OF PUBLICATION

(2015.5 C.C.P.)
(GENERAL FORM)

STATE OF CALIFORNIA
County of Kern } ss.

I, the undersigned, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the chief clerk/publisher of *The Wasco Tribune*, a newspaper of general circulation, printed and published weekly, in the City of Wasco, County of Kern, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court order number 1838950, of the County of Kern; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and in any supplement thereof on the following dates, to-wit: January 28, 2009

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

[signature]
(Signature)

Executed on 1-28-09
at Wasco, California

The WASCO TRIBUNE
P.O. Box Y Phone (661) 758-3063
Wasco, California 93280

NOTICE OF PUBLIC HEARING
SPECIAL CITY COUNCIL MEETING
DATE OF
FEBRUARY 6, 2009

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Wasco City Council on Friday, February 6, 2009 at 4:30 P.M. or soon thereafter in the City Council Chambers located at 746 8th Street, Wasco, California, to consider the following:

1. City of Wasco Housing Element Update

Project: An update of the City of Wasco's Housing Element of the General Plan.

Location: City wide.

Applicant: City of Wasco

Environmental Determination: Per the Guidelines of the California Environmental Quality Act (CEQA) an Initial Study was prepared and based on this Initial Study a Negative Declaration was prepared for the project

The project and supporting documents may be reviewed during normal business hours at the Planning Department located a 764 "E" Street, Wasco, CA 93280. Any person wishing to testify on the above project or the adoption of the Project may appear before the City Council at their hearing of February 6, 2009, or may submit written comments on or before February 6, 2009.

If you challenge this proposal, or any aspect of it in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Wasco Planning Department, 764 "E" Street, Wasco, CA 93280, at, or prior to the public hearing.

If you need special assistance to participate in the meetings described in this notice, please contact the City Clerk's Office at (661) 758-7215 to make reasonable arrangements to ensure accessibility to these meetings. †Telephone (661) 758-7215 or via California Relay Service (Hearing Impaired Only).

†Requests for assistance should be made at least two (2) days in advance whenever possible.

If you have any questions, you may contact Dennis McNamara, Senior Planner at (661) 758-7210

Vickie Hight, City Clerk

City of Wasco

746 8th Street, Wasco CA 93280
ph: (661) 758-7214
fx: (661) 758-5411

City Council Minutes 02/06/2009 Special Meeting

Wasco City Council
SPECIAL MEETING - Minutes
Friday, February 6, 2009
City Council Chambers
746 8th Street, Wasco, California 93280

1) CALL TO ORDER: Mayor West called the meeting to order at 4:30 p.m.
2) FLAG SALUTE

3) ROLL CALL
Mayor West, Members; Espitia, Hively Wegman
Absent: Cortez
Attorney B Garcia, City Manager Mittag, City Clerk Hight, Public Works Director Allen, Community Development Director Heiser, Sgt Armendariz

4) COMMUNICATIONS FROM THE AUDIENCE: None

5) Report, Public Hearing and Possible Approval, Re: 09-2597 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO APPROVING AND ADOPTING THE UPDATED HOUSING ELEMENT TO THE GENERAL PLAN AND ACCOMPANYING NEGATIVE DECLARATION AS REFLECTED IN EXHIBIT A AND B. (Heiser)

Mayor West opened the public hearing.

Community Development Director Heiser gave a brief staff report. There was a brief discussion regarding clarification of the document citing table 5.1
Based on discussion and concerns raised by public and council Page 5-2, Page 5-3 and Table 5-3 were amended to provide clarification regarding Conditional Use Permit requirements for multi family housing. The amended page 5-2 reads as follows:
… Residential densities allow for the maximum allowable densities per acre. While most densities are allowed by right, there are restrictions as it relates to certain multifamily uses. These restrictions are found in the City of Wasco Zoning Ordinance and are as follows: any development in the Medium Density Residential (R-2) Zone that is in excess of fifteen (15) total units require a Conditional Use Permit and development in the High Density Residential (R-3) Zone in excess of twenty five (25) units or with a density in excess of twenty four (24) units per gross acre shall require a Conditional Use Permit. ……
Table 5-3 was amended to add additional fees to provide developers with as much information as possible. The revised Table 5-3 can be found in the adopted document on record with the City Clerk.
Amended page 5-11 reads as follows:
These fees are not inclusive for all development projects. Other fees may be applicable if a project requires review and approval of any plans by the City Engineer or requires inspection by the City of Wasco Public Works Department. A list of Planning fees can be found in Appendix D.

City Manager Mittag responded that there are other fees in addition to the Conditional Use Permit fee that may pertain to certain projects and clarification of wording could be included in the document.
Pat Newman 1406 7th Street had some concerns with the structure and verbiage stating issues with his current project with timelines and fees.

Mayor West closed the public hearing at 4:43

Member Hively made a motion to approve with the corrections to the document, 2nd by

2nd by Member Espitia. Motion carried with the following vote:

Ayes: West, Espitia, Hively, Wegman
Noes: None
Absent: Cortez
Abstain: None
City Clerk Hight read the resolution.

6) Report, Possible Approval, Re: 09-2598 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO APPROVING A CONTRACT WITH THE LEW EDWARDS GROUP FOR THE INITIAL COMMUNITY SERVICE SURVEY AND ASSESSMENT FOR BEST PRACTICES UTILIZED TO ENHANCE AND PROTECT LOCAL REVENUES FOR COMMUNITY SERVICES. (Mittag)

City Manager Mittag gave a brief report of the workshop held on February 3rd, 2009. This contract only commits the City to a community services survey and assessment provided by the Lew Edwards Group.

Member Espitia stated that he found the workshop beneficial.
Member Wegman also stated that it was a good presentation.
Member Hively stated that the Lew Edwards seemed to have a good success rate.
Mayor West said that it was a good tool to find community input.

With no further discussion Member Hively made a motion to approve, 2nd by Member Espitia.
Motion carried with the following vote:

Ayes: West, Espitia, Hively, Wegman
Noes: None
Absent: Cortez
Abstain: None
City Clerk Hight read the resolution.

7) CLOSED SESSION: none

8) ADJOURNMENT: Member Espitia made a motion to adjourn at 4:55 p.m., 2nd by Member Wegman. Motion carried 4-0-1. Member Cortez absent.

Vickie Hight, City Clerk

Fred West Jr., Mayor

PROOF OF PUBLICATION

(2015.5 C.C.P.)
(GENERAL FORM)

STATE OF CALIFORNIA
County of Kern } ss.

I, the undersigned, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the chief clerk/publisher of *The Wasco Tribune*, a newspaper of general circulation, printed and published weekly, in the City of Wasco, County of Kern, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court order number 1838950, of the County of Kern; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and in any supplement thereof on the following dates, to-wit: July 8, 2009

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Diane Divens
(Signature)

Executed on 7-8-09
at Wasco, California

The WASCO TRIBUNE
P.O. Box Y Phone (661) 758-3063
Wasco, California 93280

PUBLIC NOTICE

Notice of Public Hearing
city council Meeting Date of
July 21, 2009

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Wasco City Council on Tuesday July 21, 2009 at 7:00 P.M. or soon thereafter in the City Council Chambers located at 746 6th Street, Wasco, California, to consider the following:

1. City of Wasco Housing Element Update

Project: An update of the City of Wasco's Housing Element of the General Plan.

Location: City wide.

Applicant: City of Wasco

Environmental Determination: Per the Guidelines of the California Environmental Quality Act (CEQA) an Initial Study was prepared and based on this Initial Study a Negative Declaration was prepared for the project.

The project and supporting documents may be reviewed during normal business hours at the Community Development Department located a 764 "E" Street, Wasco, CA 93280. Any person wishing to testify on the above project may appear before the City Council at their hearing of July 21, 2009, or may submit written comments on or before July 21, 2009.

If you challenge this proposal, or any aspect of it in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Wasco Planning Department, 764 "E" Street, Wasco, CA 93280, at, or prior to the public hearing.

If you need special assistance to participate in the meetings described in this notice, please contact the City Clerk's Office at (661) 758-7215 to make reasonable arrangements to ensure accessibility to these meetings. Telephone (661) 758-7215 or via California Relay Service (Hearing Impaired Only). Requests for assistance should be made at least two (2) days in advance whenever possible.

If you have any questions, you may contact Dennis McNamara, Senior Planner at (661) 758-7210.

Vickie Hight, City Clerk

(7) $56.00

City of Wasco

746 8th Street, Wasco CA 93280
ph: (661) 758-7214
fx: (661) 758-5411

City Council Minutes 07/21/2009

City of Wasco
City Council Minutes
July 21, 2009
City Council Chambers
746 8th Street, Wasco, California 93280

1) CALL TO ORDER- Mayor West called the meeting to order at 7:00a.m.

2) FLAG SALUTE
3) INVOCATION: City Manager Jim Zervis offered the invocation.
4) ROLL CALL
Mayor West, Members; Cortez, Espitia, Hively Wegman
Attorney B Garcia, City Manager Zervis, City Clerk Hight, Executive Assistant Rodriguez, Public Works Director Allen, PMC Consultant Allinder, Sgt Armendariz

5) PRESENTATIONS AND AWARDS:

a) Commendation presented to Hoyett's Sandwich Shop.
Mayor West presented commendation to Terri Anderson, owner operator of Hoyett's Sandwich shop.

6) COMMUNICATIONS FROM THE AUDIENCE: None

7) CONSENT CALENDAR:
a) Approval of Minutes from the regular meeting of July 7, 2009

b) Approval of Bill Paying List, total amount of $382,762.29.

c) Acceptance of Sheriff's Activity Report for the Month of June 2009.

d) Acceptance of Code Enforcement Report for the Month of June 2009.

e) Acceptance of Monthly Building Permit Report for June 2009.

f) Acceptance of Investment Policy and Compliance Report for the Month of June 2009

g) Second Reading and Possible Adoption of an Ordinance, RE: 09-584 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO AMENDING TITLE 17 OF THE CITY OF WASCO MUNICIPAL CODE, SECTION 17.19 (RESIDENTIAL SPECIFIC STANDARDS), 17.51 (DESIGN DISTRICT GUIDELINES), AND 17.73 (INTERPRETATIONS AND MISCELLANEOUS) TO PROHIBIT CHAIN LINK FENCING IN ALL ZONE DISTRICTS EXCEPT THE I-H (HEAVY INDUSTRIAL), I-L (LIGHT INDUSTRIAL), AND C-S (SERVICE COMMERCIAL) ZONE DISTRICTS.

h) Second Reading and Possible Adoption of an Ordinance, RE: 09-585 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO APPROVING ZONE CHANGE NO. 08-05 AMENDING THE ZONING MAP OF THE CITY OF WASCO FROM THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE DISTRICT TO THE R-3/PD-08-06 (HIGH DENSITY RESIDENTIAL/PRECISE DEVELOPMENT OVERLAY) ZONE DISTRICT.

i) Report and Possible Approval, RE: 09-A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO AUTHORIZING THE CITY MANAGER TO SIGN THE FUNDING AGREEMENT AND AMENDMENTS FOR FUNDING UNDER THE CALIFORNIA SAFE DRINKING WATER STATE REVOLVING FUND AND THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009; AUTHORIZING THE CITY MANAGER TO SIGN ALL CERTIFICATIONS AND REPORTS REQUIRED FOR SUCH FUNDING; AUTHORIZING THE CITY MANAGER TO APPROVE CLAIMS FOR REIMBURSEMENT; AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE BUDGET AND EXPENDITURE SUMMARY; AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE CONTRACTOR'S RELEASE FORM; AND,

AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN THE CERTIFICATION OF PROJECT COMPLETION.

j) Acknowledge Receipt of Correspondence.

k) Approve the Reading of All Ordinances and Resolutions by Title Only and
Approve Publication of All Ordinances in Summary Form.

Mayor West requested that item7h be removed for vote.

Member Cortez made a motion to approve the remaining calendar, 2nd by Member Hively. Motion carried with the following vote:
AYES: Mayor West, Members Hively, Espitia, Cortez and Wegman
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk Hight read the ordinance and resolution title.

Member Espitia made a motion to approve item 7h, 2nd by Member Cortez. Motion carried with the following vote:
AYES: Members Hively, Espitia, Cortez and Wegman
NOES: NONE
ABSTAIN: Mayor West
ABSENT: NONE

City Clerk Hight read the ordinance title.

Mayor West said that in the interest of accommodating the media who were in attendance to hear item 15 that he would entertain a motion move ahead in the agenda to hear item 15 now.

Member Cortez made a motion to hear item 15, 2nd by Member Espitia. Motion carried.

Minute action will be reflected in the order of the agenda.

8) Acceptance of Monthly Financial Report Related to Status of Quimby Fee Account.
City Manager Zervis gave a report of the Quimby balance of $287,640.77. No action taken.

9) Report, Continued Public Hearing and Possible Approval, RE: 09-2657 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO DENYING THE APPEAL FILED FOR CONDITIONAL USE PERMIT NO. 08-04 AND UPHOLDING PLANNING COMMISSION ACTION. (Allinder)

Mayor West reopened the public hearing.
PMC Consultant Allinder referenced the staff report from the July 7th meeting.

Seth Odell attorney for Sounds of Pentecost Church spoke in opposition to the denial of the appeal and stated that he had some possible solutions to the issue and offered to speak with the city attorney to come to an alternate resolution.

Wayne Ketcherside 17405 Leonard Ave. spoke in support of the denial.

Rev. David Downing 2425 Sunset, requested the city council members honor the appeal and support the verbal agreement made in 1994.

John Bean 2200 Palm Ave. spoke in favor of the improvements that in his opinion need to be completed on the corner.

Mayor West stated the verbal agreement was never brought before the council in an open meeting. He said the spoke with past council members who remember the agreement. West stated he would like to honor the agreement but the legal ramifications/exposure for the city was unacceptable.

Clint Compton 1812 San Jose Ave. Wasco spoke in favor of the completion of the improvements on the corner of Filburn and Palm adjacent to his property.

Darrell Fields 456 Warren Ave. Bakersfield spoke in support of the appeal and questioned the legality of the annexation.

Perry Green 833 2nd Street Wasco, spoke in support of the appeal.

Seth Odell spoke again and asked for additional time to speak with the Attorney Garcia.

Mayor West asked if there was anyone else who wanted to speak, hearing none, closed the public hearing at 7:58 p.m.

Member Cortez spoke of his support of the church and its work in the community but said that he had to uphold the cities ordinances and listen to the legal advice of the city attorney.

Member Hively said that this is a tough decision, but based on the information that has been provided he really has no choice. Member Hively made a motion to approve the resolution, 2nd by Member Cortez.

Motion carried with the following vote:
AYES: Members Hively, Espitia, Cortez and Wegman
NOES: Mayor West
ABSTAIN: NONE
ABSENT: NONE

City Clerk Hight read the resolution title.

Mayor West recessed for 5 minutes.

Mayor West reconvened open meeting at 8:05

10) Report, Continued Public Hearing and Possible Approval, RE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO AMENDING TITLE 6 OF THE CITY OF WASCO MUNICIPAL CODE, SECTION 6.04.010 (DEFINITIONS), 6.04.300 (ANIMALS CREATING A NUISANCE), AND TITLE 17 OF THE WASCO MUNICIPAL CODE, SECTION 17.03 (DEFINITIONS) AND SECTION 17.79.03 (PROHIBITED CONDUCT) TO DEFINE FOWL. (Allinder)

Mayor West opened the public hearing.

PMC Consultant Allinder referenced the staff report from the July 7th meeting.

Stella Blackwell 936 Lily Street spoke in favor of banning chickens/fowl from the city limits. She spoke of her neighbors who have had up to 12 on their property and the nuisance they cause.

There was a brief discussion regarding citations and being proactive in enforcement.

Mayor West closed the public hearing at 8:10.

Member Hively made a motion to approve the first reading, 2nd by Member Cortez. Motion carried wit the following vote:

AYES: Mayor West, Members Hively, Espitia, Cortez and Wegman
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk Hight read the resolution title.

11) Report, Public Hearing, and Possible Approval, RE: 09- 2658 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO ADOPTING THE UPDATED HOUSING ELEMENT TO THE GENERAL PLAN. (Allinder)

Mayor West opened the public hearing and asked for comment.
Hearing no comment, Mayor West closed the public hearing at 8:11 p.m.

With a brief discussion regarding the timeline of this document and its importance, Member Cortez made a motion to approve, 2nd by Member Hively. Motion carried with the following vote:

AYES: Mayor West, Members Hively, Espitia, Cortez and Wegman
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk Hight read the resolution title.

12) Report, Public Hearing, and Possible Approval, RE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASCO REGARDING REVISION OF ANIMAL CONTROL REGULATIONS AND FEES, CHAPTER 6.04. (Allen)

Mayor West opened the public hearing and asked for comment.
Hearing no comment, Mayor West closed the public hearing at 8:15 p.m.

With a brief discussion regarding the fee schedule and comparisons to other cities, Member Espitia made a motion to approve the first reading, 2nd by Member Hively. Motion carried
with the following vote:

AYES: Mayor West, Members Hively, Espitia, Cortez and Wegman
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

13) Report and Possible Approval, RE: A Professional Service Contract with Kennedy/Jenks Consultants for a Storm Water Feasibility Study. (Allen)
Public Works Director Allen gave a staff report, saying that this study will give the city options for a reasonable "fix" for some of the storm drains.

There was discussion regarding Westside Park and its capabilities and that this study is to be complete and comprehensive.

Member Cortez made a motion to approve agreement, 2nd by Member Espitia. All in favor, motion carried 5-0-0.

14) Report and Possible Approval, RE: The Issuance of a Request for Proposal (RFP) with Regard to a Franchise Agreement for "Blue" Cart Service. (Allen)

Public Works Director Allen gave a staff report, stating this service would begin a recycling program for the city. It is a revenue maker and completely voluntary.

There was discussion regarding large bins, future grant opportunities, community education and landfill alleviation.

Member Espitia made a motion to approve, 2nd by Member Cortez. Motion carried with a 4-0-1 vote. Member Wegman opposed.

15) Report and Possible Approval, RE: A Request for Proposals to Conduct a Police Services Analysis for the City of Wasco and Authorization to Publish Such Proposal. (Zervis)

City Manager Zervis gave staff report stating that this RFP was the recommendation of the contracted services committee.

Member Hively who is on the committee stated that the committee is looking at all services looking for cost savings to the city.

Wayne Ketcherside 17045 Leonard Ave. inquired as to who is on the committee.

Member Hively and Mayor West are on the committee and available for questions or comments with the public.

Member Hively made a motion to approve, 2nd by Member Espitia. All in favor, motion carried with a 5-0-0 vote.

16) Report and Possible Approval, RE: Approval of the City Manager Employment Agreement. (Mayor West)
Member Espitia made a motion to table item until after closed session, 2nd by Member Cortez. All in favor, motion carried. 5-0-0.

17) REPORTS FROM CITY STAFF

Allen: Soccer Park is progressing well. ARA agreement is active and water meter and centrifuge bids are open for bid.

18) REPORTS FROM CITY ATTORNEY - none

19) REPORTS FROM CITY MANAGER
Zervis gave a report on the positive progress of the Wastewater grant.
Save the date: September 14th @ 10:00 a.m. for the Renaming ceremony of Hwy 46.
State has come to some budget agreement and will keep the council informed as to the affect to the city.

20) REPORTS FROM CITY COUNCIL

Member Hively sent "kudos" to the Chamber of Commerce for fundraising for the 4th of July Aerial Fireworks Show.

Member Hively made a motion to recess to the RDA agenda, 2nd by Member Cortez. Motion carried, meeting recessed at 8:34.

Mayor West reconvened regular meeting at 8:38 p.m.

Member Cortez made a motion to adjourn to closed session at 8:38, 2nd by Member Hively. All in favor, motion carried.

21) CLOSED SESSION:

a) CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to subdivision (b) of
Section 54956.9: (2 cases)

b) Public Employee Appointment - City Manager
Government Code Section 54957
Mayor West reconvened regular meeting at 9:15 p.m.
Attorney Garcia reported that the council met on items and no reportable action was taken.

Member Cortez made a motion to take action and approve item 16 from, 2nd by Member Espitia. Motion carried 5-0-0.

22) ADJOURNMENT Member Cortez made a motion to adjourn regular meeting at 9:16, 2nd by Member Hively. Motion carried, meeting adjourned.

_____ _____
Vickie Hight, City Clerk Fred West Jr., Mayor

APPENDIX D

PLANNING FEE SCHEDULE

APPLICATION FEE SCHEDULE

Resolution No. 2007 - 2409 Adopted April 3, 2007 Effective June 3, 2007
Resolution No. 2007-2473 Adopted September 18, 2007 Effective November 17, 2007

ANNEXATION APPLICATION	*1,2,3,5,6,7,8,10,11,*
❑ ANNEXATION	*
❑ ANNEXATION IF A COMBINED DEVELOPMENT PERMIT	$ 3,500.00
❑ PROTEST HEARING (PC/CC PUBLIC HEARING)	$5,000.00 – DEPOSIT. T&M ~~$1,000~~ $75.00 (REVISED 04/09)
APPEALS	*5
❑ APPEAL OF PLANNING DIRECTOR'S DECISION	$75.00
❑ APPEAL OF PLANNING COMMISSION DECISION	$75.00
❑ REQUEST BY CITY COUNCIL PER ORDINANCE	$0
DEVELOPMENT AGREEMENT**	*1, 2, 4,5,11
❑ INITIAL APPLICATION	$ 3,000.00 DEPOSIT
❑ ANNUAL REVIEW	$ 3,000.00 DEPOSIT

ENVIRONMENTAL APPLICATIONS AND PROCESSES

ENVIRONMENTAL REVIEW	*1,2,5,8,10,11**
❑ PREPARATION OF REQUEST FOR PROPOSAL FOR PROJECT	$1,500.00
❑ PREPARATION OF CONTRACT AND COORDINATION	$500.00
❑ REVIEW OF APPLICANT'S PART 1 – INITIAL STUDY	$150.00
❑ PREPARATION OF CATEGORICAL EXEMPTION FOR PROJECT	$100.00
❑ INITIAL STUDY PART 2 ** (IF STAFF PREPARES NEGATIVE DECLARATION - DOES NOT INCLUDE CA DEPT. FISH & GAME OR KERN COUNTY CLERK FEES)	$3,160.00
❑ INITIAL STUDY PART 2 BY OTHERS – STAFF REVIEW** (IF STAFF REVIEWS AND COMMENTS ON PREPARED NEGATIVE DECLARATION BY OTHERS)	$360.00
❑ NOTICE TO ADOPT NEGATIVE DECLARATION**	$ 250.00
❑ NOTICE TO ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION PROGRAM**	$500.00
❑ ENVIRONMENTAL CLEARANCE C.E. SEC. 15183 (IF STAFF PREPARES)	$3,160.00
❑ IF PREPARED BY OTHERS AND CITY STAFF REVIEWS	$250.00
❑ STAFF REPORT AND PRESENTATION TO PLANNING COMMISSION AND CITY COUNCIL	$300.00
	$5,000.00 – DEPOSIT

❑ PEER REVIEW OF REPORTS AND STUDIES BY APPLICANT	$5,000.00 – DEPOSIT
❑ ENVIRONMENTAL IMPACT REPORT	$150.00
❑ NOTICE OF DETERMINATION	$1,993 – $50.00 FOR ND AND MND $2,768.25 – $50.00 FOR EIR
❑ FISH AND GAME ENVIRONMENTAL FEES – WHICHEVER APPLIES TO YOUR APPLICATION. CHECK SHALL BE PAYABLE TO COUNTY CLERK RECORDER	$250.00
❑ MITIGATION MONITORING PROGRAM – COMPLIANCE MONITORING (FEE PAYABLE PRIOR TO ISSUANCE OF THE BUILDING PERMIT)	

TENTATIVE MAP AND ASSOCIATED APPLICATIONS FEE SCHEDULE

PARCEL MAP (CREATING NOT MORE THAN FOUR PARCELS)	*1,2,5,6,7,10,11,12,**
❑ TENTATIVE MAP SUBMITTAL	$ 2,500.00
❑ TENTATIVE PARCEL MAP WITH VARIANCE AND/OR EXCEPTION/WAIVER	$3,400.00
~~❑ TENTATIVE PARCEL MAP WAIVER (EXCEPTION TO STANDARDS)~~	~~$900.00~~
❑ PARCEL MAP – FINAL	$2,000.00
❑ TENTATIVE PARCEL MAP REVISION	$1,500.00
❑ TIME EXTENSION – TENTATIVE PARCEL MAP	$250
❑ MONITORING FEE – COMPLIANCE WITH CONDITIONS	$250.00
❑ SUBDIVISION IMPROVEMENT AGREEMENT – PREPARATION	$2,000.00
TENTATIVE TRACT MAP (CREATING FIVE OR MORE PARCELS)	*1,2,5,6,7,10,11,12,**
❑ TENTATIVE MAP SUBMITTAL – UP TO 100 LOTS	$1,000.00
❑ TENTATIVE MAP SUBMITTAL – 100 PLUS LOTS	$1,000.00 PLUS $15.00 PER LOT OVER 100 LOTS
❑ TENTATIVE MAP EXCEPTION TO STANDARDS	$900.00
❑ MODIFICATIONS OR REVISIONS OF MAPS (SECTION 16.16.130)	50% OF TENT. MAP FEE
❑ TRACT MAP FINAL	$2,500.00
❑ TENTATIVE MAP TIME EXTENSION	$250.00
❑ MONITORING FEE – COMPLIANCE WITH CONDITIONS	$250.00
❑ SUBDIVISION IMPROVEMENT AGREEMENT – PREPARATION	$2,000.00
REVERSION TO ACREAGE	*1,2,5,8,12 $1,250.00
RECORD OF SURVEY	$850.00
REVIEW OF IMPROVEMENT PLANS FOR ALL MAPS (PARCEL AND	*2,5,12 1% of Engineering

TRACT) Includes 2nd check – additional checks at 10% of original fee	Estimates
CERTIFICATE OF COMPLIANCE – SUBDIVISION MAP ACT	*1,2,5,12 $ 1,300.00
LOT LINE ADJUSTMENT (FEE COVERS INITIAL REVIEW AND CHECK OF FIRST RESUBMITTAL AND INCLUDES CERTIFICATE OF COMPLIANCE) IF PROJECT REQUIRES ADDITIONAL CHECKS BY CITY ENGINEER	*1,2,5,12 $ 1,250.00 $340.00
DEVELOPMENT AGREEMENT ANNUAL REVIEW	*1,2 $3,000.00

WILLIAMSON ACT FEE SCHEDULE	
NOTICE OF NON – RENEWAL	*1,2,5,11 $250.00
CANCELLATION (COSTS RELATED TO PREPARING NECESSARY RESOLUTIONS, REVIEW BY CITY ATTORNEY, FILING WITH KERN COUNTY AND DEPT. OF CONSERVATION) (CANCELLATION ARE ALSO FREQUENTLY COMBINED WITH OTHER PROJECT ENTITLEMENTS MAKING IT A CDP)	$3,500.00 –T&M
EXCHANGE PROGRAM (IF COMBINED WITH OTHER ENTITLEMENTS, CDP PROCESS $5,000 DEPOSIT)	$250.00

ZONING AND CURRENT PLANNING FEE SCHEDULE	
❑ ZONING MAP AMENDMENT – LESS THAN 10 ACRES	*1,2,5,7,11 $1,750.00
❑ ZONING MAP AMENDMENT – 10 ACRES OR LARGER	$3,500.00
ZONING CODE TEXT AMENDMENT	*1,2,5,7,11 $3,500.00
ZONE MODIFICATION BY PLANNING DIRECTOR	$100.00
VARIANCE REQUEST	*5,11 $1,250.00
ZONING ORDINANCE	$1,250.00
SUBDIVISION REQUIREMENTS (IF A VARIANCE TO THE SUBDIVISION STANDARDS IS SUBMITTED WITH A TRACT MAP, A CDP WOULD BE NECESSARY.)	$1,250.00
MINISTERIAL PERMITS BY PLANNING DIRECTOR (INCLUDES TEMPORARY PERMITS FOR FIRE WORK STANDS, CHRISTMAS TREE LOTS, CARNIVALS, CAR SALES, ETC.)	$35.00
SPECIFIC PLAN/PRECISE DEVELOPMENT PLAN (A PD IS SIMILAR TO A CDP. A SPECIFIC PLAN INCLUDES MULTIPLE ENTITLEMENT APPLICATIONS)	*1,2,5,10,11,** $5,000.00- DEPOSIT, T&M
WAIVER OR MODIFICATION OF CONDITIONS OF APPROVAL (IF MODIFICATIONS REQUIRE RECIRCULATION TO OTHER	*1,2,5 $1,000.00

DEPARTMENTS/AGENCIES. COST WOULD BE $1,000.00)	
HOME OCCUPATION PERMITS	$60.00
MINISTERIAL SITE PLAN REVIEW (WHERE BUILDING PERMIT IS ISSUED AND NO OTHER REVIEW REQUIRED)	$30.00
PRE APPLICATION SUBMITTAL – DRC REVIEW FEE	$60.00
CONDITIONAL USE PERMIT □ CLASS I – WITHIN RESIDENTIAL ZONES AND OPEN SPACE ZONES □ CLASS II – CARGO CONTAINERS IN ALL ZONES AND SIMILAR USES □ CLASS III – WITHIN COMMERCIAL ZONES, INDUSTRIAL ZONES, AND PUBLIC FACILITIES. (CELL TOWERS, ANTENNAS $1,750, IF COMBINED W/ LEASE AGREEMENT, $5,000 – DEPOSIT) □ CLASS IV – LARGE PROJECTS – ETHANOL PLANTS, BIG BOX DEVELOPMENT, PRECISE DEVELOPMENT PLAN, ETC.	*1, 2,5,10,11 CLASS I - $400.00 CLASS II - $375.00 CLASS III - $1,750.00 CLASS IV - $5,000.00-DEPOSIT, T&M
TEMPORARY MOBILEHOME PERMIT □ APPLICATION □ PERMIT RENEWAL	*5 $261.00 $94.00
CONDOMINIUM CONVERSION	*1, 2,5 $2,500.00
PLANNING MONITORING PROGRAM FOR APPLICATIONS WHERE CONDITIONS, FOLLOW UP REVIEW, MITIGATION MEASURES, ETC. ARE PLACED ON PROJECT APPROVALS.	*1, 2 $250.00
ARCHITECTURAL REVIEW AND SITE PLAN REVIEW – DESIGN DISTRICTS, LANDSCAPE PLANS, WALL DESIGN REVIEW	*1, 2,5 $500.00
ZONING AND LAND USE RELATED RESEARCH LETTER	$50.00
PUBLIC HEARING NOTICE: DISPLAY AD, REGULAR AD	$450.00/$250.00
MAILING LIST	$75.00 VERIFICATION OF

SIGN REVIEW AND PERMIT FEE SCHEDULE	
SIGN REVIEW FOR COMPLIANCE WITH CODE	$250.00
SIGN PERMITS (INCLUDES FAÇADE IMPROVEMENTS SUCH AS INSTALLING AWNINGS)	$30.00

KERN COUNTY FIRE DISTRICT FEE SCHEDULE	
KERN COUNTY FIRE DISTRICT – PLAN REVIEW FEE Capt. Benny Wofford, 2700 M St, Bakersfield, CA 93301 - 661-862-5002	Contact Kern County Fire District

STREET AND ADDRESSING FEE SCHEDULE	
~~STREET NAME ASSIGNMENT AND ADDRESS ASSIGNMENT – EACH STREET~~	~~$360.00~~

~~CHANGE OF ADDRESS~~	~~$200.00~~
STREET NAME ASSIGNMENT AND ADDRESS ASSIGNMENT – EACH STREET (SUBDIVISION)	$15.00 per lot.

SPECIAL PERMITS FEE SCHEDULE	
OIL AND GAS WELL DRILLING	*1,2,5,10,11 $5,000.00 – Deposit. T&M
FLOOD DEVELOPMENT PERMIT	$750.00

ABANDONMENT OF RIGHT OF WAY AND EASEMENTS FEE SCHEDULE	
ABANDONMENT OF ROAD RIGHT OF WAY OR PUBLIC UTILITY EASEMENT	$2,500.00 - Deposit
CERTIFICATE OF ACCEPTANCE (Application for easement agreements & vacations)	$1,500.00-Deposit-T&M

~~LANDSCAPE PLAN or WALL DEIGN REVIEW FEE SCHEDULE~~ – (See Site Plan Review)	
~~REVIEW OF LANDSCAPE PLANS~~	~~$500.00~~
~~WALL DESIGN REVIEW~~	~~$500.00~~

PLANNING AND PUBLIC WORKS INSPECTION FEE SCHEDULE	
PUBLIC WORKS AND PLANNING COMPLIANCE REVIEW/INSPECTION REVIEW OF INFRASTRUCTURE, SEWER, WATER, STREETS, SIDEWALKS, DRAINAGE FACILITIES	3% of Approved Engineer's Estimate
ENCROACHMENT PERMITS	$85.00

GRADING PLAN REVIEW FEE SCHEDULE	
REVIEW OF GRADING PLAN NOTE: THE GRADING PLAN CHECK WILL BE CHARGED THE CITY ENGINEER ACTUAL COST PLUS 15% ADMINISTRATION FEE. GRADING PERMIT ISSUANCE PER UNIFORM BUILDING CODE.	*1,2 $500.00 – Deposit

GENERAL PLAN AMENDMENT FEE SCHEDULE	
GENERAL PLAN AMENDMENT	*1,2,5,6,11
❑ GENERAL PLAN TEXT/LAND USE MAP AMENDMENT	$2,500.00
IF COMBINED WITH A ZONING AMENDMENT	$5,000.00 – DEPOSIT
❑ GENERAL PLAN MAINTENANCE (7 ELEMENTS) FEE – COLLECTED AT BUILDING PERMIT ISSUANCE.	($100.00 FOR EACH RESIDENTIAL UNIT)
❑ COMMERCIAL, OFFICE, INDUSTRIAL (OTHER THAN RESIDENTIAL)	($100.00 FOR RESIDENTIAL UNIT EQUIVALENT (PER 1,500 SQUARE FEET OF GROSS FLOOR AREA)

DEPOSIT FOR CITY ENGINEER AND/OR CITY ATTORNEY FEE SCHEDULE	
CITY ATTORNEY DEPOSIT (DISCRETIONARY PROJECTS SUCH AS ANNEXATIONS, AGREEMENTS, APPEALS, ENVIRONMENTAL DOCUMENTS, SUBDIVISIONS, WILLIAMSON ACT PROJECTS, SPECIFIC PLANS, PRECISE DEVELOPMENT PLANS, CONDO CONVERSIONS, EASEMENT AGREEMENTS)	*1,2 $500.00 (Actual Cost Plus 15% Administration Fee)
CITY ENGINEER DEPOSIT (DEPOSITS FOR PROJECTS SUCH AS ANNEXATIONS, DEVELOPMENT AGREEMENTS, ENVIRONMENTAL DOCUMENTS, SUBDIVISION MAPS, MERGERS, LOT LINE ADJUSTMENTS, REVERSIONS, WILLIAMSON ACT PROJECTS)	*1,2 $500.00 (Actual Cost Plus 15% Administration Fee)
CONTRACT CONSULTANT'S DEPOSIT (DEPOSITS FOR PROJECTS SUCH AS ANNEXATIONS, DEVELOPMENT AGREEMENTS, ENVIRONMENTAL DOCUMENTS, SUBDIVISIONS, WILLIAMSON ACT PROJECTS, CONDO CONVERSIONS.	*1,2 (Actual Cost Plus 15% Administration Fee)
OTHER FEES CHARGED BY OUTSIDE AGENCIES ASSOCIATED WITH THE CITY APPLICATION SHALL BE PAID BY THE APPLICANT	Actual Cost Plus 15% Administration Fee
CELLULAR TOWERS/ANTENNAS (SEE CONDITIONAL USE PERMIT - CLASS III)	*2,5
❑ ADMINISTRATIVE APPROVAL	$888.00
~~❑ CONDITIONAL USE PERMIT REQUIRED~~ (MOVED TO CUP SECTION)	~~$1,750.00~~
❑ ~~LEASE AGREEMENT WITH CITY (Applicant to pay full cost of processing an application)~~	~~$5,000.00 DEPOSIT~~
FILE MAINTENANCE AND MONITORING PROGRAM	*5,6,7,8,9
❑ PLANNING DEPARTMENT FILE MAINTENANCE	$75.00
❑ CITY CLERK FILE MAINTENANCE	$50.00
❑ GENERAL PLAN MAP MAINTENANCE	$500.00
❑ ZONING MAP MAINTENANCE	$500.00
❑ BASE MAP MAINTENANCE	$500.00
❑ ZONING RESEARCH LETTER	$50.00
❑ BUILDING FILE – RESIDENTIAL	$10.00 PER UNIT.
❑ BUILDING FILE – COMMERCIAL/INDUSTRIAL/OFFICES, ETC.	$8.50 PER 10K SQ. FT.

*Footnotes

1] Deposits shall be utilized to pay for staff time (Time and Material – T&M), hard costs, consultant services, city attorney, and contract engineer associated with the application requiring the deposit. The unused portion of the deposit shall be returned to the applicant

after the process is completed. The deposit amount will be drawn down as staff time is expended in the processing of an application. At the completion of the project, the remaining deposit will be refunded. If 75% of the initial deposit is depleted prior to completion of the project, staff will notify the applicant in writing that an additional deposit is required (based on staff's reasonable estimate of the hours remaining to complete the project). If the applicant does not submit the deposit amount within 15 days from the date of the letter, staff may stop the processing of the application and/or not schedule the project for the Planning Commission meeting. Staff will make reasonable efforts to be flexible with the intent that all accounts in arrears will be paid in full, prior to the application being considered by the Planning Commission. All remaining deposits will be refunded to the applicant within 30 days of the final action made by the Planning Commission or City Council hearing date. Cost reimbursement agreement required.

2] Applicant must also pay City Attorney and City Engineer fees on an "at cost plus 15%" basis. Should consultant services be required the applicant shall pay the actual cost plus 15% for the needed services.

3] Applicant must also pay the following: a] all election costs if one is necessary; b] LAFCO/State Board of Equalization filing fees; c] maps/legal descriptions that comply with LAFCO/State Board of Equalization Standards; d] $1,000.00 if protest hearing is required.

4] Deposit of $3,000.00 to cover costs of establishing Development Agreement. Upon adoption of Development Agreement, applicant shall deposit an additional $3,000.00 to annual review. If deposit exceeds charges of review, applicant will be required to provide additional funds.

5] Applicant shall be required to pay a "file maintenance fee" (Planning Department, City Clerk Files)

6] Applicant shall pay General Map Maintenance Fee

7] Applicant shall pay Zoning Map Maintenance Fee

8] Applicant shall pay Base Map Maintenance Fee

9] Applicant shall pay Utility Map Maintenance Fee

10] Fish and Game Fees are required by the State of California. Kern County Clerk requires an additional administrative fee for receiving documents.

11] Combined Development Permit (CDP): If a project involves two or more entitlements, they shall be processed as a Combined Development Permit. A Combined Development Permit application requires an initial Deposit of $5,000.00. This covers a base of 40 hours of Planning and 30 hours Engineering/Public Works. Work beyond the initial deposit would be on a Time and Materials basis. A monthly report would be supplied to the applicant so that funds will be replenished on a timely basis. Any outside services that may be required will be charged at the City's cost. Examples of Combined Development Permits (CDP): Annexation with Prezoning and Tentative Tract Map; General Plan Amendment with Zoning Amendment; Williamson Act Cancellation and Tentative Tract Map; Precise Development with Zoning and/or General Plan amendments and a Conditional Use Permit. Note, the unused portion of the CDP Fee shall be refunded back to the applicant/party who paid the fee, unless written authorization is provided to refund the funds to a different individual or party. Disputes related to billed amounts shall be filed with the Administrative Services/Finance Director, who shall review the disputed amount and make adjustments if merited.

12] Map revisions: The fee collected starts on the third map check by engineering and would also apply to each subsequent recheck. However, if the revisions cause the map to be

recirculated for review and comment, the revisions would be treated as a new submittal for fee purposes.

*** Environmental review for residential projects consistent with the General Plan or Community Plan or Zoning as adopted by the State of California. California Environmental Quality Act . Section 15183 of the Resources Code.

NOTICE TO ALL APPLICANTS

The City of Wasco is required to collect the following filing fees for the Kern County Clerk on behalf of the California Department of Fish and Game, pursuant to Assembly Bill 3158.

A separate check for these items shall be made payable to the Kern County Clerk as applicable for your project will be required upon environmental determination by the City of Wasco Community Development Department.

NOTE: Your project will not be scheduled for hearing before the Planning Commission and/or City Council until the applicable fee has been submitted to the Community Development Department.

- Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Quality Act (CEQA) but with no effect (DeMinimus) of Fish and Game Resources.

  $50.00 - County Documentary Handling Fee for Department of Fish and Game Certificate of Fee Exemption. Section 711c, d and 1.

- Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Act with some effect on Fish and Game Resources.

  $1,993.00 – Section 711.4d, 2 plus a $50.00 documentary handling fee.

- Any project for which an Environmental Impact Report is prepared pursuant to the California Environmental Quality Act (CEQA) with some effect on Fish and Game Resources.

  $2,768.25 – Section 711.4 d. 3 plus a $50.00 documentary handling fee.

Exhibit "B" Fee Schedule – Ordinance No. 2007-2409

Proposed Planning and Engineering Fees
Revised April 3, 2007

PROJECT	CURRENT FEE	PROPOSED FEE	REMARKS
COMBINED DEVELOPMENT PERMIT			
If a project involves two or more entitlements they shall be processed as a Combined Development Permit. A Combined Development Permit application requires an initial deposit of			