



**City of Wasco**  
 2023 - 2031  
**Housing**  
**Element**  
**Update** <sup>6th</sup> <sub>Cycle</sub>



**FINAL**  
**May 2024**



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## **CHAPTER ONE – INTRODUCTION**

State law recognizes the vital role local governments play in the supply and affordability of housing. As such, the governing body of every local governmental entity in the State of California is required to adopt a comprehensive long-term General Plan to oversee physical development within its jurisdictional boundaries. Housing Element law was enacted in 1969. The Housing Element is one of seven required elements of a General Plan, which mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government.

### **HOUSING ELEMENT PURPOSE**

The City of Wasco is faced with a series of important housing issues that include providing a balance between employment and housing opportunities, a match between the supply and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, providing new types of housing necessary to accommodate growth and the changing population, as well as situating future housing growth near existing and future public transit infrastructure.

The Housing Element Update (HEU) is an eight-year plan for the 2023-2031 period. The HEU identifies strategies and programs to focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to facilitate housing development; and 5) promoting equal housing opportunities.

The HEU 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 purpose of the HEU is to:

- 1) Provide comprehensive housing-related information through the 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 sufficient consideration for 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 AND GENERAL PLAN CONSISTENCY**

State law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. Current California 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 California 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 be integrated and internally consistent. Upon completion of the preparation of this HEU, the City of Wasco has determined that the proposed HEU is consistent with the other General Plan Elements. This determination is based on a sufficient amount of land being designated for multi-family projects; any proposed amendments to the General Plan Land Use Map shall be reviewed against the land inventory called out for in the HEU. Other elements of the General Plan include elements related to open space, agricultural conservation, a safe and efficient circulation system, and public health and safety elements. The City will assume responsibility for maintaining consistency among this Housing Element and other General Plan elements. This Housing Element will be reviewed and modified upon future amendment to the General Plan, if necessary, to ensure continued consistency among elements.

### **STATE-REQUIRED LOCAL PROGRAM STRATEGY**

Housing Element requirements call for the 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.

### **DESCRIPTION OF GEOGRAPHIC AREA**

The City of Wasco is a city located in the San Joaquin Valley, in Kern County, California, United States. Wasco is located 24 miles (39 km) northwest of the City of Bakersfield, at an elevation of 328 feet (100 m). According to the 2020 census, the population of Wasco was 27,047 and consists of 9.4 square miles (24. sq km), all of it land. Wasco is located on the floor of the San Joaquin Valley, at the intersection of California State Routes 43, which runs north-south, and 46, which runs east-west. The geographic area covered by the Housing Element falls within the city limits of Wasco. Figures I-1 and I-2 show Wasco's regional location and city boundaries.

Figure I-1 Regional Vicinity Map

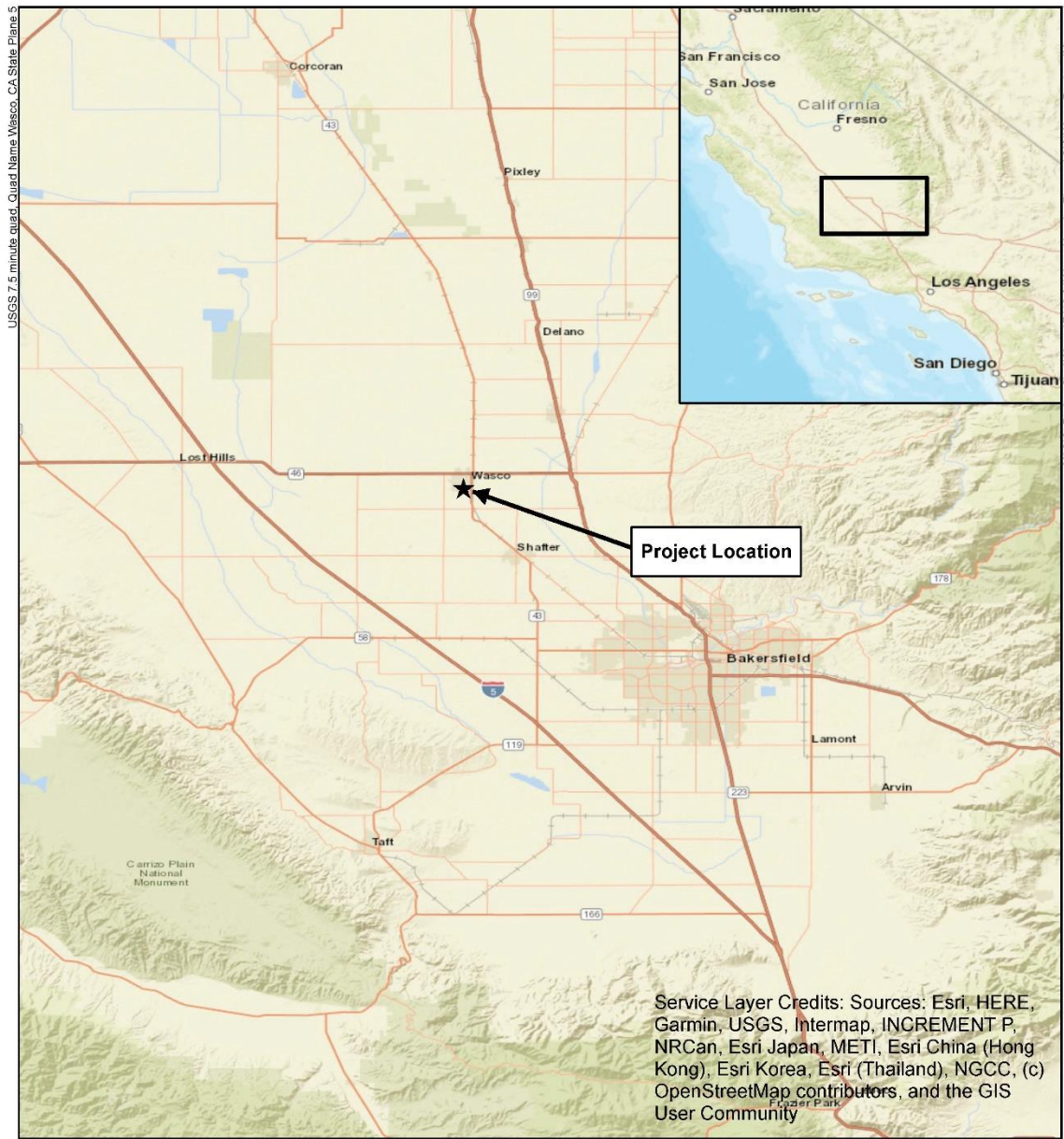
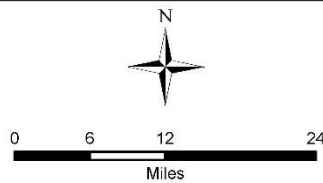


Figure I-1 - Regional Vicinity Map

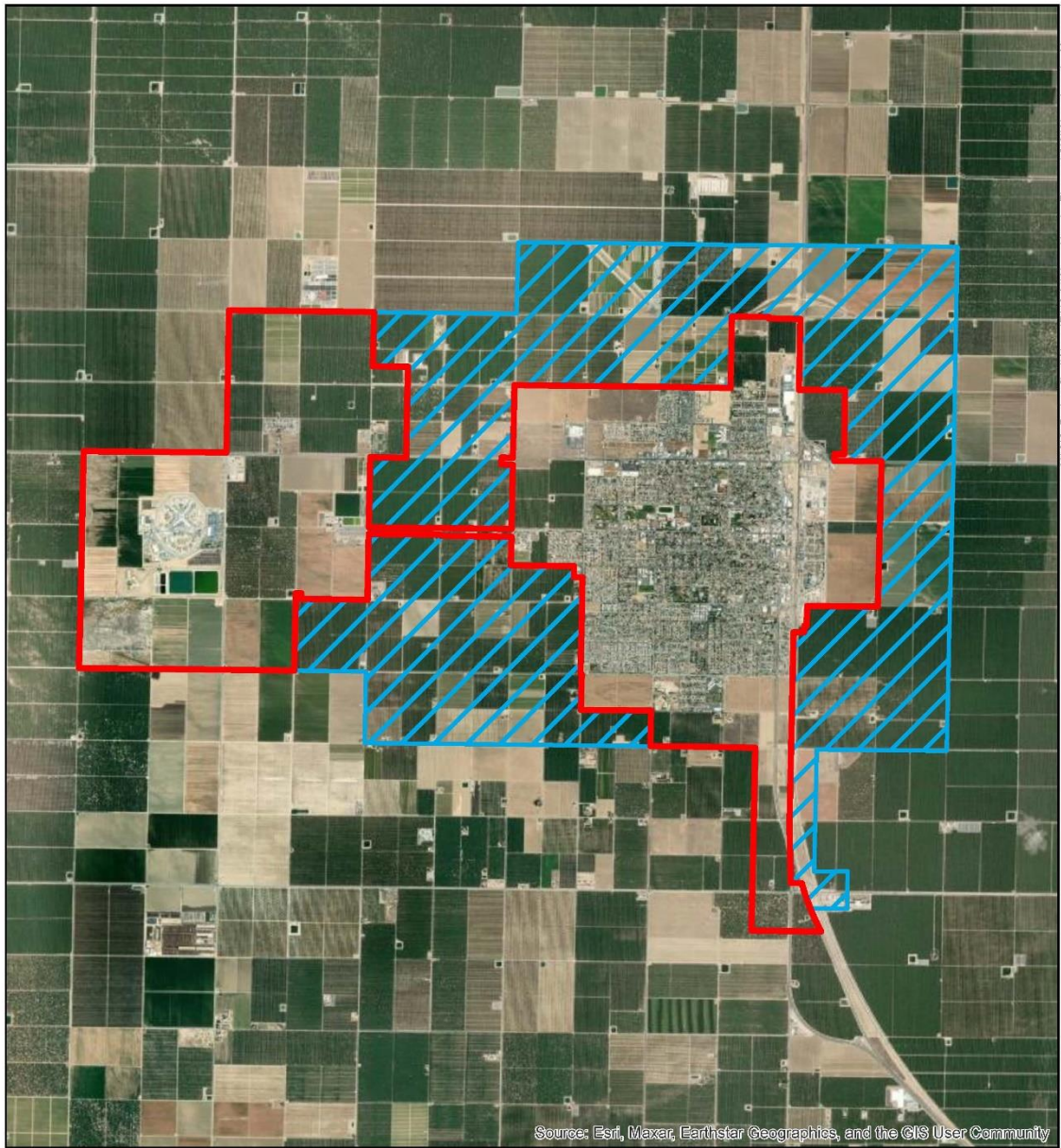
City of Wasco 2023-2031 HEU



Map Date: 6/5/2023





Figure I-2 Project Location Map



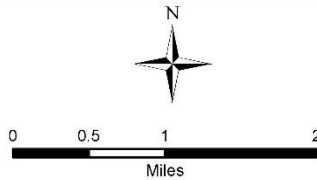
Y:\GIS\_Project\_files\Wasco\7110-01\WascoHousingElement\GIS\WascoLocationMap.mxd

Figure I-2 - Project Location Map

**Legend**

-  Wasco City Limits
-  Sphere of Influence

Map Date: 6/5/2023



City of Wasco 2023-2031 HEU



## **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 2023 – 2031 Housing Element Update.

**Chapter Two** reviews and evaluates the previous 2015-2023 Housing Element's goals, objectives, policies, and programs related to the effectiveness of the Element; appropriateness of the goals, objectives, and policies; 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 2023–2031 Housing 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 nongovernmental 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 2023– 2031 Housing Element.

**Chapter Seven** discusses the opportunities for public participation that were provided during the preparation and processing of the 2023–2031 Housing Element.

**Appendix A** addresses State Housing Element law requiring a thorough analysis of any patterns of discrimination in housing. Appendix A is coupled with Chapter 6 which provides policies and programs to address fair housing issues.

**Appendix B** discusses the Housing Site Inventory. It displays parcels of land identified for use to meet the City's State required RHNA housing numbers.

## **APPLICATION AND FLEXIBILITY OF THE DOCUMENT**

This Housing Element Update 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 the City Council. The fair share allocation is the Regional Housing Needs Allocation (RHNA) of unit numbers assigned to the City by the Kern Council of Governments (Kern COG). Additional details about the RHNA are provided in Chapter 6 of this HEU. 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 the implementation of the programs contained in the HEU on an annual basis and make appropriate adjustments over the

eight-year planning period for this HEU. 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 and Office of Planning and Research (OPR) on or before April 1 of each year, in accordance with Section 65400 of the California Government Code.

### **PUBLIC PARTICIPATION**

Section 65583(c)(6)(B) of the California Government Code states that "The local government shall make a 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." Opportunities for community members to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. The 6th Cycle Housing Element was developed through the combined efforts of City staff, the City Council, and the City's consultant in consultation with the public. Involvement with the community was prioritized to fully understand their values and ideas for the future. Several opportunities were provided for community members and housing interest groups to express their input and weigh in on housing issues.

Residents, businesses, and interest groups were provided the opportunity to participate in the HEU process and were a key component of the overall program. Preparation of this updated Housing Element included a public workshop held on April 10, 2023, with the Planning Commission, and a hearing with the Planning Commission to review the draft HEU in early 2024. The workshop and hearing were well advertised throughout 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. In addition to the public participation stated above, the City made the draft HEU available to the public by posting it on the City's website.

The City sought input from the general public pertaining to the formulation of this Housing Element Update through a comprehensive program of public outreach, including the following components:

- City Website
- Email
- Agency Notification List
- Text Message
- Flyer
- Water bill flyer
- Newspaper articles
- Online Housing Needs Survey (Translated to Spanish)
- Physical Housing Element Update Survey (Translated to Spanish)
- Public Workshops (Polling questions translated to Spanish)
- Public Hearings

The City Council held a hearing on (Date to be determined following the receipt of Draft in Compliance Letter), where they voted to adopt the Housing Element. The public participation process for updating the HEU 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 or modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2023–2031 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 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.

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 and established quantified objectives for its policies/programs.

### **PROGRESS TOWARD QUANTIFIED OBJECTIVES OF THE 2015-2023 HOUSING ELEMENT**

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 for rehabilitation, conservation, and preservation of housing as shown in Table 2-1 below.



**Table 2-1  
Projected New Construction Need and Quantified Objectives, 2015–2023**

<b>Income Category</b>	<b>Projected Need*</b>	<b>New Construction Quantified Objectives (Minus Units Approved or Constructed)</b>	<b>Rehabilitation Quantified Objectives***</b>	<b>Conservation Quantified Objectives</b>	<b>Preservation Quantified Objectives</b>
Extremely Low (0-30 percent of countywide median income)	350**	175	38	0	0
Very Low (31 percent-50 percent of countywide median income)		175	64	126	20****
Low (51 percent–80 percent)	275	275	64	0	0
Moderate (81 percent-120 percent)	280	280	19	0	0
Above Moderate (more than 121 percent)	521	419	0	0	0
<b>Total</b>	<b>1,426</b>	<b>1,324</b>	<b>185</b>	<b>126</b>	<b>20</b>

\*New construction need estimated by Kern COG (RHNA).

\*\*Very Low Income includes Extremely Low Income; Kern COG RHNA does not distinguish between Very Low and Extremely Low-Income categories.

\*\*\*Rehabilitation quantified objectives are associated with Programs H-5, H-6, H-7, and H-10.

\*\*\*\*Based on number of Section 8/Housing Choice Vouchers in use in Wasco in 2015.

Table 2-2 below, records progress toward the quantified objectives of the previous 2015-2023 Housing Element.

**Table 2-2  
Progress Toward Quantified Objectives, 2015–2023**

Income Category	Projected Need*	New Construction Units Building Permits Issued	Rehabilitated Units***	Conservation Units	Preservation Units
Extremely Low (0-30 percent of countywide median income)	350**	0	0	0	0
Very Low (31 percent-50 percent of countywide median income)		0	0	0****	0
Low (51 percent–80 percent)	275	105	0	0	0
Moderate (81 percent-120 percent)	280	20	0	0	0
Above Moderate (more than 121 percent)	521	452	0	0	0
<b>Total</b>	<b>1,426</b>	<b>577</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*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.

\*\*\*Rehabilitation quantified objectives are associated with Programs H-5, H-6, H-7, and H-10.

\*\*\*\*Conservation of 80 of the 126 at-risk units identified occurred in 2011, prior to the planning period.

**EVALUATION OF THE EFFECTIVENESS OF GOALS, POLICIES, AND RELATED ACTIONS IN MEETING THE HOUSING NEED OF SPECIAL NEEDS POPULATIONS**

**Seniors/Persons with Disabilities**

Seniors and persons with disabilities share certain similarities, particularly in the context of their housing needs and challenges, such as housing accessibility, supportive services, and availability of affordable housing. In Wasco, of the 2,277 disabled persons, 801 persons are seniors aged 65 and older. The most prevalent disability amongst the 65 and older category is ambulatory disability, affecting approximately 270 persons (11.8 percent) of the disabled senior population. The second most common disability is independent living, impacting around 173 persons over 65 (7.6 percent).

Approximately 59.7 percent of Wasco’s housing stock was constructed prior to the enactment of the Americans with Disabilities Act (ADA) in 1990 (**Table 3.34**). Ensuring accessibility for the aging population requires the rehabilitation and physical improvement of these housing units. Previous Program H-5 (Housing Rehabilitation and Replacement) during the 5<sup>th</sup> Cycle planning period, did not have funding for home rehabilitation since 2018. The City will, however, continue to encourage home rehabilitation through active Code Enforcement and the bi-annual Community Clean-up

Program. The rehabilitation program H-5 will continue and will be modified in the 6<sup>th</sup> Cycle Housing Element as Program H-12. Program H-6 (Community Clean-up and Housing Maintenance) aimed at maintenance of homes especially homes of the elderly and disabled through enabling residents to dispose of old furniture and appliances and assisting those unable to perform maintenance tasks. This program has been successful during the prior housing element and will continue during the 6<sup>th</sup> Cycle Housing Element as Program H-13.

Code enforcement is an ongoing basic function of the City, and the code enforcement officer will continue to monitor the housing stock for property maintenance and compliance with the California Building Code and the City's Municipal Code and will continue to assist residents to address violations and rehabilitate their properties.

Affordable housing options are also crucial for seniors and persons with disabilities who often have restricted incomes. During the prior 5<sup>th</sup> Cycle Housing Element, the City of Wasco amended a zoning ordinance to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large households, farmworkers, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. Program H-16 enabled the construction of 244 units deed-restricted to preserve affordability that were built however, the number of units targeting special needs populations (e.g., large families) was not recorded. This program will be discontinued as functions of this program are included in Programs H-3, H-4, and H-5 in the 6<sup>th</sup> Cycle Housing Element.

During the previous 5<sup>th</sup> Cycle planning period, Program H-4 (Conservation of At-Risk Housing Unit Program) renewed three properties at-risk at conversion: Poso Manor (2023), Villa Rosa Apartments (2018), and Wasco Park Apartments (2023). Poso Manor was confirmed to have renewed their contract in 2011. The city is currently in discussion with Villa Rosa Apartments and Wasco Park Apartments for renewal. This program will be modified and will continue in the 6<sup>th</sup> Cycle (2023-2031) Housing Element as Program H-14.

During the 5th Cycle planning period, the City's Zoning Code was amended per Program H-17 to provide for reasonable accommodation and to allow residential care facilities per state law. Fifteen accessibility improvements took place in the previous planning period. The City requires projects to comply with Americans With Disabilities Act (ADA) requirements, which is a standard across all projects subject to ADA requirements. The City will continue to require all public projects to comply with ADA requirements and all private projects to comply with the accessibility standards of the International Code Council (ICC) Code and continue to allow residential care facilities of six persons or fewer as a principally permitted use (i.e., by right) in the R-1-6, R-2, and R-3 zones. The City will also amend the Zoning Ordinance to allow residential care facilities per state law. Residential care facilities of six persons or fewer shall be allowed without discretionary review 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. As the major tasks have been accomplished and accessibility is standard City practice, this program will be discontinued, but additional improvements to reasonable accommodation procedures will be required by Program H-6 in the 6<sup>th</sup> Cycle Housing Element.

By establishing processes such as reasonable accommodation and allowing for residential care facilities in accordance with State regulations, Wasco demonstrates its ongoing commitment to promoting inclusive housing options and enhancing medical care for individuals with disabilities. These efforts will provide additional financial opportunities and incentives for developers, non-profits, and medical business owners to provide individuals with disabilities access to suitable housing and receive the necessary support for their specific needs. As state laws evolve, Wasco will adapt and update its programs to ensure continued compliance and effectiveness in meeting the housing and healthcare needs of individuals with disabilities.

### **Large Households**

A large household is defined as a household consisting of five or more people and is considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is particularly evident among rental units. Large households often live in overcrowded conditions, due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size. In Wasco, about 40.3 percent of households consist of four or more people.

Overcrowding is defined by the 2020 US Census Bureau as 1.01 to 1.50 persons per room in a household, excluding kitchen and bathrooms. Severe overcrowding is defined as 1.51 or more persons per room in a household. An indication of overcrowding is the inability of households to buy or rent housing that provides sufficient living space for each member. Tenure is defined as a household characteristic of whether occupants either rent their home or are homeowners. In Wasco, 9.4 percent of renter households were living in overcrowded conditions, compared to approximately 8.6 percent for owner-occupied households. The needs of large households and overcrowding can be most effectively addressed with the construction of new housing units. During the 5<sup>th</sup> Cycle planning period, Programs H-11, H-13, H-14, H-15, and H-16 encouraged the construction of new housing. During 2015-2022, 786 units were completed, including 163 affordable to very low-income households, 268 affordable to low-income households, and 77 affordable to moderate income households.

During the 5<sup>th</sup> Cycle planning period, Program H-16 (Special Needs, Extremely Low, Very Low- and Low-Income Housing) amended the zoning ordinance for special needs persons. Under this program, approximately 244 units deed-restricted to preserve affordability were built, but the number of units targeting special needs populations (e.g., large families) was not recorded. This program will be discontinued in the 6<sup>th</sup> Cycle Housing Element as functions of this program are included in the 6<sup>th</sup> Cycle Element Programs H-3, H-4, and H-5, with provisions supporting the development of housing for large households.

### **Single-Parent Households (Female-Headed)**

Single-parent households, particularly those headed by females, often face financial hardships due to low incomes and increased family expenses. In addressing the needs of these households and other low-income individuals and families, programs from the 5<sup>th</sup> Cycle planning period that resulted in positive outcomes will be continued in the current 6<sup>th</sup> Cycle 2023-2031 Housing Element period. Program H-4 (Conservation of at-Risk Housing Units) under the 5<sup>th</sup> Cycle will be modified and continued in the 6<sup>th</sup> Cycle Housing Element as Program H-14; and Program H-16 (Special Needs,



Extremely Low, Very Low- and Low-Income Housing) that address the special housing needs of female-headed households with children; this program will however, be discontinued as functions of this program are included in Programs H-3, H-4, and H-5 in the 6<sup>th</sup> Cycle Housing Element, and 5<sup>th</sup> Cycle Program H-9 (Housing Discrimination) to prevent housing discrimination based on age, children, color, disability, marital status, national origin, race, religion, or sex, will continue in the 6<sup>th</sup> Cycle 2023-2031 Housing Element as Program H-16.

These programs offer support to lower-income households, including single-parent families, in their pursuit of affordable housing. The City remains proactive in addressing the housing challenges faced by vulnerable populations, including single-parent households, through implementing these programs.

### **Homeless**

The insufficient availability of affordable housing for individuals with low- and moderate-incomes has led to an increase in the number of people falling below the poverty line and facing housing insecurity, including homelessness. During the 5<sup>th</sup> Cycle planning period, Program H-16 (Special Needs, Extremely Low, Very Low- and Low-Income Housing) amended the zoning ordinance for special needs persons. Under this program, approximately 244 units deed-restricted to preserve affordability were built, but the number of units targeting special needs populations (e.g., large families, recently homeless) was not recorded. This program will, however, be discontinued in the 6<sup>th</sup> Cycle Housing Element as functions of this program are included in the 6<sup>th</sup> Cycle Element Programs H-3, H-4, and H-5. During the current 6<sup>th</sup> Cycle planning period, Program H-4 (Partnership and Non-Profit Assistance Program) and Program H-5 (Infrastructure Improvements and Other Incentives to Facilitate Housing for Lower and Moderate -Income households and Special Needs Populations) will replace these prior programs and use available federal, state, and local housing development program funds for infrastructure improvements and other incentives to support the development of housing for lower- and moderate-income households and special needs populations, such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness.

Shelter assistance for the homeless is not available in Wasco; however, there are several homeless shelters located in Bakersfield, approximately 28 miles south of Wasco, that people experiencing homelessness may be referred to. Since the City of Wasco does not deal with such issues with great frequency, the cost of operating a homeless shelter in Wasco would outweigh the benefits received. When homeless persons in need are identified, local volunteer organizations are notified. In order to provide services to these few people per year, most of whom are not residents of Wasco, but rather are transients, the city combines its efforts with programs offered in Bakersfield, a city of sufficient size to feasibly provide funding for homeless shelters. The City of Wasco Code Compliance division works with local homeless organizations, including Flood Ministries, a faith-based organization located in the City of Bakersfield that reaches out and engages those struggling in homelessness, linking them to resources and services through the supportive housing process. Despite the city's efforts, most individuals have been unwilling to accept services offered by the city.

In Wasco, many of the City's religious and volunteer organizations have food and clothing drives and distributions and regularly donate time to those less fortunate. Griffith Avenue Baptist Church is just one of the local churches that currently provides full-time programs and services for the needy and homeless. The church provides food, clothing, and shower facilities. Additionally, regional transportation to the City of Bakersfield and the surrounding communities where additional resources are available to homeless people. The regional transportation has five daily runs from two local bus stops from Wasco.

Additional resources include the Bakersfield-Kern Regional Homeless Collaborative (BKRHC), an Independent 501(C)3 nonprofit organization that works to reduce the impacts of homelessness in Kern County through collaborative planning and action that expands access to permanent affordable housing and supportive services. The BKRHC serves as the Collaborative Applicant and Fiscal Agent on behalf of Bakersfield/Kern County Continuum of Care (CoC). BKRHC includes homelessness service providers, government agencies, advocacy groups, businesses and currently and formerly homeless persons, who bring their expertise from working hands-on, every day with homeless individuals and families to help them obtain permanent housing and get the supportive services they need to reach their full potential. The collaborative does not provide any services directly to persons experiencing homelessness. Rather, BKRHC works to coordinate programs and services across the continuum of care, so that people experiencing homelessness have the resources and support they need to achieve stability in permanent housing. BKRHC is responsible for developing and coordinating the implementation of the Bakersfield-Kern region's 10-Year Plan to End Homelessness.

The BKRHC serves as the local CoC and is a valuable resource for outreach to the homeless community. As homeless subgroups each have unique needs, the CoC Governing Board includes at least one representative from the Homeless or Formerly Homeless Population; one Veterans Affairs/Homeless Veterans Service Provider Representative; and one McKinney-Vento Liaison/Local Education Agency Representative/or Educational Services to Homeless Children & Youth Representative. BKRHC also maintains a by-name list and participates in prioritizing chronically homeless individuals and families to ensure beds are utilized. Thirty-six Housing Choice Vouchers (HCVs) per year are designated by the local Public Housing Authority for the most vulnerable chronically homeless. In addition, the BKRHC participates in the Supportive Services for Veteran Families (SSVF) Community Plan responsible for planning City of Bakersfield FY2021-22 Action Plan 47 and coordinating efforts to prevent and end homelessness among veterans. BKRHC helps low-income persons and families avoid becoming homeless, especially extremely low-income individuals by engaging a county wide task force involving political leaders, governmental agencies, homeless service providers, and other stakeholders.

### **Farmworkers**

As mentioned in Chapter 3, out of the total employed civilian population over the age of 16 in Wasco, 2,786 individuals were employed in agricultural, forestry, fishing, hunting, and mining sectors. While the City has undertaken certain initiatives to address the need for affordable housing, including housing for special needs populations, the demand still surpasses the available resources. During the 5th Cycle reporting period, Program H-26 (Facilitate Farm Labor

Housing (FLH) Relocation) completed its objective of relocating 226 farmworker housing units prior to the completion of the High-Speed Rail alignment through Wasco. As the farm worker housing has been successfully relocated, this program will be discontinued and not included in the 6<sup>th</sup> Cycle 2023-2031 Housing Element. The City of Wasco has farmworker housing sites across the City. These locations are listed below.

- Beckes Street Apartments, 2650 Spruce Ave
- El Mirage, 1900 Poplar Ave
- Rosaleda Village, 650 N Maple Street
- Sunset Villa, 1950 Palm Ave

Wasco continues to provide suitable housing options for farm laborers and address the housing needs specific to this sector. Programs H-3, H-4, and H-5 in the 2023-2031 Housing Element include actions that specifically benefit farmworkers.

### **PROGRESS, EFFECTIVENESS, AND APPROPRIATENESS OF THE 2015-2023 HOUSING ELEMENT PROGRAMS**

Table 2-3 summarizes the evaluation of the previous Housing Element's programs' progress, effectiveness, and appropriateness over the 2015–2023 planning period.

**Table 2-3**  
**Review of Previous Housing Element Programs**

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-1 RESIDENTIAL DEMOLITION</b>  <b>Description:</b> The City shall not issue a demolition permit except for housing that is unsafe and nonrepairable.  <b>Objective:</b> Removal of units that are deteriorated beyond repair.  <b>Timing:</b> As the need for demolitions occurs.</p>	<p>From 2015 - 2022, the City issued demolition permits for deteriorated homes at an average of 3 homes per year. Deteriorated buildings can pose significant health and safety risks, lower property values, attract criminal activity, and adversely impact the quality of life for neighboring residents and many lower-income homeowners are hesitant to demolish these buildings due to the associated costs.</p>	<p>As a part of regular City operation, severely deteriorated buildings will be demolished if they are deteriorated beyond repair, in compliance with Health &amp; Safety Code §17980(c)(2). As it is an ongoing function of the City, this program will be discontinued.</p>
<p><b>H-2 RELOCATION</b>  <b>Description:</b> Provide relocation services where publicly funded actions cause permanent displacement.  <b>Objective:</b> N/A  <b>Timing:</b> Ongoing</p>	<p>Relocation services were provided to the residents of the farm worker housing that was relocated.</p>	<p>This program will be discontinued as the farm worker housing affected by the high-speed rail has been successfully relocated.</p>
<p><b>H-3 DISPLACEMENT</b>  <b>Description:</b> Minimize relocation hardship and displacement caused by publicly funded demolition or conversion of housing.  <b>Objective:</b> N/A  <b>Timing:</b> Ongoing</p>	<p>Relocation services were provided to the residents of the farm worker housing that was relocated minimizing any potential relocation hardship or displacement.</p>	<p>This program will be discontinued as the farm worker housing affected by the high-speed rail has been successfully relocated.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-4 CONSERVATION OF AT RISK UNITS</b></p> <p><b>Description:</b> The City shall reduce the potential conversion of the 126 assisted affordable housing units at risk within 10 years of the beginning of the planning period to market rate through the following actions: Require a one-year notice to residents, the City, the Wasco Housing Authority, Wasco Affordable Housing, and any local nonprofit housing developers of all proposed conversions of assisted affordable (extremely low-, very low-, low-, and/or moderate-income) housing units. Revise the Zoning Ordinance to include requirements for noticing. Following revision of the Zoning Ordinance, provide the owner of each assisted affordable housing complex in the city with the noticing requirements. Continue to maintain communication with the Wasco Housing Authority and local nonprofit housing organizations to monitor the potential conversion of assisted housing units to market-rate housing. If conversion of units is likely, work with the Wasco Housing Authority and other organizations as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources. Refer tenants of at-risk units to Kern County Housing Authority for education regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the city.</p> <p><b>Objective:</b> Preserve the 126 units at risk of conversion to market rate within 10 years of the beginning of the planning period</p> <p><b>Timing:</b> Ongoing communication with the Wasco Housing Authority and local nonprofits.</p>	<p>The noticing requirements for At-Risk Conversions has not been incorporated into the Municipal Code. The previous HEU noted three properties at-risk at conversion: Poso Manor (2023), Villa Rosa Apartments (2018), and Wasco Park Apartments (2023). Poso Manor was confirmed to have renewed their contract in 2011. The city recently confirmed that Wasco Park Apartments are being required by HUD to further extend their affordability contract for 10 years (2033) The City is currently in discussion with Villa Rosa Apartments.</p>	<p>This program will be modified and continue in the 2023-2031 Housing Element as Program H-14.</p>



Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-5 HOUSING REHABILITATION AND REPLACEMENT</b></p> <p><b>Description:</b> 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-6, conduct “neighborhood clean-up/fix-up days”. The City will both obtain funding and assist interested individuals in applying for funds for rehabilitation purposes.</p> <p><b>Objective:</b> 12 minor home rehabilitations, 42 moderate home rehabilitations, 21 substantial home rehabilitations, 10 replacement units. Conduct housing condition surveys at five-year intervals</p> <p><b>Timing:</b> Pursue funds for rehabilitation annually; conduct next housing condition survey in 2017.</p>	<p>The City has not had funding for home rehabilitation since 2018. However, the City has continuously encouraged the rehabilitation of homes through active Code Enforcement and the bi-annual Community Clean Up program.</p>	<p>This program will be modified and continue in the 2023-2031 Housing Element as Program H-12.</p>
<p><b>H-6 COMMUNITY CLEAN-UP AND HOUSING MAINTENANCE</b></p> <p><b>Description:</b> Conserve neighborhoods through community cleanup. This program consists of the designation of two days a year as "neighborhood cleanup/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. 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.</p> <p><b>Objective:</b> Abatement of 15 dilapidated units; neighborhood cleanup assistance for 12,000 households (1,500/year over 8 years).</p> <p><b>Timing:</b> Abate 2-3 units per year; neighborhood cleanup twice annually.</p>	<p>The bi-annual Community Clean Up program enables residents to dispose of old and bulky items such as furniture, home appliances, televisions, mattresses, e-waste, and water heaters by either bringing them to a designated location or requesting pick-up services. The program has received positive feedback and has been recognized as a success in various published articles. In addition, the abatement of approximately 8 dilapidated units took place since the beginning of the previous housing element.</p>	<p>This program will continue in the 2023-2031 Housing Element as Program H-13.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-7 HOMEOWNERSHIP</b>  <b>Description:</b> Expand opportunities for homeownership. The City shall work to expand opportunities for owner-occupied housing and homeownership 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.  <b>Objective:</b> 55 households to be assisted – 45 with BEGIN funds and 10 with HOME funds.  <b>Timing:</b> Advertise programs quarterly.</p>	<p>The programs have not been able to continue as the City no longer has funds since 2018. However, there is information available on homeownership and federal assistance that can be advertised.</p>	<p>This program will be discontinued as the City does not currently have funds for the programs.</p>
<p><b>H-8 HOMEOWNER EDUCATION AND CREDIT COUNSELING</b>  <b>Description:</b> Provide education about housing opportunities to residents. 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.                      The City shall also offer or refer interested residents to preparation for homeownership counseling and credit counseling services.  <b>Objective:</b> See objectives under Programs H-7 and H-5.  <b>Timing:</b> Provide home maintenance counseling in conjunction with code enforcement cases. This counseling shall also be held when rehabilitation and first-time homebuyer applications are submitted in addition to homebuyer education training. Home maintenance counseling will also be advertised on a quarterly basis. Credit counseling shall be offered to those interested in rehabilitation and first-time homebuyer programs and any other interested residents.</p>	<p>The programs have not been able to continue since the City no longer has funds since 2018. However, there is information on homeownership, federal assistance, and general home maintenance that the City provides in routine Code Compliance efforts.</p>	<p>This program will be discontinued as the City does not currently have funds for the programs.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-9 HOUSING DISCRIMINATION</b>  <b>Description:</b> 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.  <b>Objective:</b> N/A  <b>Timing:</b> Ongoing</p>	<p>The City continuously provides information regarding fair housing laws and refers cases and inquiries to the Kern County Fair Housing Program. Continuously providing information regarding anti-discrimination is a vital resource to protect the community.</p>	<p>This program will continue in the 2023-2031 Housing Element as Program H-16.</p>
<p><b>H-10 WEATHERIZATION</b>  <b>Description:</b> 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.  <b>Objective:</b> 40 dwelling units.  <b>Timing:</b> At least annually make sure flyers are distributed.</p>	<p>The Pacific Gas and Electric Company (PG&amp;E) is still operating this program. However, the City has not been promoting the weatherization program in the past several years.</p>	<p>This program will be discontinued.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-11 INFILL HOUSING</b></p> <p><b>Description:</b> Encourage infill 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:</p> <ul style="list-style-type: none"> <li>• On vacant sites which are designated and zoned for residential development.</li> <li>• On sites where non-conforming uses have been terminated.</li> <li>• On sites with residences which cannot be feasibly rehabilitated.</li> </ul> <p><b>Objective:</b> 24 lower- and moderate-income units on scattered individual lots and in mixed-use projects (3 /year over 8 years).</p> <p><b>Timing:</b> Contact local building exchange quarterly.</p>	<p>The City continues to successfully approve infill residential units and ADUs as they are proposed. From 2015 through 2019, approximately 118 of the new units built were infill developments.</p>	<p>The City has been approving ADUs and infill housing as a part of regular City operation. As it is an ongoing function of the City, this program will be discontinued.</p>
<p><b>H-12 APPROPRIATE DENSITIES</b></p> <p><b>Description:</b> Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character.</p> <p><b>Objective:</b> Provision of adequate sites to accommodate potential construction of 1,426 new housing units during 2015–2023 period.</p> <p><b>Timing:</b> Review regulations every two years beginning in 2016 and adjust allowable densities if needed.</p>	<p>Throughout the 2015-2022 planning period, the city will review densities every two years to ensure there are adequate sites provided for new housing units. The city will continuously review the housing requirements to ensure there is sufficient sites.</p>	<p>This program will be discontinued as the program objectives will continue in Programs H-1 and H-2 of the 2023-2031 Housing Element.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-13 HOUSING OPPORTUNITIES</b></p> <p><b>Description:</b> 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. 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 and HOME. The City will apply for these grants as the Notices of Funding Availability (NOFAs) become available.</p> <p><b>Objective:</b> See objectives under Program H-14.</p> <p><b>Timing:</b> Pursue grant opportunities annually and ongoing.</p>	<p>The City currently has no housing grant funds available. However, there are many federal grants that homeowners can seek in order to rehabilitate or construct new housing.</p>	<p>This program will be discontinued and replaced by Program H-3 in the 2023-2031 Housing Element.</p>



Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-14 PRIVATE SECTOR HOUSING</b></p> <p><b>Description:</b> Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for-profit and nonprofit developers to develop in the City.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>C. Provide information to developers and real estate professionals about housing program incentives to the private sector which facilitate the construction of housing stock in the City.</li> <li>D. Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.</li> <li>E. Provide marketing material on housing program incentives.</li> </ul> <p><b>Objective:</b> Provide adequate sites with appropriate zoning and development standards to accommodate development of 1,426 new housing units during the 2015–2023 planning period and secure grant funding to financially assist with the construction of at least 625 extremely low-, very low-, and low-income housing units.</p> <p><b>Timing:</b> Contact local building exchange quarterly and as applications are processed through the Community Development Department.</p>	<p>Encouraging private sector development through this program is essential for development to meet RHNA low-income housing targets. The City assisted with funding for relocation of the farm labor housing impacting by the high-speed rail project.</p>	<p>This program will be discontinued and replaced by Program H-4 in the 2023-2031 Housing Element.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-15 ADEQUATE HOUSING SITES</b>  <b>Description:</b> Seek inclusion of extremely low-, very low-, low-, and moderate-income units in new housing developments by providing adequate sites for lower priced rental and for-sale housing. To enhance and extend this policy, the development of alternative and affordable housing types (e.g., manufactured housing, condos, mobile home subdivisions, zero lot line) shall be encouraged/prioritized when evaluating new development proposals.  <b>Objective:</b> N/A  <b>Timing:</b> As applications are processed through the Community Development Department</p>	<p>The City has adequate sites for new housing development and allows various types of affordable housing types.</p>	<p>This program will be discontinued and replaced by Programs H-1 and H-2 in the 2023-2031 Housing Element.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-16 SPECIAL NEEDS, EXTREMELY LOW, VERY LOW- AND LOW-INCOME HOUSING</b></p> <p><b>Description:</b> The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large households, farmworkers, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City shall expand the availability of housing units for these groups through financial assistance with new construction or rehabilitation if feasible. The City will give priority to projects providing for large households in its CDBG, HOME, and other grant-funded programs. The City will apply for these grants as the NOFAs become available. The City will also promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will support others’ applications for funding under state and federal programs designated specifically for special needs groups. Specific amendments to the Zoning Ordinance will be made to address those with special needs:</p> <ul style="list-style-type: none"> <li>• Amend the Zoning Ordinance to allow transitional and supportive housing by right in all zones that allow residential development in the same way other residential uses are allowed.</li> <li>• Amend the Zoning Ordinance to allow state-licensed residential care facilities of six persons or fewer by right in all residential zones.</li> </ul> <p><b>Objective:</b> 100 special needs units.</p> <p><b>Timing:</b> Seek funding opportunities beginning in 2015–2016 and annually thereafter; all program components are ongoing; amend Zoning Ordinance by December 2015</p>	<p>The City amended the zoning ordinance for special needs during the planning period. 244 units deed-restricted to preserve affordability were built during the planning period, but the number of units targeting special needs populations (e.g., large families) was not recorded.</p>	<p>This program will be discontinued as functions of this program are included in Programs H-3, H-4, and H-5 in the 2023-2031 Housing Element.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-17 ACCESSIBLE DWELLING UNITS</b></p> <p><b>Description:</b> The City will continue to allow 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 nonprofit 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 residential care facilities of 6 persons or fewer as a principally permitted use (i.e., by right) in the R-1-6, R-2, and R-3 zones. The City will also amend the Zoning Ordinance to allow residential care facilities per state law. Residential care facilities of six persons or fewer shall be allowed without discretionary review 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.</p> <p><b>Objective:</b> Accessibility improvements in 15 units occupied by disabled persons.</p> <p><b>Timing:</b> Amend Zoning Ordinance by 2017. Implement the other portions of the program as applications are processed through the Community Development Department and ongoing.</p>	<p>During the planning period, the Zoning Code was amended to provide for reasonable accommodation and allow residential care facilities per state law. 15 accessibility improvements have taken place in the previous planning period. The City requires projects to comply with ADA requirements, which is a standard across all projects subject to ADA requirements.</p>	<p>As the major tasks have been accomplished and accessibility is standard City practice, this program will be discontinued.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-18 PERMIT STREAMLINING</b>  <b>Description:</b> 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. If needed due to the number of applications in process, priority processing should be given to projects that include low- and moderate-income households, and housing which is accessible to the elderly and disabled.  <b>Objective:</b> N/A  <b>Timing:</b> Review processes and procedures every two years and address any inefficiencies within a year of identifying them.</p>	<p>The City successfully implemented on-line permitting system in 2019 to address efficiency issues in permitting and provide priority services to the elderly and disabled.</p>	<p>This program will be discontinued. The major functions of this program are continued in Programs H-6 and H-9 in the 2023-2031 Housing Element.</p>
<p><b>H-19 MANUFACTURED/MOBILE HOMES AND MOBILE HOME PARKS</b>  <b>Description:</b> Amend Zoning Ordinance to allow mobile homes (manufactured homes) on permanent foundations by without a conditional use permit in all residential zones, subject to the same standards as single-family dwellings and permit mobile home parks in all residential zones with a conditional use permit per state law.  <b>Objective:</b> N/A  <b>Timing:</b> Amend Zoning Ordinance by 2017.</p>	<p>The City amended the code during the planning period to allow manufactured homes on permanent foundations in all zones without a conditional use permit.</p>	<p>This program will be discontinued as the major goal was accomplished. Corrections to remaining development standards issues are included in Program H-6 of the 2023-2031 Housing Element.</p>



Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-20 REGULATING IMPACTS</b></p> <p><b>Description:</b> Periodically ensure that the City’s codes and development requirements do not unnecessarily increase the cost of housing. In conjunction with the annual Housing Element report, the development requirements will be reviewed to ensure that there is no increase in the cost of housing due to City standards. To reduce an already identified constraint, the City of Wasco Zoning Ordinance will be amended to reduce the parking requirements to one space per unit for facilities that house persons with disabilities.</p> <p><b>Objective:</b> Review and address constraints associated with City development standards.</p> <p><b>Timing:</b> Annually review and identify constraints; amend Zoning Ordinance by December 2016.</p>	<p>Amendments to the zoning code have occurred throughout the planning period regarding topics such as special needs housing, permit requirements, and setbacks.</p>	<p>This program will be modified and continue in the 2023-2031 Housing Element as Program H-6.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-21 RESIDENTIAL INFRASTRUCTURE</b>  <b>Description:</b> 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.  <b>Objective:</b> N/A  <b>Timing:</b> 2015–2023</p>	<p>Ongoing...the City continues to work towards improving and expanding its water infrastructure to support new growth. The City also has plans on expanding the wastewater treatment plant in order to supply the city with adequate water systems.</p>	<p>This program will be discontinued and replaced by Programs H-10 and H-11 in the 2023-2031 Housing Element.</p>
<p><b>H-22 LARGE SITE PROGRAM</b>  <b>Description:</b> The City will provide for the inclusion of mixed-income housing on large sites that allow high density development suitable for development of lower income housing listed in the land inventory listed in Appendix B through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and associated environmental review document.  <b>Objective:</b> N/A  <b>Timing:</b> As subdivision applications are submitted on large vacant sites zoned R-3</p>	<p>Most developers in Wasco do not want to subdivide large multi-family parcels. Nearly all large multi-family development proposals in Wasco are made by affordable housing developers.</p>	<p>This program will be discontinued as the processing of subdivisions is part of regular City operation and the City will continue to prioritize projects involving affordable housing.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-23 LOT CONSOLIDATION PROGRAM</b></p> <p><b>Description:</b> To ensure there is a sufficient supply of multi-family zoned land to meet the City’s Regional Housing Needs Allocation (RHNA), the City will help facilitate lot consolidations to combine small high density sites suitable for development of lower income housing listed in the land inventory in Appendix B into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project–by-project basis: • Allow affordable projects to exceed the maximum height limits, • Decrease setbacks, and/or • Reduce parking requirements. The City will also consider offsetting fees (when financially feasible) for developers who provide affordable housing.</p> <p><b>Objective:</b> N/A</p> <p><b>Timing:</b> Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>The City continues to meet with and discuss various infill and lot consolidation development proposals with interested developers. In addition, density bonuses allow for affordable projects to have waived development standards, reduced parking, and etc.</p>	<p>This program will be discontinued as the processing of lot consolidations is part of regular City operation. Furthermore, the City will continue to offer density bonus, waivers, and concessions as provided for in state density bonus law.</p>
<p><b>H-24 PRIORITY WATER AND SEWER FOR AFFORDABLE HOUSING</b></p> <p><b>Description:</b> Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. The Wasco Public Works Department provides sewer and water service to the City. If needed, the City will prioritize hook ups for sewer and water for development that include affordable units.</p> <p><b>Objective:</b> N/A</p> <p><b>Timing:</b> Ongoing, as projects are processed through the Planning Department.</p>	<p>The City currently prioritizes affordable units and requires will-serve letters for all new water connections and issues permits if water is available. The City is actively working towards replacing aging water infrastructure with a SRLF Grant and looking for grant funding to expand its water capacity.</p>	<p>This program will continue as Program H-11 in the 2023-2031 Housing Element.</p>

Housing Program	Progress & Effectiveness	Appropriateness
<p><b>H-25 CITIZEN PARTICIPATION</b></p> <p><b>Description:</b> Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. The City will continue to engage the public during the Housing Element adoption process and during implementation of the Housing Element throughout the planning period.</p> <p><b>Objective:</b> N/A</p> <p><b>Timing:</b> 2015-2023</p>	<p>The City continues to engage the public on housing-related issues. The majority of the input received by the City relates to the lack of moderate to above moderate housing options in Wasco.</p>	<p>As citizen participation is a necessary component of the Housing Element adoption process and the approval process for code amendments and major discretionary projects, a separate program for citizen participation will not be necessary. This program will be discontinued.</p>
<p><b>H-26 FACILITATE FARM LABOR HOUSING (FLH) RELOCATION</b></p> <p><b>Description:</b> The City will continue to support the Wasco Housing Authority, as feasible, to meet the needs of farmworkers in Wasco. Specifically, the City will continue to work towards securing funding and planning for the building of replacement units for the 199 Farm Labor Housing units on the other side of the railroad tracks prior to construction of the High-Speed Rail alignment. The City will work with the Housing Authority to seek funding through state sources including the High-Speed Rail Authority and will work to facilitate the development review process for the new units once funding is secured.</p> <p><b>Objective:</b> Relocate 199 farmworker housing units</p> <p><b>Timing:</b> Construct replacement units by the end of 2018 (currently anticipated date of completion of construction of the High-Speed Rail alignment through Wasco)</p>	<p>A total of 226 units have received final construction approval during the planning period.</p>	<p>As the farm worker housing has been successfully relocated, this program will be discontinued.</p>

## **CHAPTER THREE – HOUSING NEEDS**

### **INTRODUCTION**

This chapter assesses the current state of housing and population characteristics of the City of Wasco. This chapter analyzes trends between 2010 and 2020 in Wasco's population, households, employment base, and the type of housing units available. Statistical data is provided for Kern County and cities surrounding Wasco to provide comparisons. This information is intended to help identify programs needed and ensure that the housing provided can meet its residents' needs. Analyses in this chapter help provide a foundation upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

### **DATA SOURCES**

The primary source of data used throughout this Housing Element Update (HEU) is the 2020 United States Census (Census) and the American Community Survey (ACS), however, as of the preparation of this HEU, the Census has not made available all of the 2020 Decennial Census data available. Additionally, ACS data for 2021 and 2022 is only partially available. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in communities such as Wasco, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Therefore, to remain consistent throughout this document, when available, Census data for 2020 and/or ACS data for 2020 or 2021 is used in this chapter for comparisons.

The Kern Council of Governments (Kern COG) provides a secondary source of data to prepare this document. Kern COG is the Metropolitan Planning Organization (MPO) for the Kern Region as designated by the Federal government, and the Regional Transportation Planning Agency (RTPA) as designated by the State of California. It is responsible for developing and updating a variety of transportation plans and for allocating federal and state funds to implement them. While regional transportation planning is its primary role, Kern COG is also involved in other issues that affect the entire region such as air quality, demographics, and housing. Kern COG data was used in the Housing Needs analysis in order to provide the City's most current profile.

### **POPULATION CHARACTERISTICS**

A community's housing needs are generally predicated on local demographics; predictably, changing conditions (e.g., population, age, income) can impact these needs. Identifying demographic trends during the planning stages of housing programs and policies is critical to ensuring that the community's future housing stock meets the needs of all local population segments.

#### ***Number of Inhabitants***

The data presented in Table 3-1 compares population growth in Wasco and Kern County between 2010 and 2020 with Wasco's growth during this period at 5.8 percent and Kern County's growth



which was slightly higher at 7.6 percent. For comparison, Table 3-2 shows population growth for Kern County cities. According to the ACS 5-Year estimates, among the County's eleven cities, between 2010 and 2020, the City of Shafter saw the greatest growth at 20.5 percent while the City of Tehachapi showed the City's population decreased by 9.6 percent during the same period. Wasco ranked sixth in terms of the percentage increase in population within Kern County.

**Table 3-1**  
**Wasco and Kern County Population, 2010–2020**

Jurisdiction	2010	2020	2010–2020 Difference	Percentage Increase/Decrease 2010-2020
Wasco	25,545	27,047	1,502	+5.8 %
Kern County	839,631	909,235	69,604	+7.6 %

Source: 2010-2020 Decennial US Census

**Table 3-2**  
**Kern County Population Trends, 2010–2020**

Jurisdiction	2010	2020	Percentage Increase/Decrease 2010–2020
Kern County	892,458	909,235	+1.8 %
Arvin	18,329	21,220	+15.7 %
Bakersfield	331,868	379,879	+14.4 %
California City	13,264	14,001	+5.5 %
Delano	51,310	52,821	+2.9 %
Maricopa	1,205	2,157	+79 %
McFarland	12,302	13,244	+7.6 %
Ridgecrest	27,386	28,905	+5.5 %
Shafter	16,378	19,743	+20.5 %
Taft	9,370	9,189	-1.9 %
Tehachapi	14,080	12,718	-9.6 %
Wasco	25,143	27,553	+9.5 %

Sources: 2010-2020 ACS 5-Year Estimates

### ***Population Characteristics***

According to the Kern COG 2022 Regional Transportation Plan (RTP), Wasco's projected population is expected to increase by 1,890 residents (6 percent) to 32,890 residents by 2046 (Table 3-3). The City's growth rate is lower than the County's, which is projected to grow by roughly 11.5 percent during the same 11-year period (2035-2046).

**Table 3-3  
RTP Wasco-Population Projections**

Jurisdiction	Year		Net Change	Percentage Increase/Decrease 2035-2046
	2035	2046		
Kern County	1,076,000	1,200,000	124,000	+11.5 %
Wasco	31,000	32,890	1,890	+6 %

Sources: Kern COG 2022 RTP

### ***Age Characteristics***

Determining the trends of a community and evaluating the age characteristics is important in determining the community's existing and future housing needs. Each age range has distinct lifestyles, family types and sizes, income levels, and housing preferences. During 2017 and 2020, ACS 5-year data as shown in Table 3-4 provides the age characteristics of Wasco's residents which saw a 4.3 percent decrease in the under-18 population between 2017 and 2020 while the 25 to 64 age range saw a significant increase of 16.3 percent in the population. This increase may have been attributed to Wasco's employment in the agricultural sector which employs newly arrived immigrants.

**Table 3-4  
City of Wasco Age Characteristics, 2017-2020**

Age Range	2017	2020	Percentage Increase/Decrease 2017-2020
Under 18 years	7,227	6,911	-4.3 %
18–24 years	3,856	3,064	-20%
25–64 years	13,784	16,038	+16.3 %
65 years and over	1,511	1,540	+1.9 %
Total	26,378	27,553	+4.4 %

Source: 2017-2020 American Community Survey 5-Year Estimates

## **EMPLOYMENT**

An assessment of employment characteristics held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information regarding the manner in which the employment base of the community is growing or otherwise changing may be critical in identifying potential housing demand changes in the future.

### ***Employment By Industry***

Wasco residents are employed in a variety of industries ranging from agricultural, retail, and professional services. According to the 2020 Census, an “Industry” is defined as the type of activity at a person’s place of work; an “Occupation” is defined as the kind of work a person does to earn a living, and a “Class” of worker categorizes people according to the type of ownership of the employing organization. In 2020, there were a total of 8,808 persons over the age of 16 in the Wasco labor force which represents about 46 percent of Wasco’s total population of 19,102 residents. Table 3-5-Employment by Industry shows the type of activity residents of Wasco perform at their place of employment. The top three industries which employ the greatest number of persons include the "agriculture, forestry, and fisheries" industry which is the industry that employs the greatest number of people in Wasco and employed 31.6 percent of the labor force followed by the "educational services, health care, and social assistance" industry, at 13.3 percent of the labor force and the “professional, scientific, management, and administrative” services at 9.3 percent of the labor force.

**Table 3-5  
Employment by Industry City of Wasco, 2020**

<b>Industry</b>	<b>Persons</b>	<b>Percentage</b>
Agriculture, forestry, fishing and hunting, and mining	2,786	31.6 %
Construction	258	2.9 %
Manufacturing	554	6.2 %
Wholesale trade	278	3.1 %
Retail Trade	802	9.1 %
Transportation and warehousing, and utilities	647	7.3 %
Information	0	0 %
Finance and insurance, and real estate and rental and leasing	151	1.7 %
Professional, scientific, management, and administrative	822	9.3 %
Educational services, health care, and social assistance	1,177	13.3 %
Arts, entertainment, recreation, and accommodation and food services	809	9.1 %
Other services, except public administration	233	2.6 %
Public administration	291	3.3 %
<b>Total civilian employed population 16 years and over</b>	<b>8,808</b>	<b>100.0 %</b>

Source: 2020 American Community Survey 5-Year Estimates

### ***Major Employers***

Wasco State Prison was the largest employer in Wasco with 1,470 persons employed. The second largest employer was the Wasco Union Elementary School District with 725 employees, followed by Sunny Gem in third place with 250 employees. Table 3-6 lists the major employers in Wasco in 2022.

**Table 3-6  
Major Employers in Wasco, 2022**

<b>Employer</b>	<b>Address</b>	<b>Number of Employees</b>
Wasco State Prison	701 Scofield Avenue	1,470
Wasco Union Elementary School District	639 Broadway Street	725
Sunny Gem	500 F Street	250
Wasco Union High School District	1900 7th Street	180
Pacific Ag Management	29341 Kimberlina Road	178
Bethlehem Construction	425 J Street	130
South Valley Farms	15443 Beech Avenue	130
City of Wasco	746 8th Street	80
Weeks Roses	30135 McCombs Road	47
Sun World	28994 Gromer Avenue	30

Source: City of Wasco – Economic Development Department 2022

### ***Fastest-Growing Occupations***

According to the Employment Development Department, the projected top ten fastest-growing occupations between 2018 through 2028 are listed in Table 3-7. Of these ten occupations, four are projected to earn above \$50,000 annually while one of those occupations (Physician’s Assistant) could earn above \$80,00 which is the 2020 area median income for a family of four in Wasco.



**Table 3-7**  
**Fastest-Growing Occupations, 2018–2028 Bakersfield Metropolitan Area-Kern County**  
**Statistical Area**

Occupation	Median Hourly Wage	Median Annual Salary	Estimated Employment		Percentage Increase/Decrease 2018-2028
			2018	2028	
Solar Photovoltaic Installers	20.17	41,948	230	380	+65.2 %
Wind Turbine Service Technicians	29.23	60,782	240	380	+58.3 %
Information Security Analysts	Not Available	Not Available	60	90	+50 %
Home Health Aides	Not Available	Not Available	360	510	+41.7 %
Physical Therapist Assistants	33.16	68,973	100	140	+40 %
Physician Assistants	60.62	126,098	150	210	+40 %
Personal Care Aides	Not Available	Not Available	6,920	9,510	+37.4 %
Phlebotomists	20.33	42,294	260	350	+34.6 %
Medical Equipment Repairers	26.01	54,087	60	80	+33.3 %
Taxi Drivers and Chauffeurs	Not Available	Not Available	590	780	+32.2 %

Source: Employment Development Department, 2023

### ***Jobs/ Housing Balance***

The “jobs-to-housing balance” compares a community’s employment opportunities with the housing needs of its residents. There is no standard ratio for this balance; however, the City aims to provide enough housing to meet the demands of the job opportunities in the City and vice versa. Communities with a good housing/job balance tend to have shorter commutes to work and live in communities with a good supply of affordable housing. Communities with extended commute distances generally have a poor job/housing balance with longer commutes to work and less opportunity to find affordable housing. The City would like to encourage these workers to remain in the City by providing more housing options to meet their needs by creating new opportunities for a range of mixed-use and multi-family homes. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households

who must spend a larger portion of their overall income on fuel and transportation. Although agricultural field workers are disproportionately affected, this group's commuting distances may vary depending on where the work is geographically located from day to day. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. The employment-to-housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing miles traveled. Table 3-8 shows that in the year 2020, the estimated jobs-to-housing was 1.7 jobs for one household and is predicted to stay relatively the same until 2046. This number indicates a slight imbalance in the jobs/housing ratio with more jobs than housing units in Wasco. This has resulted in more people commuting into the City to work and people commuting out of the City for housing which is a combined result of people choosing to work in Wasco and living in Bakersfield due to wider array of housing choices in the moderate and above-moderate housing market and better access to services and amenities such as entertainment and recreational opportunities. Providing opportunities for residents to live and work in their community by the creation of jobs and the construction of all types of housing, would be reflected in the commute patterns which would result in residents commuting less due to the availability of housing, and jobs, services and amenities within the Wasco city limits.

**Table 3-8**  
**Wasco, Jobs-Housing Ratio, 2020–2046**

	2020	2035	2046	Percentage Increase/Decrease 2020-2046
Jobs	10,767	11,600	12,700	+17.9 %
Housing Units	6109	6800	7330	+19.9 %
Jobs-Housing Ratio	1.7	1.7	1.7	0 %

Source: 2020 American Community Survey 5-Year Estimates

According to ACS data, out of the 8,468 Wasco residents that commute to work, a majority (65.9 percent) of Wasco residents travel 30 minutes or less from home to work while 5.1 percent (minority) of residents travel 60 minutes and over to work (Table 3-9). This figure indicates that there are sufficient jobs within 20 miles of the city. However, approximately 25 percent of all commuters travel more than 30 minutes to get to work.

**Table 3-9  
Wasco Commuters, 2020**

<b>Travel Time to Work</b>	<b>Number of Commuters</b>	<b>Percent of Commuters</b>
Less than 10 minutes	765	9 %
10 to 29 minutes	5,582	65.9 %
30 to 60 minutes	1,688	19.9 %
60 or more minutes	433	5.1 %

Source: ACS 2020 Five-Year Estimates

### **HOUSEHOLD CHARACTERISTICS**

A household is defined as all persons living in a housing unit. The U.S. Census defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent facilities, are not considered households. Household type and size, income levels, and the presence of special needs populations affect the housing needs of a community. This section details various household characteristics that affect housing needs in Wasco. The following sections present household characteristics in Wasco.

#### ***Household Size***

Household size is an important indicator identifying sources of population growth and may be a sign of overcrowding in individual housing units (depending on the number of bedrooms). A City’s average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size typically declines. Household size can indicate trends and growth patterns within a community. Birth rates increase household size, therefore, creating larger families. However, the declining size of households may indicate an aging population or children moving away from the households.

The average household size in Wasco declined 0.38 percent between 2010 and 2020 in comparison to Kern County which saw a slight increase in the average household size of .01 percent. Table 3-10 provides a comparison of the average household size between Kern County and the City of Wasco for the period 2010 and 2020.

**Table 3-10**  
**City of Wasco, 2010–2020 Average Household Size (persons/household)**

Area	2010	2020
Wasco	3.78	3.40
Kern County	3.14	3.15

Source: US 2010-2020 ACS 5-Year Estimates

As defined by the 2020 ACS, household characteristics comprise the number of persons living in a household whether or not they are related. Large households may have special housing needs and find it more difficult to find affordable and adequate housing units. Where they cannot, overcrowding may occur. Table 3-11 shows household size characteristics for the City of Wasco which shows approximately two to three people occupy 43.8 percent of the households. Larger households of four or more people are also very common in Wasco with 40.3 percent of households falling in that range.

**Table 3-11**  
**City of Wasco Household Type Characteristics, 2020**

	Householder Living Alone	Households 2-3 Persons	Large Households 4+ Persons	Total
Number of Households	998	2,780	2,686	6,464
Percent of Total Households	15.7 %	43.8 %	40.3 %	100.0 %

Source: 2020 American Community Survey 5-Year Estimates

### ***Overcrowding***

Overcrowding is defined by the 2020 US Census Bureau as 1.01 to 1.50 persons per room in a household, excluding kitchen and bathrooms. Severe overcrowding is defined as 1.51 or more persons per room in a household. An indication of overcrowding is the inability of households to buy or rent housing that provides sufficient living space for each member.

Tenure is defined as a household characteristic of whether occupants either rent their home or are homeowners. As seen in Table 3-12, the 2020 ACS 5-Year Estimates indicated that 9.4 percent of renter households were living in overcrowded conditions in the City of Wasco, compared to approximately 8.6 percent for owner-occupied households. Furthermore, 3.2 percent of renter households and 3.1 percent of owner-occupied households were living in severely overcrowded conditions in 2020. The data shows that between 2010 and 2020, overcrowding in rental households has been declining for all owner and renter households. Severe overcrowding has decreased slightly from 2010 for both the renter and owner households to just under 3.2 and 3.1 percent, respectively.

**Table 3-12**  
**City of Wasco Overcrowded and Severely Overcrowded Conditions by Tenure**

	2010		2020	
	Renter	Owner	Renter	Owner
<b>Total Housing Units</b>	<b>2,327</b>	<b>2,807</b>	<b>2,625</b>	<b>3,839</b>
Overcrowded Households	415	320	248	331
Percentage of Overcrowded Households	17.8 %	11.4 %	9.4 %	8.6 %
Severely Overcrowded Households	79	102	85	120
Percentage of Severely Overcrowded Households	3.3 %	3.6 %	3.2 %	3.1 %

Source: 2010-2020 American Community Survey 5-Year Estimates. Notes: Overcrowding is defined as 1.01-1.50 persons per room. Severe overcrowding is defined as 1.51 or more persons per room. These ACS data estimates for overcrowding have large margins of error, and therefore may have totals and percentages that are slightly different from other data sources used in this document; these numbers should not be interpreted as absolute fact.

### ***Household Tenure***

Tenure is an important indicator of the housing climate of a community because it reflects the relative cost of housing opportunities and the ability of residents to afford housing. Tenure also influences residential mobility, with owner-occupied units generally evidencing lower turnover rates than renter-occupied units.

The following table (Table 3-13) shows tenure by income levels. Household income is a primary factor affecting housing needs in a community, particularly for extremely low-income households. In 2020, the median income for Wasco was \$39,291.<sup>1</sup> According to HUD's 2015-2019 CHAS data, 19.8 percent of households in Wasco were within the extremely low-income (ELI) category with 18.6 percent identified as having very low household (VL) incomes, 27.8 percent of households identifying as low-income (LI) households, 13 percent identifying as moderate income (MI) household incomes and 20.7 percent identifying above moderate-income (AMI) households. According to the data on Table 3-13, the greatest percentage (66.2 percent) of homes in Wasco consist of affordable homes with 1,860 of these units (31.1 percent) as owner occupied and 2,095 units (35.1 percent) as renter occupied.

<sup>1</sup> American Community Survey 2020 5-year estimates

**Table 3-13**  
**Household Income Category by Tenure - Wasco**

Household Income Category	Household Income Distribution	Number of Owners	Number of Renters	Total Owner and Renter Households	Total Percentage of Households
<b>Extremely Low</b>	≤ 30 percent HAMFI	335	850	1,185	19.8 %
<b>Very Low</b>	31 percent to 50 percent HAMFI	430	680	1,110	18.6 %
<b>Low</b>	51 percent to 80 percent HAMFI	1,095	565	1,660	27.8 %
<b>Moderate</b>	81 percent to 120 percent HAMFI	685	90	775	13 %
<b>Above Moderate</b>	>120 percent HAMFI	1,035	200	1,235	20.7 %
	<b>Total</b>	<b>3,580</b>	<b>2,385</b>	<b>5,965</b>	<b>100 %</b>

Source: HUD 2015-2019 CHAS data

### ***Overpayment***

Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. In particular, the cost of housing is the monthly owner costs which may include mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utility expenses or the gross rent which is the contract rent plus the estimated average monthly cost of utilities. Typically, households paying more than 30 percent of their income for housing have less money left over for such basic things as food, clothing, utilities, and health care. Generally, moderate- and upper-income households are sometimes capable of paying a larger proportion of their income for housing.

The US Dept. of Housing and Urban Development (HUD) Comprehensive Affordable Housing Strategy (CHAS) data reports that the greatest number of households paying 30 percent and above of their income on housing was in the Extremely Low-income renters' category which totaled about 35.7 percent of the population in Wasco (Table 3-14). 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 Chapters 5 and 6.



**Table 3-14**  
**Wasco, Households Overpaying by Area Median Income Bracket, 2015-2019**

	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
	Number	Percent of Total Housing Units	Number	Percent of Total Housing Units
Extremely Low (0–30 percent AMI)	335	9.3 %	850	35.7 %
Very Low (30–50 percent AMI)	430	12 %	680	28.5 %
Low (50–80 percent AMI)	1095	30.5 %	565	23.7 %
Moderate (80–120 percent)	685	19.1 %	90	3.7 %
High (100 percent AMI)	1035	28.9 %	200	8.4 %
<b>Total</b>	<b>3,580</b>	<b>100 %</b>	<b>2,380</b>	<b>100 %</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data.

### **INCOME**

Household income continues to be among the most principal factors affecting housing opportunities and determining a household's ability to balance housing costs with other basic necessities. The median income is the income level of all community households in the middle of a list of ranked incomes which is one key indicator used to determine housing needs. In other words, 50 percent of all community households earn more than the median and 50 percent earn less. Table 3-15 provides the 2022 HCD income levels for Kern County, by household size. HUD and HCD have established income categories using county area median income, adjusted for household size, as a guideline for defining housing needs. The income categories include extremely low, very low, and moderate income. The Kern County median household income for a family of four in 2022 is \$80,300.

**Table 3-15**  
**2022 Income Levels for Kern County**

Number of Persons in Household	Income Category				
	Extremely Low	Very Low Income	Low Income	Median Income	Moderate Income
1	\$16,350	\$27,300	\$43,650	\$56,200	\$67,450
2	\$18,700	\$31,200	\$49,850	\$64,250	\$77,100
3	\$23,030	\$35,100	\$56,100	\$72,250	\$86,700
4	\$27,750	\$38,950	\$62,300	<b>\$80,300</b>	\$96,350
5	\$32,470	\$42,100	\$67,300	\$86,700	\$104,050
6	\$37,190	\$45,200	\$72,300	\$93,150	\$111,750
7	\$41,910	\$48,300	\$77,300	\$99,550	\$119,450
8	\$46,630	\$51,450	\$82,250	\$106,000	\$127,200

Source: 2022 California State Department of Housing and Community Development

In 2020, 2,755 households, or 42.2 percent of Wasco households earned less than \$35,000 per year. These households are categorized as very low-income or fall into the extremely low-income category. Approximately 59.9 percent or 3,901 of all households in Wasco earn below \$50,000 per year, placing the majority of these households in the low-income category purposes only. The City of Wasco's 2020 ACS estimates for income distribution are listed in Table 3-16.

**Table 3-16**  
**City of Wasco Households by Income, 2020**

Household Income	Number of Households	Percentage of Households
Less than \$5,000	230	3.5 %
\$5,000 to \$9,999	70	1 %
\$10,000 to \$14,999	813	12.5 %
\$15,000 to \$19,999	406	6.2 %
\$20,000 to \$24,999	252	3.8 %
\$25,000 to \$34,999	984	15.2 %
\$35,000 to \$49,999	1,146	17.7%
\$50,000 to \$74,999	1,270	19.6 %
\$75,000 to \$99,999	592	9.1 %
\$100,000 to \$149,999	423	6.5 %
\$150,000 or more	278	4.3 %
<b>Total Households</b>	<b>6,464</b>	<b>100.0 %</b>

Source: 2020 American Community Survey 5-Year Estimates

## **HOUSING COSTS**

Housing is generally the largest single expense item for most households. A household is considered to be cost-burdened if housing costs (rent plus utilities) make up more than 30 percent of the household's income, and severely cost-burdened if housing costs exceed 50 percent of household income. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a truer "cost burden."

### ***Housing Values***

The cost of housing determines whether a household will be able to obtain an adequately sized unit in good condition in the area in which they wish to locate. According to the 2020 ACS data, housing values in Kern County cities increased slightly between 2010-2020. Property values in Wasco increased slightly at 3.1 percent, respectively. The surrounding cities of McFarland saw an increase of 9.4 percent, while the City of Shafter saw a slight decrease of -0.5 percent, respectively (Table 3-17). As of January 2023, home sale prices in Wasco ranged between \$150,000 to \$995,000, respectively.<sup>2</sup> A key factor in housing availability is the cost of housing, which 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.

<sup>2</sup> <https://www.zillow.com/wasco>. Accessed January 31, 2023.

**Table 3-17**  
**City of Wasco Housing Values of Wasco and Surrounding Areas, 2020**

Jurisdiction	2010 Estimated Median Home Value	2020 Estimated Median Home Value	Percent of Wasco Value
Wasco	\$174,000	\$179,500	3.1 %
McFarland	\$163,800	\$179,200	9.4 %
Shafter	\$195,300	\$194,000	-0.5 %
Kern County	\$217,100	\$226,600	4.1 %

Source: 2020 American Community Survey 5-Year Estimates B25077

### **Rental Housing**

According to the 2020 ACS data, the median contract monthly rent in Wasco was estimated at \$643.00 compared to the surrounding communities, Wasco has the lowest rental rates. These numbers account for the market rate and subsidized affordable rental units (Table 3-18). In addition, local data on market-rate rentals were only collected from Realtor.com in January 2023. According to this information, rental rates in Wasco for single-family units' range between \$1,350 and \$5,000 per month depending on square footage, location, etc., and multi-family units in Wasco rent range between \$525 and \$2,125 per month. This indicates rental prices have risen since the median monthly rent was reported by the ACS for 2020.

**Table 3-18**  
**City of Wasco Median Monthly Rent for Wasco and Surrounding Areas, 2020**

Jurisdiction	Median Contract Rent	Percent of Wasco Rent
Wasco	\$643	100.0 %
McFarland	\$748	116.3 %
Shafter	\$727	113 %
Kern County	\$827	128.6 %

Source: 2020 American Community Survey 5-Year Estimates.

### ***Housing Affordability***

Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development and the California Department of Housing and Community Development (HCD), housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household’s gross income.

Table 3-19 on the following page demonstrates affordable rent levels and estimated affordable purchase prices for housing in Kern County by income category. Income categories are established each year by HUD for each metropolitan and non-metropolitan county. The basis for HUD’s median family income is derived from the American Community Survey (ACS) which relies on data from the Bureau of Labor Statistics (BLS). As demonstrated in Table 3-19, the monthly income for a four-person household that is categorized as an “Extremely Low Income (ELI)” household with an annual income of \$27,750 (as established by HUD) and has a household monthly income of \$2,313 is determined by dividing \$27,750 (annual income) by 12 months of the year, resulting in a monthly income of \$2,313. The maximum monthly rent for a four-person household would then be 30 percent of the monthly income (\$2,313) which results in a maximum monthly rent of \$694.

Maximum home purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures as set by lenders, down payment amounts, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum affordable home purchase price for each income category household in Kern County is described in Table 3-19 and has been estimated based on typical conditions. For purposes of this housing program’s calculation, the following assumptions were used:

- 30 percent of gross income for rent or principal, interest, taxes & insurance plus utilities;
- \$0 down payment;
- 5.5 percent mortgage loan interest rate;
- 1.2 percent taxes; and
- \$800.00 in annual insurance.

**Table 3-19  
Kern County Housing Affordability**

Income Category	1-Person	2-Person	3-Person	4-Person
<b>Extremely Low Income</b>				
Annual Income	16,350	18,700	23,030	27,750
Monthly Income	1,363	1,558	1,919	2,313
Max. Monthly Rent	409	467	576	694
Max. Sales Price	45,644	53,483	67,927	83,672
<b>Very Low Income</b>				
Annual Income	27,300	31,200	35,100	38,950
Monthly Income	2,275	2,600	2,925	3,246
Max. Monthly Rent	683	780	878	974
Max. Sales Price	82,171	95,180	108,190	121,032
<b>Low Income</b>				
Annual Income	43,650	49,850	56,100	62,300
Monthly Income	3,638	4,154	4,675	5,192
Max. Monthly Rent	1,091	1,246	1,403	1,558
Max. Sales Price	136,710	157,392	178,240	198,922
<b>Moderate Income</b>				
Annual Income	67,450	77,100	86,700	96,350
Monthly Income	5,621	6,425	7,225	8,029
Max. Monthly Rent	1,686	1,928	2,168	2,409
Max. Sales Price	216,101	248,291	280,315	312,505
Assumptions: -30 percent of gross income for rent or principal, interest, taxes & insurance plus utility allowance. -0 down payment, 5.5 percent interest rate 1.2 percent taxes & \$800.00 annual insurance. Source: Cal. HCD Mortgage calculator: <a href="https://www.zillow.com/mortgage-calculator/house-affordability">https://www.zillow.com/mortgage-calculator/house-affordability</a>				

### ***Housing Problems***

Housing problems include households living in overcrowded conditions, living with a cost burden, and living in and/or without a complete kitchen or plumbing facilities. Typically, housing units over 30 years of age are likely to need rehabilitation work on major components of the structure, such as roofing, siding, plumbing, and electrical. As a result, a portion of Wasco's housing stock could be in substandard condition. Due to a lack of access to excessively competitive state infrastructure CDBG funding opportunities, the City of Wasco opted to leave the state's CDBG program and returned to Kern County as a Cooperative City. During a period of three years, the limited funds received from the County as a Cooperative City were used to fund high priority road rehabilitation projects and the City's residents were eligible for Housing Rehabilitation Programs



run by the County of Kern. Based on changes made to the State CDBG program to allow for over the counter, non-competitive infrastructure grants, the City chose to return to the State CDBG Program in hopes of obtaining funding for critical water infrastructure. However, that year the State closed the over-the-counter infrastructure program to new applicants. The City has remained with the State program, but the City does not have the staff, resources or office space to run new housing programs. The City may consider returning to the County program at some point in the future if access to infrastructure funding does not become available or becomes prohibitively competitive at the State level.

Cost-burdened households are defined as households paying housing costs greater than 30 percent of their household income toward housing. Cost-burdened persons may include first-time homebuyers who may be capable of spending more than 30 percent of their annual income in order to purchase a home or could also include low-income groups that are overpaying for their housing costs. According to HUD data as shown in Table 3-20, there is a higher share of renters in Wasco (735) who spend 30 percent and greater of their monthly income on housing, these renters face severe housing costs burdens when compared to the 100 homeowners who spend 30 percent and greater of their monthly income on housing. Both categories (renters and owners) live in housing with at least one housing problem.

**Table 3-20**  
**City of Wasco Existing Housing Problems, 2015-2019**

Household Income Category	Tenure With Housing Problems		
	Renters	Owners	Total Households with Problems
Household Income <0-30 percent AMI	735	100	835
Household Income 30-50 percent AMI	445	265	710
Household Income 50-80 percent AMI	310	660	970
Household Income 80-100 percent AMI	20	260	280
Household Income 100 percent Plus AMI	35	85	120
<b>Total Households</b>	<b>1,540</b>	<b>1,370</b>	<b>2,910</b>

Source: US Dept. of Housing and Urban Development (HUD), Comprehensive Affordable Housing Strategy (CHAS)

### ***Special Needs Groups***

State law recognizes that certain households may have more difficulty finding decent and affordable housing due to unusual circumstances. For the purposes of this Housing Element, special needs populations are defined as the elderly, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. Certain groups have greater difficulty in finding decent, affordable housing due to exceptional circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disability, or other conditions. As a result, some Wasco residents may experience a higher prevalence of overpayment for housing, overcrowding, or other housing problems. State Housing Program law defines “special needs” as groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups. 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 eight-year planning period. The number of special needs households and/or persons in Wasco is summarized in Table 3-21. As shown, the largest segment of the non-institutionalized special needs population in Wasco is farm worker households with a population of 2,913, followed by senior households (1,540) and female-headed households (1,166).

**Table 3-21**  
**City of Wasco Special Housing Needs Groups**

<b>Special Need Group</b>	<b>Number of Households/Population</b>
Institutionalized Population/Correctional Facilities for Adults	4,342
Farm Worker Population	2,913
Households with Seniors	1,540
Disabled Population	1,471
Female-Headed Households	1,166
Other Non-Institutional Facilities	37
Homeless Population	14
College Student Population	0

Sources: 2020 American Community Survey 5-Year Estimates, \*Kern County Homeless Collaborative, Point in Time Count Report, 2022. 2020

### ***Elderly Households***

The 2020 Census defines elderly households as those occupied by people 65 years and older. There are a total of 1,064 senior-headed households in the City of Wasco. The special needs of many elderly households often result from their lower fixed incomes, physical disabilities, and dependence needs. Many elderly people are dependent on fixed incomes or have disabilities.

Elderly homeowners may be physically unable to maintain their homes or cope with living alone. However, the elderly who have purchased homes and have them paid off have their homes as a major financial asset. Table 3-22 shows that a combined total of 1,064 elderly owner and renter households resided in Wasco in the year 2020. The 2020 ACS data indicates that 72 percent of elderly households in Wasco are homeowners, compared with 27.9 percent who are renters. Escalating housing costs, particularly in the rental market, can severely impact housing affordability for the elderly, who are usually on fixed incomes. According to the 2020 ACS, Table 3-23 indicates the median income for householders 65 years and older in Wasco was approximately \$23,090 per year. Elderly household income was approximately \$20,407 less than householders in Wasco aged 25 to 44, and approximately \$21,251 less than householders aged 45 to 65. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs. As discussed in Chapters 2 and 6, the City has undertaken and will continue to pursue many of these measures in attempting to meet these housing needs.

**Table 3-22**  
**Senior-Headed Households by Tenure, 2020**

Total Senior Renter and Owner-Occupied Households	Number of Renter-Occupied Senior Households	Percentage of Senior-Headed Renter Occupied Households	Number of Owner-Occupied Senior Households	Percentage of Senior-Headed Owner-Occupied Households
1,064	297	27.9 %	767	72 %

Source: 2020 American Community Survey 5-Year Estimates

**Table 3-23**  
**Median Household Income by Age, 2020**

Householder Age	Median Income
15 to 24 years	\$41,250
25 to 44 years	\$43,497
45 to 64 years	\$44,341
65 years and over	\$23,090

Source: 2020 American Community Survey 5-Year Estimates

Note: This data was subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

### ***Disabled Persons***

According to the California Government Code Section 12926, a “disability” includes but is not limited to, any physical or mental disability. Disabilities often prevent a person from working, restrict mobility, and/or make caring for oneself difficult. Disabled persons often need specialized housing depending on the type and severity of disability related to potentially limited earning capacity. Having a disability may impede one’s ability to earn an adequate income or find suitable housing accommodations to meet one’s special needs. Therefore, many of the heads of households in this group may need housing assistance. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care facilities). Other support services like daily living skills and employment assistance should also be a part of the disabled housing solution. Examples of housing accessibility can be widened doorways/hallways, wheelchair ramps, modified bathrooms (lowered countertops, grab bars, adjustable shower heads, etc.), and specialized sensory devices such as smoke alarms.

Table 3-24 shows the most recent 2020 ACS data available that reports 2,277 or 11.8 percent of persons in the city have a disability. The table depicts how many people, by age and type, have disabilities in Wasco.

**Table 3-24**  
**City of Wasco Disability by Age and Type, 2021**

Disability Type	Age of Population			Total Disabled Population	Percent of Total Disabilities
	Under 18	18 to 64	65 and over		
Hearing Disability	9	84	81	174	0.8 %
Vision Disability	53	170	93	316	1.4 %
Cognitive Disability	50	179	66	295	1.5 %
Ambulatory Disability	10	572	270	852	4.3 %
Self-Care Disability	10	172	118	300	1.5 %
Independent Living Difficulty	0	167	173	340	2.3 %
<b>Total Disabilities</b>	<b>132</b>	<b>1,344</b>	<b>801</b>	<b>2,277</b>	<b>11.8 %</b>

Source: 2020 American Community Survey 5-Year Estimates

Disabled persons face unique housing problems including the need for housing that meets particular physical requirements such as wheelchair accessibility and housing that is affordable to persons with limited incomes. Table 3-25 indicates the employment status of persons with disabilities by all types of disability from the 2020 ACS.

**Table 3-25**  
**City of Wasco Type of Disability by Employment Status, 2020**

	Employed	Unemployed	Not in Labor Force	Total
With a Disability	196	12	640	848

Source: 2020 American Community Survey 5-Year Estimates

The California State Independent Living Council 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." The City of Wasco has taken steps locally to reasonably accommodate the housing needs of the disabled, as discussed in Chapter 5.

### ***Persons with Developmental Disabilities***

The federal government defines "developmental disability" as a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The 2020 Census does not record developmental disabilities as a separate category of disability. However, according to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Senate Bill (SB) 812 requires Wasco to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

The California Department of Developmental Services currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Kern Regional Center is one of 21 regional centers in California that provides a point of entry to services for people with developmental disabilities in Wasco. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table 3-26 provides information about the City of Wasco’s population of developmentally disabled persons; Table 3-27 provides information about those person’s places of residence.

**Table 3-26**  
**City of Wasco Developmental Disability by Age Group, 2021**

0-17 Years	18+ Years	Total
154	119	273

Source: California Department of Development Services, 2021

**Table 3-27**  
**City of Wasco Disability by Residence Type, 2021**

City	Residence Type						Total
	Community Care Facility	Parent/Guardian /Family Home	Independent Care Facility	Independent and Supportive Living	Own Home	Other	
Wasco	0	236	0	20	0	0	256

Source: California Department of Development Services, 2021

Many developmentally disabled persons can live and work independently within a conventional housing environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving these special needs groups. Incorporating "barrier-free" design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs of persons with developmental disabilities, the City of Wasco will implement programs to coordinate housing activities and outreach with the Kern Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program H-16 mentioned in Chapter 6 is proposed to specifically address the needs of the developmentally disabled.

### ***Large Households***

A large household is defined as a household consisting of five or more people and is considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is particularly evident among rental units. Large households often live in overcrowded conditions, due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size. Table 3-28 provides information on the number and percentage of households by size and tenure in Wasco.

In Wasco, 1,679 or 63.9 percent of the largest segment of households are households consisting of 2-4 persons that are renters followed by 2,542 or 66.2 percent of households consisting of 2-4 people that are homeowners. Large households comprise a combined total (owners and renters) of 37.2 percent of households with five or more people. Large households 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. In addition, some landlords are reluctant to rent to large households. The housing needs of large households can be addressed through the expansion of existing smaller units and the provision of new, affordably priced larger units. As detailed in programs in Chapter 6, the City is proposing programs to facilitate the development of new rental units to meet the needs of large households (see Program H-22).



**Table 3-28**  
**Wasco Household Size by Tenure, 2020**

<b>Tenure</b>	<b>Owner</b>	<b>Renter</b>	<b>Combined</b>
Householder Living Alone	458	540	998
Percent of Total Households Living Alone	11.9 %	20.5 %	32.4 %
Households of 2-4 Persons	2,542	1,679	4,221
Percent of Total Households of 2-4 Persons	66.2 %	63.9 %	130.1 %
Large Households with 5 or More Persons	839	406	1,245
Percent of Total Households with 5 or More Persons	21.8 %	15.4 %	37.2 %
<b>Total</b>	<b>3,839</b>	<b>2,625</b>	<b>6,464</b>

Source: 2020 American Community Survey 5-Year Estimates

### ***Female-Headed Households***

California state statute requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. A female-headed household is a household that is headed by a woman and does not have an adult male earning member. This woman may be single, widowed, separated, or divorced. Households headed by single women tend to have lower incomes, thus limiting housing availability for this growing group. While there is no definitive data regarding the housing tenure of this group, it can be assumed that the income and expenditures of households in these special needs' groups preclude the option of homeownership 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. Table 3-29 depicts female-headed household characteristics. According to the 2020 ACS, of the City's 6,464 households, 18.4 percent of Wasco households were female-headed households. The 2020 ACS also reported that 782 of these households, or 12.9 percent, contained children of which 463, or 7.1 percent were living below the poverty level (Table 3-29).

**Table 3-29  
Wasco, Single Female-Households, 2020**

<b>Female-Headed Households Living <u>ABOVE</u> the Poverty Level</b>	<b>Number</b>	<b>Percent</b>
Female-Headed Households with no Children	379	5.8 %
Female-Headed Households with 1-2 Children	188	2.9 %
female-Headed Households with 3-4 Children	131	2 %
Female-Headed Households with 5 or more Children	0	0
<b>Total Female-Headed Households Living Above the Poverty Level</b>	<b>698</b>	<b>10.7 %</b>
<b>Female-Headed Households Living <u>BELOW</u> the Poverty Level</b>		
Female-Headed Households with no Children	5	.07 %
Female-Headed Households with 1-2 Children	391	6 %
Female-Headed Households with 3-4 Children	57	0.8 %
Female-Headed Households with 5 or more Children	15	0.2 %
<b>Total Female-Headed Households Living Under the Poverty Level</b>	<b>468</b>	<b>7.7 %</b>

Source: 2020 American Community Survey 5-Year Estimates

### ***Extremely Low Income***

According to the California Housing Partnership (CHP), half of California's six million renter households are lower-income households, with more than one million of them falling into the extremely low-income renter household category. Extremely low-income households are defined as earning less than 30 percent of the area median income. This group is one of the groups most in need within the population because its households' incomes are so low and require the deepest of housing subsidies in order to make housing affordable. Per HCD guidelines, 50 percent of the City's very low-income Regional Housing Needs Allocation (RHNA) number qualifies as extremely low-income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be extremely low-income housing need. In other words, of the 127 very low-income RHNA units allocated, the City is estimating 63 units or 50 percent of these units will be allocated for extremely low-income households or just over 11 percent of the total housing needs projection. Most, if not all, extremely low-income households will require rental housing. Extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large households, or female-headed households) and require supportive housing services.

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 Chapters 5 and 6.

### ***Farm Workers***

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. There are, however, farm workers that work in processing plants, or other related activities year-round. During harvest seasons, the workload increases and is supplemented by seasonal labor, often supplied by a labor contractor. Some of these farm workers travel great distances to work on farms during the harvest season and are unable to return to their primary residence at the end of their workday, but due to the high cost of housing and low wages, a substantial number of farm workers have difficulty finding affordable, safe, and sanitary housing where they work.

Estimating the number of farm workers at a given time is difficult due to high turnover, their length of employment whether it be seasonal or permanent employment, and the type of employment such as laborers in processing plants or field laborers.

The characteristics of migrant and seasonal farm workers make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and nonagricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas.

Many have limited English-speaking abilities, and 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 the highest poverty rate of any occupation surveyed by the Census Bureau. Farm workers have the lowest educational attainment and are second lowest, after the private housekeeper occupation, in homeownership. Farm workers have one of the lowest rates of health insurance coverage and are overwhelmingly noncitizens (including legal residents, workers with a permit, or undocumented).

According to the latest data available, in 2021, the California Department of Agriculture and Natural Resources estimated there were 150,300 farm workers in various farming categories which included workers in tree nut farming, grape vineyards, vegetable and melon farming and other non-citrus fruit farming.

The Kern County Housing Authority and other local nonprofit housing agencies monitor the housing needs of local farm workers and estimate that farm worker housing needs will be met through existing units and the future construction of new units. 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.

The 2020 ACS data indicated that for persons 16 years and over, 2,913 persons or 32 percent of those employed in Wasco were in the "Agriculture, Forestry, Fishing and Hunting, and Mining" industry as compared to 14.7 percent in Kern County (Table 3-30). This high percentage indicates

that there is likely a large number of farm workers living in and around the City of Wasco.

According to a 2022 study conducted by the Community and Labor Center at the University of California Merced, California farm workers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farm workers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19. Farm workers tend to live in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farm workers' households were larger than the California average (3.0 persons per household), with a median household size of four persons per household. Farm workers in the University of California Merced study were differentiated based on employment status which consisted of an H2-A visa. For example, H2-A workers are required to live on premises paid for by an employer, farm workers without an H2-A visa in their study were most likely to be renters (92 percent), to live in single-family homes (55 percent), and very few renters relied on employers to pay any or all their rent (2 percent).

The Migrant Education Program assists states in supporting high-quality and comprehensive educational programs and services to children of migrant families during the school year and, as applicable, during summer or intersession periods, that address the unique educational needs of migratory children. The City of Wasco Union Elementary School District participates in the program. The program helps migratory children overcome educational disruption, cultural and language barriers, social isolation, various health-related problems, and other factors that inhibit the ability of such children to succeed in school. The programs ensure that migratory children receive full and appropriate opportunities to meet the same challenging State academic standards that all children are expected to meet. Currently, 282 elementary and middle school students and 107 high school students in Wasco are identified as "migrant."

The City of Wasco also operates the Rosaleda Village, a 226-unit development that offers two- and three-bedroom units, a community center, childcare and playgrounds for the farm labor community. Rosaleda Village is funded through the Low-Income Housing Tax Credit (LIHTC), Section 514/516 Farm Labor Housing and Section 521 USDA Rental Assistance.

The Farmworker Housing Program of Kern County is subsidized by USDA and was developed to provide housing for persons who derive a minimum of \$5,753 of their annual income from farm labor. The Housing Authority of Kern County (HACK) manages nine housing complexes under the Farmworker Housing Program. In Wasco, HACK operates a total of 99 housing units funded by the USDA.

**Table 3-30**  
**Kern County Farm Workers, 2020**

	<b>Percent of Workers:</b>	<b>Total Number of Workers:</b>	<b>Industry:</b>
Wasco	32 %	2,913	Agriculture, forestry, fishing, hunting, and mining.
Kern County	14.7 %	50,819	Agriculture, forestry, fishing, hunting, and mining.

Source: 2020 American Community Survey 5-Year Estimates

### ***Homeless Persons***

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill. According to the City of Wasco's Code Compliance Division, the highest concentration of persons experiencing homelessness in Wasco is found in vacant and abandoned structures or vacant properties. Mental health and substance abuse remain the top reasons cited and observed for homelessness in Wasco.

The Bakersfield-Kern Regional Homeless Collaborative (BKRHC) is an Independent 501(C)3 nonprofit organization that works to reduce the impacts of homelessness in Kern County through collaborative planning and action that expands access to permanent affordable housing and supportive services. The BKRHC serves as the Collaborative Applicant and Fiscal Agent on behalf of Bakersfield/Kern County Continuum of Care (CoC). BKRHC includes homelessness service providers, government agencies, advocacy groups, businesses and currently and formerly homeless persons, who bring their expertise from working hands-on, every day with homeless individuals and families to help them obtain permanent housing and get the supportive services they need to reach their full potential. The collaborative does not provide any services directly to persons experiencing homelessness. Rather, BKRHC works to coordinate programs and services across the continuum of care, so that people experiencing homelessness have the resources and support they need to achieve stability in permanent housing. BKRHC is responsible for developing and coordinating the implementation of the Bakersfield-Kern region's 10-Year Plan to End Homelessness.

The BKRHC conducts a Point in Time (PIT) Count. The PIT Count is not a census of persons experiencing homelessness but provides a snapshot view of the number of persons experiencing homelessness observed in a 24-hour period. The PIT Count is held in January, the month statistically known to have the highest number of homelessness observations. The PIT counted 1,580 unduplicated homeless people countywide sleeping in shelters and on the streets in a 12-hour period between January 23rd and 24th, 2020. This count amounts to a 19 percent increase over the 1,330 homeless people counted the previous January 2019 for the County. It also reflects a 25 percent jump in unsheltered people (from 805 to 1,004)— typically single adults—who were sleeping in parks, empty buildings, cars, and other places not meant for human habitation. During the same period, BKRHC conducted a count in the rural western cities of Kern County including Wasco and counted a total of nine homeless people.

In February 2022, the BKRHC conducted another survey regarding the homeless population in Kern County. Due to the transient nature of the homeless, the precise number of homeless individuals in Wasco is difficult to determine, however, the PIT count found there were fourteen homeless people residing in Wasco. Wasco's location off the main highway limits the number of transient homeless persons who pass through the community. As of the 2023 PIT conducted in Wasco, the total number of homeless individuals was seven.

The BKRHC serves as the local CoC and is a valuable resource for outreach to the homeless community. The City's Development Services Department requires staff representation at CoC

meetings as policy to gain input from the BKRHC on the needs, priorities, and fund project performance. As homeless subgroups each have unique needs, the CoC Governing Board includes at least one representative from the Homeless or Formerly Homeless Population; one Veterans Affairs/Homeless Veterans Service Provider Representative; and one McKinney-Vento Liaison/Local Education Agency Representative/or Educational Services to Homeless Children & Youth Representative. BKRHC also maintains a by-name list and participates in prioritizing chronically homeless individuals and families to ensure beds are utilized. Thirty-six Housing Choice Vouchers (HCVs) per year are designated by the local Public Housing Authority for the most vulnerable chronically homeless. In addition, the BKRHC participates in the Supportive Services for Veteran Families (SSVF) Community Plan responsible for planning City of Bakersfield FY2021-22 Action Plan 47 and coordinating efforts to prevent and end homelessness among veterans. BKRHC helps low-income persons and families avoid becoming homeless, especially extremely low-income individuals by engaging a county wide task force involving political leaders, governmental agencies, homeless service providers, and other stakeholders.

Shelter assistance for the homeless is not available in Wasco; however, there are several homeless shelters located in Bakersfield, approximately 28 miles south of Wasco, that people experiencing homelessness may be referred to. Since the City of Wasco does not deal with such issues with great frequency, the cost of operating a homeless shelter in Wasco would outweigh the benefits received. When homeless persons in need are identified, local volunteer organizations are notified. In order to provide services to these few people per year, most of whom are not residents of Wasco, but rather are transients, the city combines its efforts with programs offered in Bakersfield, a city of sufficient size to feasibly provide funding for homeless shelters. The City of Wasco Code Compliance division works with local homeless organizations, including Flood Ministries, a faith-based organization located in the City of Bakersfield that reaches out and engages those struggling in homelessness, linking them to resources and services through the supportive housing process. Despite the city's efforts, most individuals have been unwilling to accept services offered by the city.

The Brundage Lane Navigation Center (BLNC) in Bakersfield is a 150-bed year-round emergency homeless shelter established by the City of Bakersfield and operated by non-profit Mercy House, Inc. The 67,000-square-foot facility includes a 7,900- square-foot service provider wing which includes three medical exam rooms, space for mental health professionals, offices for case workers, and a pet exam room. In January 2023, the BLNC completed a major expansion that added 119 additional beds, including 20 recuperative care beds. The Bakersfield Homeless Center located at 1600 East Truxtun Avenue has 110 beds for single women and 134 beds in semi-private rooms for families. The Mission at Kern County, located at 816 East 21st Street, has 240 beds for single men. In total, 753 beds are available for those experiencing homelessness. The Park 20th project is dedicated to house homeless veterans and provides a 56-unit low-income apartment complex for veterans. The housing project aims to house homeless veterans and uses Veterans Administration housing vouchers to pay as much as 100 percent of their rent for at least 45 percent of its housing, or 25 units. The City of Bakersfield's Homeless Services Division administers



federal, State, and local funding for homeless service providers. The division works in collaboration with the Bakersfield Kern Regional Homeless Collaborative to assess, meet, and report on the current needs in the City of Bakersfield. The City of Bakersfield is also dedicated to a five-year goal of serving 3,000 people who experience homelessness with shelter assistance and 200 households with Rapid Re-housing or Homelessness Prevention assistance. These goals are supported by the City's Emergency Solutions Grant (ESG) program. The City funds the following programs/activities to help meet the needs of the homeless community. In 2019, the State of California, in response to the growing number of individuals experiencing homelessness and the impact of a lack of permanent and transitional housing to support individuals experiencing homelessness, created Project Homekey. To date, this program has housed over 8,264 individuals across the state by investing in 120 unique project sites. The City of Bakersfield currently has 151 units supported through Project Homekey, including the conversion of two former hotels and an additional 166 units under construction. Once completed, these projects will add 317 units of affordable housing to support individuals transitioning out of homelessness. In summary, 753 beds, 317 affordable units, and an additional 56 low-income units for veterans provides 1,126 temporary or transitional housing opportunities for individuals experiencing homelessness.

In Wasco, many of the City's religious and volunteer organizations have food and clothing drives and distributions and regularly donate time to those less fortunate. Griffith Avenue Baptist Church is just one of the local churches that currently provides full-time programs and services for the needy and homeless. The church provides food, clothing, and shower facilities (Table 3-31). Additionally, regional transportation to the City of Bakersfield and the surrounding communities where additional resources are available to homeless people. The regional transportation has 5 daily runs from 2 local bus stops from Wasco. Homeless also have access to the Dial-A Ride system in Wasco to assist them in movement to various resources or the regional transportation hubs within the City.

Chapter 5 of this HEU discusses the City's Zoning Ordinance that provides for the establishment of emergency shelters, should such facilities be proposed in the community by private organizations.

**Table 3-31  
Year-Round Services Provided to Individuals in Need**

Programs Provided	Description of Services Provided
Emergency Food Pantry	Emergency food, call ahead 24 hours, open to anyone in need, once to twice a year
Impact Weekly Food Program	Every Tuesday and Friday at 9 am, food pantry giveaway to anyone in need
Shower and Laundry Facilities	Monthly hot meal served
Senior Sack Food Program	Open to anyone 60 and above, one-time \$2.00 admin fee. Food is provided every first and third Tuesday of each month
Kings Closet Clothing Program	First week of each month with the Impact program, clothes available are provided to anyone in need

Source: Griffith Avenue Baptist Church, January 2023

### **HOUSING STOCK CHARACTERISTICS**

To determine the extent of housing needs in a community, the analysis must be expanded beyond population, households, and employment characteristics, to also quantify the types of housing available. Housing need is defined as the difference between the types of housing required by the City's existing and projected population, and the types of housing available. Size, price, and condition of existing units are the major factors in determining suitability.

#### ***Housing Units***

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing the City's housing needs. The factors evaluated include the number and type of housing units, occupancy, vacancy, housing age, and condition. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied Table 3-32 identifies the total number of housing units and their occupancy status for Wasco.

According to the 2020 Census, the total number of housing units in Wasco was 6,859 and the overall vacancy rate was 5.7 percent. The vacancy rate includes seasonal units, rented, or sold units waiting for occupancy, units held for occasional use, and units held off the market for other reasons which may include units that do not fit into any other year-round category including units that are not for rent or sale; being used for storage; being renovated or repaired; a foreclosure or situations where elderly persons are living in a nursing home or with family members. A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand

and supply of housing. A lower vacancy rate may indicate that households are having difficulty finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. According to the 2020 Census, the vacancy rate in Wasco is 395 units or 5.7 percent which indicates there are potentially insufficient vacant rental units to accommodate the local housing needs.

**Table 3-32**  
**Vacant Housing Units, 2020**

Type	Number	Percentage of Total Units
Vacant, For Rent	157	2.28 %
Vacant, For Sale	23	0.33 %
Vacant, Rented or Sold, Not Occupied	29	0.42 %
Vacant, For Seasonal, Recreational, or Occasional Use	19	0.27 %
Vacant, For Migrant Workers	27	0.39 %
Other Vacant	140	2.04%
Total Vacant Housing Units	395	5.7 %
<b>Total Vacant Housing Units</b>	<b>395</b>	<b>5.7 %</b>
<b>Total Occupied Housing Units</b>	<b>6,464</b>	<b>94.2 %</b>
<b>Total Vacant and Occupied Housing Units</b>	<b>6,859</b>	<b>100 %</b>

Source: 2020 American Community Survey 5-Year Estimates

### ***Single/Multiple Family Housing Units***

A single-family home is defined as a detached freestanding structure on its own piece of property and not attached to homes owned by other individuals. A multi-family home is a single building that is divided to accommodate more than one family living separately. 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 dwellings. Single-family dwellings make up 78 percent of all housing units. Because land is abundant and relatively inexpensive by state standards, single-family dwelling units are abundant, reflecting a preference for that housing type in Wasco. As shown in Table 3-33, single-family detached homes make up the largest percentage of homes in Wasco (78 percent).

**Table 3-33**  
**City of Wasco Total Housing Units by Type, 2020**

Type	Number	Percentage
Single-Family Detached	5,067	78%
Single-Family Attached	113	1.7 %
Multi-Family 2-4 Units	281	4.3 %
Multi-Family 5 or More Units	816	12.6 %
Mobile Homes	187	2.8 %
<b>Total Housing Units</b>	<b>6,464</b>	<b>100.0 %</b>

Source: 2020 American Community Survey 5-Year Estimates

## **HOUSING CONDITIONS**

### ***Countywide Housing Conditions***

The age of a community's housing stock can provide an indicator of overall housing conditions. Generally, the functional lifetime of housing construction materials and components is approximately 30 years. Housing units beyond 30 years of age typically experience rehabilitation needs that may include replacement plumbing, roofing, doors and windows, foundations, and other repairs. Housing units built before 1978, and before stringent limits on the amount of lead in the paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation, have lead-based paint, and be in a deteriorated condition. Lead-based paint is especially hazardous to children under the age of six and pregnant women. Elevated levels of exposure to lead may cause lead poisoning and other issues such as anemia and impaired brain and nervous system functions. Table 3-34 shows the age distribution of the housing stock in Wasco compared to Kern County as a whole. This table shows the highest share of housing units in Kern County were constructed between 2000-2009 (53,054 units) with the highest number of units constructed in Wasco occurring between 1980-1989 (1,089 units). In Kern County, 63 percent of the housing stock was built before 1990 while 36.9 percent was built after 1990. In comparison, 59.7 percent of housing units in Wasco were constructed before 1990 and 40.2 percent were constructed after 1990. These findings suggest that there may be a need for maintenance and rehabilitation of homes in Wasco for housing units built prior to 1990 (greater than 30 years old). The City of Wasco Code Compliance estimates that approximately 300 or 5 percent of the City's units are in need of some form of rehabilitation, and approximately 6 units or 0.1 percent of the 6109 units need extensive rehabilitation or replacement. Remediation of lead-based paint may also be necessary due to 35 percent of the homes in the City of Wasco being built prior to 1970.

**Table 3-34  
City of Wasco and Kern County Age of Housing Stock**

<b>Decade Built</b>	<b>Wasco Number of Units</b>	<b>Kern County Number of Units</b>
1939 or Earlier	463	13,125
1940 to 1949	441	18,814
1950 to 1959	974	31,277
1960 to 1969	524	30,328
1970 to 1979	607	48,329
1980 to 1989	1,089	49,996
1990 to 1999	921	43,072
2000 to 2009	1,157	53,054
2010 to 2013	205	6,557
2014 or Later	478	9,537
<b>Total Units</b>	<b>6,859</b>	<b>304,089</b>

Source: 2020 American Community Survey 5-Year Estimates

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

As required by Government Code Section 65583, the City must analyze the extent to which subsidized 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 beginning of the Housing Element planning period, which in the case of Wasco is 2023 to 2031.

### ***Assisted Units in Wasco***

According to the California Housing Partnership (CHP), half of California's six million renter households are lower-income households, with more than one million of them falling into the extremely low-income renter household category. Furthermore, renters in California need to earn 2.8 times the state minimum wage to afford the average asking rent in California, which

increased by 11 percent since last year. It is estimated that two million Californians with low incomes lack affordable homes. When housing costs are factored in, California has the highest percentage of people living in poverty of any state in the nation.

Assisted housing are units whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs. The City is committed to preserving its stock of affordable housing and will provide technical assistance, seek additional nonprofit and for-profit partners, and facilitate financial assistance for assisted affordable housing units at-risk of conversion to market-rate units. The City will continue to work with property owners to develop strategies and potential solutions to maintain affordability controls on assisted units.

The lack of affordable housing has dire consequences for citizens and their communities. Being cost-burdened increases the risk of homelessness, perpetuates intergenerational poverty, and increases reliance on expensive social programs funded by taxpayers. Affordable housing is usually created using subsidies from various sources, including federal, state, and local governments; financial institutions; and charitable foundations.

Preserving existing affordable housing offers many advantages over new construction. First, preserving affordable housing enables people to stay in their homes and neighborhoods, where they developed social connections and relationships within their communities. Second, the cost of preserving existing housing as affordable often is less than the cost of creating newly constructed affordable housing and is generally a faster process than constructing new development, thus making preservation a cost-effective strategy. Finally, the preservation of affordable housing is usually easier than constructing new developments considering existing buildings already conform to local land-use ordinances, and the surrounding City infrastructure — like sidewalks, schools, and sewer systems — is typically already in place and equipped to support the building's residents.

For cities to maintain affordable housing affordability, there are a few strategies that can be used to preserve affordable housing:

- Developing a tracking system or a database of affordable housing units within their jurisdictions. Being able to spot at-risk housing on time before they are no longer eligible for federal, state, or local programs or preventing these units from falling into disrepair is a key component of a successful housing affordability program.
- Preventing the affordable housing units from falling into the hands of new owners that could raise rents to market levels is critical. The Tenant to Purchase Act (TOPA) would allow cities and towns the local option of providing tenants in multi-family buildings the right to match a third-party offer when their homes are being sold.
- Code enforcement is another strategy for the preservation of affordable housing by preventing buildings from falling into disrepair and not just issuing citations for code violations, but to connect people to resources that will help them bring their buildings up to code and preserve affordable units that are in a state of disrepair that could eventually lead them to become uninhabitable or force the

owner to sell. The City currently uses code enforcement software. Through this software, the City is able to enforce its municipal codes which make the process thorough and more efficient for City workers involved with code enforcement.

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following table summarizes financial resources available.

**Table 3-35  
Resources to Preserve At-Risk Units**

<p style="text-align: center;"><b>Low-Income Housing Tax Credit (LIHTC)</b></p> <p>Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.</p>
<p style="text-align: center;"><b>United States Department of Agriculture (USDA)</b></p> <p>Low-interest, fixed-rate homeownership loans are provided to qualified persons directly by USDA Rural Development. Financing is also offered at fixed rates and terms through a loan from a private financial institution and guaranteed by USDA Rural Development for qualified persons. Neither one of these home loan programs requires a down payment. USDA Rural Development also offers competitive grants to public and private non-profit Self-Help Housing organizations and Federally Recognized Tribes to enable hardworking families to build their own homes.</p>
<p style="text-align: center;"><b>Housing and Community Development (HCD)</b></p> <p>A state program that administers programs that provide grants and loans (from both state and federal housing programs), HCD creates rental and homeownership opportunities for Californians from all levels of society, including veterans, seniors, young families starting out, people with disabilities, farmworkers, and individuals and families who are experiencing homelessness.</p>
<p style="text-align: center;"><b>Housing and Urban Development (HUD)</b></p> <p>Federal program that awards discretionary funding through over 20 grant programs that support HUD initiatives, including Affordable Housing Development and Preservation, Community and Economic Development, Environment, and Energy, Fair Housing, Homelessness, Homeownership, Rental Assistance, Supportive Housing, and Services.</p>
<p style="text-align: center;"><b>Community Development Block Grant (CDBG)</b></p> <p>A federal program that funds local community development activities with the goal of providing affordable housing, anti-poverty programs, and infrastructure development. It is a flexible program that allows state and local governments to use the funds at their discretion, subject to less federal oversight.</p>
<p style="text-align: center;"><b>California Home (CALHOME)</b></p>



<p>A program that provides grants to local public agencies and nonprofit corporations for first-time homebuyer and housing rehabilitation assistance, homebuyer counseling and technical assistance activities to enable low- and very low-income households to become or remain homeowners.</p>
<p style="text-align: center;"><b>First-Time Homebuyers (FTHB)</b></p> <p>A program that has been providing affordable homes primarily through the Affordable Dwelling Unit (ADU) Program to low- and moderate-income families since 1978. Homes are offered at sale prices well below the sale price of other homes in the same development community.</p>
<p style="text-align: center;"><b>BEGIN</b></p> <p>A program that offers homeownership opportunities for low- to moderate-income households. The program provides down payment assistance in the form of a deferred payment second mortgage loan in order to make the purchase of a home affordable to a homebuyer, and to stabilize neighborhoods and expand homeownership levels in the City of Wasco.</p>
<p style="text-align: center;"><b>HOME Investment Partnerships Program (HOME)</b></p> <p>Provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.</p>
<p style="text-align: center;"><b>Section 8 Rental Assistance Program</b></p> <p>Provides rental assistance payments to owners of private, market-rate units on behalf of very low-income tenants, senior citizens, disabled persons, and other individuals for securing affordable housing.</p>

Table 3-36 displays the California Housing Preservation Database data on federal, state-funded, at-risk units and Table 3-37 displays local at-risk housing units that are at risk of converting to market rate within the next 10+ years of which, 68 federally and state assisted units and 23 locally subsidized units are at-risk of converting to market rate within the next 10 years.

**Table 3-36  
Federal and State Subsidized Housing Inventory**

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date	Units at Risk
Beckes Street Apartments	Large Family Farmworker	57	58	LIHTC, USDA	4/5/2067	0
Central Avenue Senior Apartments	Senior	41	42	LIHTC, USDA	2062	0
El Mirage Apartments	Farmworker	34	34	LIHTC, USDA	2058	0
Poso Manor & Rose Valley	Non-targeted	98	100	LIHTC	2066	0
Poso Place	Senior	80	81	LIHTC, HCD	2061	0
Sunrise Villa Apartments	Special Needs	43	44	LIHTC, USDA	2056	0
Sunset Apartments	Non-targeted	24	24	LIHTC, USDA	2075	0
Sunset Villa Apartments	Farmworker	51	52	LIHTC, USDA	2059	0
Villa Hermosa Apartments	Large Family	39	40	LIHTC	2052	0
Villa Rosa Apartments	Senior	44	44	USDA	7/7/2018	44
Wasco Arms	Non-targeted	77	78	LIHTC, HUD	2066	0
Wasco Park Apartments	Non-targeted	23	24	HUD	12/31/2023	24
Poplar Village	Single-Family	63	64	LIHTC, HCD	2059	0
Rosaleda Village- Phase I	Farm Worker	66	66	LIFTC, HCD, USDA	7/24/2049	0
Rosaleda Village- Phase II	Farm Worker	159	160	USDA	5/12/2075	0
Almond Court Apartments	Non-targeted	35	36	LIHTC	2080	0
<b>Total Federal and State Subsidized Units</b>		<b>934</b>	<b>947</b>			<b>68</b>

**Table 3-37  
Local Subsidized Housing Inventory**

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date	Units at Risk
1000 D Street	---	1	1	CDBG, CALHOME	8/12/2025	1
1010 - 5th Street	---	1	1	CALHOME	10/28/2028	1
1010 Cypress Avenue	---	1	1	CDBG	5/29/2045	1
1018 - 3rd Street	---	1	1	CALHOME, CDBG	12/1/2025	1
1023 - 13th Street	---	1	1	CDBG	In Perpetuity	0
1026 D Street	---	1	1	CALHOME	1/3/2027	1
1030 - 10th Place	---	1	1	CALHOME	3/19/2027	1
1030 - 12th Street	---	1	1	CDBG, FTHB	4/6/2043	0
1033 - 6th Street	---	1	1	CALHOME	10/4/2026	1
1033 Birch Avenue	---	1	1	HOME	6/26/2043	0
1040 - 5th Place	---	1	1	CDBG, CALHOME	5/21/2027	1
1044 - 13th Street	---	1	1	CALHOME, CDBG	3/13/2026	1
1100 Lily Way	---	1	1	CDBG	5/11/2046	0
1102 Via Barcelona Court	---	1	1	BEGIN	6/28/2041	0
1105 Via Barcelona Court	---	1	1	BEGIN	8/15/2038	0
1118 Via Barcelona Court	---	1	1	BEGIN	4/4/2038	0
1408 - 1st Street	---	1	1	HOME	5/29/2039	0
1531 Poppy Court	---	1	1	CALHOME	12/20/2040	0
1655 Glacier Way	---	1	1	CALHOME	11/23/2040	0

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date	Units at Risk
1710 Prairie Rose	---	1	1	CDBG	7/15/2046	0
1715 San Jose Ave	---	1	1	CDBG, FTHB	1/25/2041	0
1724 - 5th Street	---	1	1	CALHOME	7/6/2025	1
1725 - 4th Street	---	1	1	CDBG	In Perpetuity	0
1742 San Jose	---	1	1	HOME	6/26/2043	0
1814 Bautista Avenue	---	1	1	CALHOME, HOME	7/16/2043	0
1825 - 3rd Street	---	1	1	CALHOME	3/17/2025	1
1825 - 3rd Street	---	1	1	CDBG	9/17/2025	1
1844 - 5th Street	---	1	1	CALHOME	10/1/2024	1
1862 F Street	---	1	1	CDBG	In Perpetuity	0
1867 Griffith Avenue	---	1	1	CDBG, FTHB	11/14/2042	0
1909 - 3rd Street	---	1	1	CALHOME	1/30/2026	1
1909 Gaston Street	---	1	1	CDBG	In Perpetuity	0
1910 Fern Tree Close	---	1	1	HOME	3/28/2042	0
1914 Prosperity Lane	---	1	1	CDBG	9/29/2046	0
1930 F Street	---	1	1	CALHOME	12/10/2029	1
1930 Greenbrier Court	---	1	1	CDBG	2/27/2045	0
1966 Bautista Avenue	---	1	1	CALHOME CDBG, FTHB,	6/28/2041	0
1970 Tuscany Way	---	1	1	CDBG	1/26/2046	0
1972 F Street	---	1	1	CDBG, FTHB	1/19/2043	0
2000 Ironbank Street	---	1	1	CDBG	4/10/2045	0

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date	Units at Risk
2028 - 3rd Street	---	1	1	CDBG	In Perpetuity	0
2134 - 3rd Street	---	1	1	CALHOME	10/9/2028	1
2272 Buenaventura Street	---	1	1	CALHOME	5/28/2040	0
229 Mesquite Court	---	1	1	CDBG, FTHB	6/4/2042	0
2308 Buenaventura	---	1	1	CALHOME	8/16/2040	0
2341 Flower Street	---	1	1	CALHOME	4/4/2041	0
2401 Poso Drive	---	1	1	CALHOME	5/26/2041	0
2433 Sharon Court	---	1	1	CALHOME	2/1/2041	0
2610 Flower Street	---	1	1	CALHOME	9/14/2040	0
2720 Bordeaux Drive	---	1	1	CALHOME	1/26/2042	0
2720 Mondovi Court	---	1	1	10 HOME	4/18/2043	0
2740 Chardonnay Lane	---	1	1	CALHOME REUSE	4/29/2043	0
300 Summershade Court	---	1	1	HOME	10/12/2041	0
312 Pomegranate Court	---	1	1	CDBG, FTHB CALHOME	6/10/2041	0
314 Quaking Aspen Avenue	---	1	1	CDBG, FTHB	9/14/2042	0
315 Broadway Street	---	1	1	CDBG	In Perpetuity	0
369 Saguaro Court	---	1	1	CALHOME	9/9/2043	0
374 Palm Avenue	---	1	1	CDBG, CALHOME	1/30/2026	1
397 Mesquite Court	---	1	1	HOME	2/20/2039	0
412 Palm Avenue	---	1	1	CDBG	7/24/2027	1
414 Goldspire Court	---	1	1	CDBG	6/9/2045	0





Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date	Units at Risk
425 E Street	---	1	1	CDBG, FTHB	6/24/2041	0
425 E Street	---	1	1	CALHOME	1/24/2031	1
425 E Street	---	1	1	CALHOME	4/6/2031	1
507 Violette Street	---	1	1	CDBG	9/29/2046	0
754 Adams Street	---	1	1	CDBG, FTHB	4/19/2043	0
835 Lewis Court	---	1	1	CDBG, CALHOME	7/10/2028	1
917 Oak Avenue	---	1	1	CALHOME	3/9/2029	1
918 Maple Avenue	---	1	1	HOME	3/29/2040	0
924 Stephen Court	---	1	1	CALHOME	12/3/2028	1
<b>Total Local Subsidized Units</b>		969	981			23





The following section provides brief descriptions and photographs of each federal and state subsidized property listed on Table 3-38 identified as at-risk by CHPC.




**Table 3-38  
City of Wasco Federal and State Subsidized Properties**

<p><b><i>Beckes Street Apartments</i></b></p> <p>This project consists of 58 farm-worker family housing units located at 2650 Spruce Avenue. Beckes Street Apartments was completed in 2012 and affordability contracts will not expire until 2067.</p>	
<p><b><i>Central Avenue Senior Housing</i></b></p> <p>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 are Wasco Affordable Housing, a local nonprofit housing development corporation, and will be maintained in perpetuity as low-income senior housing.</p>	
<p><b><i>El Mirage Apartments</i></b></p> <p>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 nonprofit housing development corporation, and will be maintained in perpetuity as low-income rental housing.</p>	
<p><b><i>Poso Manor</i></b></p> <p>Located at 910 16<sup>th</sup> Street, this 100-unit development was constructed in 1980. The project is owned by WNC Development Partners, LLC, and managed by Valley Fair Realty and the affordability contracts will not expire until 2066.</p>	



<p><b><i>Poso Place Senior Apartments</i></b></p> <p>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 WNC Development Partners, LLC. The project contains 62 one-bedroom units (3 with ADA access) and 19 two-bedroom units (1 with ADA access). The project’s LIHTC expiration date is 2061.</p>	
<p><b><i>Sunrise Villa Apartments</i></b></p> <p>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. The rent limitation agreement for this project will not expire until 2056.</p>	
<p><b><i>Sunset Apartments</i></b></p> <p>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 in 2004 by the Michaels Organization, a nonprofit housing development corporation based in Lodi, and will be preserved in perpetuity as low-income rental housing.</p>	
<p><b><i>Sunset Villa Apartments</i></b></p> <p>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 nonprofit housing development corporation, and will be maintained in perpetuity as low-income rental housing.</p>	

<p><b><i>Villa Hermosa Apartments</i></b></p> <p>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-bedrooms, 22 three-bedroom, and 3 four-bedroom units. The project is a tax credit-funded development and receives Low-Income Housing Tax Credit (LIHTC) assistance.</p>	
<p><b><i>Villa Rosa Apartments</i></b></p> <p>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 is currently owned by Northwest Kern Investors. USDA funds are being used to fund both the purchase and rehabilitation of the property.</p>	
<p><b><i>Wasco Arms</i></b></p> <p>This 78-unit development, which is located at 2617 Poso Drive, was constructed in 1983. It 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. However, the project was acquired by the Hampstead Companies and underwent major rehabilitation in 2012. The project applied for tax credits for the refinancing and rehabilitation which will require 30 years of additional affordability beginning in 2012. The new expiration date for this project is 2066.</p>	
<p><b><i>Wasco Park Apartments</i></b></p> <p>This 24-unit apartment project is located and was constructed in 1984 and is owned by One Alliance Prop., LLC. The project consists of 1 two-bedroom handicapped unit, 14 two-bedroom units, and 9 three-bedroom units. The current mortgage will mature, and the related Section 8 contract will expire in 2023 putting it at risk for conversion to market rate. This project is being required by HUD to extend their affordability contract by 10 additional years to 2033.</p>	

<p style="text-align: center;"><b>Poplar Village</b></p> <p>This project consists of 64 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 units and 10 four-bedroom units, as well as an on-site manager’s residence. The LIHTC expiration date is 2059.</p>	
<p style="text-align: center;"><b>Rosaleda Village</b></p> <p>This project is located at 650 North Maple Street. The complex offers 224 units on 17 acres consisting of efficiency units and 160 two- and three-bedroom units. This complex provides Section 514/516 Farm Labor Housing direct loan and grant programs in addition to Section 521 USDA Rental Assistance.</p>	
<p style="text-align: center;"><b>Almond Court Apartments</b></p> <p>This project is located at 801 Almond Court and was constructed in 2007 by Self-Help Enterprises. The complex consists of 36 affordable units consisting of six 2-bedroom units, 22 three bedrooms units and eight four-bedroom units. The complex offers amenities which include recreation areas, a community center and playground equipment. Federal/State funding is provided through LIHTC.</p>	

A review of the assisted housing inventory maintained by California Housing Partnership indicated that the City has several subsidized units that have reached or are approaching the end of the program’s timeframe and will soon be at-risk of conversion to market-rate housing. Villa Rosa and Wasco Park Apartments have reached the end of the program’s timeframe; however, the City is currently in discussions with the current property owners to determine the best course of action to maintain these units as affordable units. Housing units that are at risk of converting to market rate within the next 10+ years of which, 23 units are locally subsidized, the City will coordinate with property owners to develop strategies and identify potential solutions to maintain affordability controls. The City will also maintain an inventory of assisted units and establish an early warning system to establish strategies early on. California state law requires that the City identify, analyze, and propose programs to preserve existing affordable multi-family rental units that are eligible to convert to market-rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Therefore,



this at-risk housing analysis covers the period from 2023 through 2033.

The City will make a due diligent effort to preserve the 23 identified local at-risk units before converting to market-rate through applying for grants for the purpose of rehabilitating low cost, owner occupied and rental housing. In addition to programs aimed at preserving these at-risk units, the development of new housing projects in the City currently under construction could potentially offset any loss of affordable units. These new housing projects could potentially include 50 new housing units listed on Table 3-39.

**Table 3-39**  
**City of Wasco New Construction Inventory**

Name	Number of Units	
Poplar Place	36 under construction	LIHTC
Palmas del Sol	34 already constructed	Low Income USDA single family homes already constructed
<b>Total</b>	<b>70</b>	

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include:

- 1) Transfer of units to non-profit ownership;
- 2) Rental assistance; and
- 3) Purchase of affordability covenants.

The City of Wasco has developed programs dealing with At Risk units. These programs are discussed briefly below in this chapter and are discussed in greater detail in Chapter 6-Housing Programs of this HEU. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk project could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Wasco to manage without substantial amounts of subsidy from federal and/or State resources. These options are described below.

**Transfer of Ownership:** Typically, transferring ownership of an affordable housing project from for-profit to nonprofit ownership can ensure the long-term affordability of the project. Because the at-risk projects, Villa Rosa Apartments are already owned by a nonprofit organization, and

Wasco Park Apartments are owned by a private citizen, a transfer of ownership is not necessary or appropriate.

**Rental Assistance:** Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower-income household.

**Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depend on whether the complex is too highly leveraged and whether interest is on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

**Construction of Replacement Units:** The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and the number of bedrooms), location, land costs, availability of infrastructure, and type of construction.

**Cost Comparisons:** The above analysis attempts to estimate the cost of preserving the at-risk units under assorted options. However, because different projects have different circumstances and therefore different options available, a direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the costliest option. Over the short term, providing rent subsidies would be the least costly but this option does not guarantee the long-term affordability of the units.

**Resources for Preservation:** Preservation of at-risk housing requires not only financial resources but also the administrative capacity of nonprofit organizations. These resources are discussed above and in greater detail in Chapter 6 of this Housing Element Update in the "Housing Program" section.

## **CHAPTER FOUR – LAND FOR HOUSING**

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City. This section provides a description of the land resources and adequate sites to address the City’s regional housing need allocation and discusses the financial and administrative resources available to support the provision of affordable housing. Additionally, opportunities for water and energy conservation that can lower utility costs and increase housing affordability are addressed.

### **LAND RESOURCES**

Section 65583(a)(3) of the Government Code requires Housing Elements to include an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” This section describes the land available to facilitate the development of housing and meet the City’s requirements for the Regional Housing Needs Assessment (RHNA). The RHNA is a state housing law and is a process that determines projected and existing housing needs for all jurisdictions in California, which includes the City of Wasco. The process to determine a RHNA allocation is conducted by a Council of Governments, such as the Kern County Council of Governments (Kern COG) and is conducted every eight years which is known as a “Cycle.” The current 6<sup>th</sup> Cycle includes the RHNA allocation by Kern COG for Wasco provided in Table 4-1. The RHNA allocations for Wasco include very low, low, moderate, and above moderate income housing units required for the City during the 2023-2031 planning period.

**Table 4-1  
6th Cycle RHNA Allocation**

<b>6<sup>th</sup> Cycle RHNA</b>				
<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>RHNA Total</b>
127	81	242	635	1,086

Source: <https://www.kerncog.org/wp-content/uploads/2023/02/RHNA-Adjust-Memo-Webpage.pdf>

The City of Wasco has established standards for the construction of housing units which are based on the Land Use Element of the General Plan and the City of Wasco Zoning Ordinance. These standards are based on guidelines established by the Department of Housing and Urban Development (HUD) and the Federal Housing Authority (FHA).

### ***Vacant Land Inventory***

The City of Wasco has an abundance of land and has enough space to accommodate a growing population. Appendix B of this HEU consists of a site inventory list developed by the City that identifies suitable land with the appropriate zoning and that is available for residential development in high opportunity areas to accommodate housing needs identified in all income levels. Table 4-2 provides a summary of suitable land for residential development to accommodate the RHNA. When considering the appropriateness of each site, factors such as physical features, shape, size, location, access to

transit, schools and public services were considered. Sites not considered suitable were not included in the list of suitable sites summarized on Table 4-2. Therefore, the list does not include all available sites in the City, rather, it consists of only those sites that were evaluated and identified as suitable to accommodate the RHNA for each income category.

#### Realistic Capacity Analysis

According to the list of potential housing sites within the City (Table 4-2), there are 664.52 acres of land that can be used for new home construction. California Government Code §65583.2 requires a local government to calculate the projected residential capacity of sites. The realistic residential capacity for a given parcel was calculated using the maximum unit density allowed by zoning ordinance and/or respective specific plans, multiplied by the acreage of the site multiplied by a realistic development capacity constant. The realistic development capacity constant is the approximate percentage of maximum residential density that can be considered realistically developable for residential uses factoring in constraints and market trends while also considering historical development patterns of past projects.

The City of Wasco General Plan specifies both minimum and maximum residential densities for residential development. While HCD suggests using the minimum density as a simpler method of calculating realistic capacity, a different analysis to determine realistic capacity was conducted based on a historical analysis of development patterns and the development standards of the City. The analysis determined that historical development capacity averages, from the 5<sup>th</sup> cycle Housing Element, were 80 percent. In addition, analysis of several projects developed within the City in various residential zones show an average realistic capacity of 65 percent. Of the approved projects in the City of Wasco, the R-2 zone projects were achieving capacities over 90 percent. In the R-3 zone prior to 2007, unit densities of built projects ranged from about 13 to 23 units per acre, equivalent to about 45% to 80% capacity, and averaging about 17 units per acre or 60% capacity. Since 2007, there have been a number of smaller R-3 properties developed to between 17 and 20 units per acre, averaging 18.75 units/acre or about 65% capacity. Since 2007, there have been two notable larger R-3 zoned projects: Rosaleda Village and Poso Place Senior Apartments. The density of Rosaleda Village was limited to about 50% of capacity because of the special circumstance of being in an airport land use zone that limited the maximum density. Poso Place Senior Apartments includes 81 units at 26 units per acre or 90% capacity. Given the developed densities in the R-3 zone since 2007 of the projects cited above, not counting Rosaleda Village with the special circumstance, ranging from 65% to 90% of capacity, a realistic capacity for the R-3 zone of 70% is consistent with these patterns. Historical analysis of the City of Wasco's commercial zones that are allowed to have residential units developed (CO & CD specifically) show that typical development is mixed, with residentially developed properties interspersed with nonresidential properties. In the older housing developments, homes were built at 10 units per acre. In more recent housing developments, residential densities approach the maximum of 29 du/acre.

#### Likelihood of Nonresidential Development

Recent development trends indicate a higher likelihood of residential development than commercial development in the CO and CD zones; in the last 5 years, 5 new residential units were approved but no new commercial developments or significant commercial additions were approved in these zones.



Realistic Capacity=70 percent

$$\text{Realistic Capacity (du/acre)} = \text{Max Density (du/acre)} \times \text{Acreage of Parcel} \times 70 \text{ percent}$$

Based on these standards and the historical pattern from the 5<sup>th</sup> Cycle, this analysis uses a realistic development capacity of 70 percent, applicable to all zones, which is close to recent development patterns and trends in all zones and therefore is being used as the realistic capacity in this 6<sup>th</sup> Cycle Housing Element Update. This capacity is also consistent with the neighboring community of Shafter which also has a 70 percent realistic capacity. Furthermore, most sites in the inventory are presently residentially zoned. In the nonresidential CO and CD zones, recent development trends indicate that a 70 percent realistic capacity is also appropriate for these zones.

***Realistic Dwelling Units by Zone***

Based on this inventory of land, there appears to be sufficient vacant land with proper infrastructure to support building at least 3,723 more housing units. Table 4-2 shows the City's zone categories, the minimum and maximum residential densities and the number of dwelling units that can be realistically built per zoning district in the City. Appendix B of this Housing Element included as part of this HEU, contains a more detailed inventory of each property listed on this table.

**Table 4-2  
Suitable Land Identified for Residential Development**

Zone	Minimum Density Units per Acre <sup>1</sup>	Max. Dwelling Units per Acre <sup>1</sup>	Total Vacant Acres	Realistic Number of Potential Dwelling Units
Central Business District (C-D)	10	29 <sup>2</sup>	6.68	122
Professional Office Zone (C-O)	10	29 <sup>2</sup>	1.24	25
Low Density Residential (R-1-6)	3.5	7.5	322.64	1,695
Low Density Residential Medium Lot Size (R-1-8)	3.5	7.5	244.20	1,279
Low Density Residential Large Lot Size (R-1-10)	2	3.5	0.23	1
Medium Density Residential (R-2)	1 unit per 4,500 sq. ft. of lot area <sup>3</sup>	14.5 <sup>2</sup>	17.76	169
High Density Residential (R-3)	1 unit per 2,500 sq. ft. of lot area <sup>3</sup>	29 <sup>2</sup>	17.87	360
Rural Residential (R-R)	0	2	53.91	72
<b>Overall Total</b>	---	---	<b>664.52</b>	<b>3,723</b>

Source: Kern COG, 2014 and City of Wasco staff, 2023

<sup>1</sup>Per gross acre, from Wasco General Plan, unless otherwise noted

<sup>2</sup>Per net acre, derived from the maximum density in the Wasco Zoning Code, which is consistent with the maximum density per gross acre specified in the General Plan

<sup>3</sup>From Wasco Zoning Code

As indicated in Table 4-2, residentially zoned land that is vacant in the City could realistically accommodate the development of 3,723 additional housing units which exceeds the RHNA allocation of 1,085 additional housing units needed in Wasco by 2031. Therefore, it can be concluded that the land currently available for residential development in the City can easily support the projected need for new housing through 2031, 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 the RHNA. In the 5th Cycle Program H-19 was to amend the Zoning Ordinance to allow manufactured homes/mobile homes on a permanent foundation without a conditional use permit in all residential zones, subject to the same standards as single-family dwellings and permit mobile home parks in all residential zones with a conditional use permit. The City's Zoning Code was amended and manufactured / mobile homes are now permitted in all single-family residential zones without a conditional use permit and mobile home parks as conditionally permitted uses in single-family and multi-family residential zones.

### ***Income Category Assignments***

Once the realistic capacity was determined for a site, the units were then divided into appropriate income assignments which include Very Low, Low, Moderate and Above Moderate-income levels. The following methodology was used to determine the distribution of units for each income level:

- For suburban jurisdictions, such as Wasco, a default density of at least 20 units per acre was established for any very low or low-income sites;
- Sites smaller than 0.5 acres were considered inadequate to accommodate lower income housing and were therefore considered for moderate or above moderate-income housing;
- Sites larger than 10 acres were considered inadequate to accommodate lower income housing and were therefore considered moderate or above moderate-income housing;
- Sites between 0.5 acres and 10 acres that are currently zoned for multi-family housing were allocated units from the Very Low- and Low-income categories. Once the RHNA allocation numbers for the Very Low- and Low-income categories were met, all the other sites were distributed evenly amongst the Moderate and Above Moderate-income levels.

### ***Underutilized Sites***

Underutilized sites are properties that have been identified for redevelopment due to either the poor condition of the existing building, undesirability of the existing use, or the prospect of building at greater densities under current zoning conditions. In the City of Wasco, there were no underutilized sites identified. Therefore, an underutilized sites inventory list was not prepared.

### ***Sites Identified in Previous Housing Element Site Inventories***

Special zoning requirements apply to sites that are used to accommodate the City's housing need (RHNA allocation) in the lower income categories if those sites have been identified in previous housing element site inventories. These sites have existing zoning that is suitable to accommodate housing for lower-income households but have been identified in prior housing element site

inventories and meet the criteria identified in Gov. Code §65583.2(c)—nonvacant sites identified in a prior housing element and vacant sites that have been included in two or more consecutive prior planning periods.

All of the sites in the Wasco Residential Sites Inventory are vacant. The following table summarizes the vacant sites in the inventory that have and have not been included in two or more consecutive prior planning periods identified by zone with units identified to count toward the housing need in the lower income categories.

**Table 4-3**  
**Realistic Number of Lower-Income Units—Previously Identified Sites**

<b>Zone</b>	<b>Units in Vacant Sites Not Identified in Two or More Consecutive Prior Planning Periods</b>	<b>Units in All Other Sites- “Previously Identified Sites”</b>
High Density Residential (R-3)	185	131
Central Business District (C-D)	33	0
Professional Office Zone (C-O)	0	22
<b>Total</b>	<b>218</b>	<b>153</b>

Because the number of units accommodated on vacant sites that have not been identified in two or more consecutive prior housing element site inventories (218) exceeds Wasco’s RHNA allocation in the lower income categories of 208 units, Wasco is not subject to Program H-1 which requires previously identified sites (that are used to accommodate a portion of the lower-income housing need RHNA allocation) to have special zoning provisions requiring ministerial review for certain affordable housing developments, as described in the program, within three years of the beginning of the planning period. However, if a project approval or other City action causes a net loss below the RHNA allocation of 208 units in the lower income categories (see Program H-2), the City may follow Program H-1 to make additional sites available within 180 days.

### ***Accessory Dwelling Units***

HCD defines an Accessory Dwelling Unit (ADU) as a self-contained living unit with independent facilities that is located within a larger home or residential property. These units can be detached but must comply with size requirements and can only be constructed in areas where there is already an existing or planned residential unit. Incentivized by changing laws in California, ADU production has experienced a significant surge since 2020. The state governor signed additional changes to ADU laws in 2022, which came into effect in 2023 and further relaxed restrictions on ADU production, resulting in a boost in the number of units produced.

### ***Anticipated ADU Development***

After analyzing the Annual Progress Reports (APRs) of the previous Housing Element, it has been estimated that the City of Wasco began tracking ADU production in 2018. By examining the production

of secondary/accessory dwelling units in Wasco from 2018 to 2021, the City has prepared a projection of anticipated ADU production during the upcoming 8-year cycle of the Housing Element, which is presented in Table 4-4.

**Table 4-4**  
**Accessory Dwelling Unit Production, City of Wasco**

APR Reporting Year	ADU Building Permits Issued	Income Category Type
2018	1	(Above moderate income, no deed restriction)
2019	2	(Above moderate income, no deed restriction)
2020	2	(Above moderate income, no deed restriction)
2021	2	(Above moderate income, no deed restriction)
<b>Four Year Total</b>	<b>7</b>	

In the last four years analyzed, only seven ADUs were permitted in Wasco. This means that the average number of building permits issued for ADUs during this period was 1.75 per year. Based on this average and an 8-year cycle of the Housing Element, the City can expect to see the production of approximately 14 ADUs by 2031. It is important to note that this projection is highly conservative since ADU production in the City has remained constant and has not shown an increase on an annual basis. The City's Planning staff has been implementing State ADU law directly to supersede conflicting provisions in the Wasco Municipal Code since the state statutes came into effect.

***Affordability of ADUs:***

Between 2018 and 2021, the production of ADUs has remained consistent in Wasco. Studies indicate that the majority of ADUs constructed are intended for renters in the above-moderate income bracket. The ADU affordability analysis provided on the following page follows the same methodology as the HCD-approved SCAG Accessory Dwelling Unit Affordability Analysis. This involves determining the maximum rental rate, analyzing rentable units in the area, identifying the proportion of ADUs per income category per household type, and making conservative assumptions regarding affordability for rentable ADUs based on specific criteria.

Table 4-5 presents affordable rent levels for housing in Kern County categorized by income group. Each year, HUD establishes income categories for each metropolitan and non-metropolitan county. HUD's median family income is derived from the American Community Survey (ACS), which uses data from the Bureau of Labor Statistics (BLS).

**Table 4-5  
Income Categories for Kern County**

<b>Income Category</b>	<b>1-Person</b>	<b>2-Person</b>
<b>Extremely Low Income</b>		
Annual Income	16,350	18,700
Monthly Income	1,363	1,558
Max. Monthly Rent	409	467
<b>Very Low Income</b>		
Annual Income	27,300	31,200
Monthly Income	2,275	2,600
Max. Monthly Rent	683	780
<b>Low Income</b>		
Annual Income	43,650	49,850
Monthly Income	3,638	4,154
Max. Monthly Rent	1,091	1,246
<b>Moderate Income</b>		
Annual Income	67,450	77,100
Monthly Income	5,621	6,425
Max. Monthly Rent	1,686	1,928
<i>Assumptions: 30 percent of gross income for rent or principal, interest, taxes &amp; insurance plus utility allowance. Source: Cal. HCD</i>		

In March 2023, a study was conducted to analyze the rental prices of ADUs in Kern County. The methodology employed a similar approach as the SCAG Accessory Dwelling Unit Affordability Analysis, which involved searching for available rentals within the county limits on popular search engines like Zillow.com and Realtor.com, using specific keywords such as "ADU," "studio," "1 bedroom," "granny unit," "cottage," and others.

However, the analysis encountered some difficulties while searching for ADU rentals in the City of Wasco, as most search results did not contain any of the keywords. As a result, the best approach was to use the term "apartments" and then visually analyze the results to identify ADUs or JADUs. The analysis revealed that no apartments or ADUs were available for rent in the City of Wasco, and the majority of ADU rentals were found in the City of Bakersfield. The subsequent calculations were based on twelve units found in the study, and Table 4-6 displays the number of available ADUs for rent based on income category. The analysis assumes that ADU rentals will primarily be occupied by one and two-person households; hence the table represents only those types of households.

**Table 4-6**  
**ADU Survey Affordability Assignment by Income Categories**

Income Category	One Person Household		Two-person household	
	Surveyed ADU	Percentage of Surveyed ADU	Surveyed ADU	Percentage of Surveyed ADU
<b>Extremely Low</b>	0	0 %	0	0 %
<b>Very Low</b>	0	0 %	1	8.3 %
<b>Low</b>	8	66.6 %	8	66.6 %
<b>Moderate</b>	4	33.3 %	3	25 %
<b>TOTAL</b>	<b>12</b>	<b>100 %</b>	<b>12</b>	<b>100 %</b>

Table 4-6 showcases the affordability of ADUs that can be rented by both one-person and two-person households for every income category. To determine the combined affordability of rentable ADUs, the figures collected from Table 4-5 were adjusted using a constant of 50 percent (assuming that ADUs are equally likely to be occupied by one-person and two-person households), which was then summed up per income category. The numbers displayed in Table 4-7 reflect the figures after the application of the constant (Columns A & B).

**Table 4-7**  
**Affordability Assignment of Rentable ADU by Income Category**

Income Category	A	B	C	
	Surveyed One-Person Household (Adjusted)	Surveyed Two-Person Household (Adjusted)	Combined Affordability of Rentable ADUs	
Extremely Low	0	0	Number	Percent
			0	0 %
Very Low	0	.5	.5	4.1 %
Low	4	4	8	66.6 %
Moderate	2	1.5	3.5	29.1 %
TOTAL	6	6	12	100 %

According to the SCAG's Regional Accessory Dwelling Unit Affordability Analysis, it is estimated that 15 percent of available ADUs fall under the extremely low-income category and are non-rentable, as they are likely being used for family members or caretakers who are not being charged market rent or any rent at all. The remaining 85 percent are assumed to be rentable ADUs (Column D). Table 4-8 illustrates the combined percentage of non-rentable ADUs for each income category (Column E). By combining rentable and non-rentable ADUs, the affordability of all ADUs for each income category is determined (Column F) as shown in Table 4-8.

**Table 4-8**  
**Affordability Assignment of Non-Rentable ADU by Income Category**

Income Category	D		E		F	
	Combined Affordability of Rentable ADUs (85 percent)		Affordability of Non-Rentable ADUs (15 percent)		Affordability Assumption of all ADUs	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low	0	0 %t	1.8	100 %	1.8	15 %
Very Low	0.425	4.166 %	0	0 %	0.425	3.54 %t
Low	6.8	66.6 %	0	0 %	6.8	56.66 %
Moderate	2.975	29.1 %	0	0 %	2.975	24.79 %
TOTAL	10.2	100 %	1.8	100 %	12	100 %



**Table 4-9**  
**Projected ADU Production between 2023-2031**  
**Affordability Assignment**

Income Category	Affordability Assumption for ADUs	# ADU/JADUs Produced
Extremely Low	15 %	2
Very Low	3.54 %	0
Low	56.66 %	8
Moderate	24.79 %t	4
<b>TOTAL</b>	<b>100 %</b>	<b>14</b>

### ***Conclusion***

As shown on Table 4-4, in the last four years analyzed between 2018-2021, only seven ADUs were permitted in Wasco. This means that the average number of building permits issued for ADUs during this period was 1.75 per year. Based on this average and the 8-year cycle of the Housing Element, the City can expect to see the production of approximately 14 ADUs between 2018 through 2031. Based on the affordability assumption percentages shown in Table 4-9, the City anticipates construction of 2 extremely low-income units, 0 very low-income units, 8 low-income units, and 4 ADU units for households with moderate-income levels between 2023 and 2031.

### **OPPORTUNITIES FOR ENERGY CONSERVATION**

This section describes opportunities for energy conservation with respect to residential development, consistent with California Government Code Section 65583(a)(7). The following energy conservation programs are available to residential development in Wasco:

#### ***California State Building Code***

The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather stripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Wasco must comply with Title 24.

The California Energy Commission (CEC) has developed a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC addresses building efficiency beyond the Title 24 standards. The City of Wasco may wish to include these guidelines in its building code.

#### ***Energy Efficiency and Renewable Energy Financing Programs***

Wasco residents have access to a number of programs to help make energy efficiency retrofits and renewable energy installations more accessible. Residents have access to the following programs:

- Energy Savings Assistance Program is a weatherization and energy education program provided at no additional cost to income qualified residents served by PG&E. Residents of Wasco are served by PG&E as their electric utility.
- HERO financing is a property assessed clean energy program offered by the Western Riverside Council of Governments. Wasco is a member of the program, which provides city residents with access to low interest financing for energy-efficiency retrofits, water conservation, and renewable energy installations that ride with the property instead of with the homeowner.
- GRID Alternatives is a nonprofit organization that leads teams of volunteers and job trainees in installing low to no-cost solar electric systems for low-income families living in Kern County.

Beyond the existing opportunities listed above, this Housing Element contains Program H-10 which describes weatherization opportunities for Wasco residents.

### ***Land Use Planning That Promotes Energy Efficiency***

Land use planning and zoning practices can conserve energy. For example, if the General Plan and Zoning Ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

One example of a land use planning technique for energy conservation is to encourage mixed-use development, particularly in the core areas and along collector roads. Compact development results in the secondary energy savings of embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, such as sewer pipes, electrical lines, and paving materials. Minimizing the length of necessary water, sewer, and electricity lines consumes less of those products and decreases the total energy consumption. Compact development also means there can be more convenient and accessible public transit. Efficient intracity transit service requires a minimum of 12 housing units per acre (Calthorpe 1990).

### **FINANCIAL AND ADMINISTRATIVE RESOURCES**

The City of Wasco has access to multiple financial and administrative resources to facilitate the development of housing. The following are programs and grants that are available to the public to promote the development of future housing.

**Federal Programs**

Multiple federal agencies provide funding for housing development for the public. The following is a list of programs that are available for citizens in Wasco:

**Table 4-10  
Federal Programs**

<b>Program</b>	<b>Funding Source</b>	<b>Description</b>
Community Development Block Grant Program (CDBG)	US Department of Housing and Urban Development	CDBG funds can be used to conduct activities such as acquisition and/or disposition of real property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities.
Home Equity Conversion Mortgage (HECM)	Federal Housing Administration	Home equity conversion mortgages allow seniors to convert the equity in their homes into cash. Money is advanced against the value of the equity in the home. Interest accrues on the outstanding loan balance, but no payments must be made until the home is sold, the borrower(s) dies, or the borrower(s) moves out of the property at which point the loan must be repaid entirely.

Program	Funding Source	Description
Employee Home Ownership Program (EHOP)	U.S. Department of Housing and Urban Development's	<p>CDBG program and serves all unincorporated Kern County and all CDBG non-entitlement municipalities.</p> <ul style="list-style-type: none"> <li>• The State Fair Employment and Housing Department enforces fair employment and housing laws, educates the public about its housing rights, and informs the public of the various courses of action available in the event of an alleged violation of fair housing laws.</li> <li>• The Kern County Fair Housing Division implements multiple outreach and marketing programs to inform the public of fair housing and assist with housing-related problems where appropriate. The Division distributes 200 informational flyers per month to housing providers. The Division advertises its toll-free telephone number throughout the County. The Division has prepared a housing resource guide containing information regarding housing-related services provided throughout Kern County. The guides are distributed throughout various portions of the County.</li> </ul>
United States Department of Agriculture (USDA) Ag Loan	U.S. Department of Agriculture	This loan program is backed and issued by private lending institutions for development on land located on designated farmland. The target group is low-income households, who each may secure a loan amount of 100 percent (no down payment).

Program	Funding Source	Description
Home Ready and Home Possible Loan	The Federal National Mortgage Association known as Fannie Mae	The Home Possible program is administered by the Federal Home Loan Mortgage Corporation known as “Freddie Mac.” “Home Ready” and “Home Possible” are loan programs for first-time homebuyers that provide additional loan money to lenders for homebuyers. Homebuyers must put 3 percent down for their mortgage in order to qualify.
Good Neighbor Next Door (GNND)	Department of Housing and Urban Development (HUD)	The Good Neighbor Next Door Program is a special loan program for first-responders, teachers, and nurses. This program helps eligible participants purchase a home, at a 50 percent discount, in a United States Department of Housing and Urban Development (HUD) revitalization area. In return, an eligible buyer must commit to live in the property for 36 months as the principal residence.
Federal Housing Administration (FHA) Section 245 (a)	Federal Housing Administration	The FHA 245 Graduated Payment Loan is for first-time home buyers with low income, who expect their monthly income to increase in 5 to 10 years. As the mortgage payments grow the additional payments are applied to the principal of the loan reducing the mortgage term. According to FHA, requests are made through a provision known as “direct endorsement” authorizing them to consider applications without submittal to HUD.
Housing and Urban Development (HUD) Section 202 Supporting Housing for the Elderly Program	Department of Housing and Urban Development (HUD)	The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently in an environment that provides support services such as cleaning, cooking, transportation, etc. The program is similar in respect to non-medical benefits of the Supportive Housing for Persons with Disabilities (Section 811).

Program	Funding Source	Description
United States Department of Agriculture Rural Development Multi Family Housing Rentals	U.S. Department of Agriculture	<p>The USDA and the County of Kern assists rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families as well as domestic farm laborers.</p> <p>The USDA and the County of Kern work with the owners of its direct loan program and farm labor housing loan properties to subsidize rents for low-income tenants who cannot afford to pay their full rent. Additionally, when a direct loan ends before its initial term, Multifamily Housing provides vouchers to protect eligible tenants who otherwise may face hardship if they cannot find other affordable housing.</p>

**State Programs**

The California Housing Finance Agency provides funds for homeowners and investors throughout the state to encourage housing and homeownership. The following is a list of different programs that are offered by the agency to residents in the City of Wasco:

**Table 4-11  
State Programs**

Program	Funding Source	Description
California Housing Finance Agency Loan (CalHFA)	California Housing Finance Agency	California Housing Finance Agency (CalHFA) provides fixed-rate Federal Housing Administration (FHA) mortgages in Federally Designated Targeted Areas.
California Housing Finance Agency Loan (CalHFA My Home Assistance)	California Housing Finance Agency	CalHFA provides below-market loans to first-time homebuyers of up to 3.5 percent of the sales price. The program operates through participating lenders who originate loans for CalHFA. Funds are available upon request to qualified borrowers.

Program	Funding Source	Description
California Plus Conventional Program Federal Housing Administration (CalPLUS FHA)	California Housing Finance Agency	According to CalHFA, the “CalPLUS FHA program is an FHA-insured first mortgage with a slightly higher 30-year fixed interest rate than our standard FHA program and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.”
California Housing Finance Agency United States Department of Agriculture (CalHFA USDA)	California Housing Finance Agency	The CalHFA USDA Program is a USDA guaranteed first mortgage loan program, which can be combined with the MyHome Assistance Program (MyHome). This loan is a 30-year fixed interest rate first mortgage.
California Housing Finance Agency United States Department of Veterans Affairs (CalHFA VA)	California Housing Finance Agency	Veterans Affairs (VA)-insured loans feature a CalHFA fixed interest rate first mortgage. This loan is a 30-year fixed interest rate first mortgage.
California Housing Finance Agency (CalHFA Conventional)	California Housing Finance Agency	The CalHFA Conventional program is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.
California Plus Conventional Program Federal Housing Administration (CalPLUS Conventional Loan)	California Housing Finance Agency	The CalPLUS Conventional program is a conventional first mortgage with a slightly higher 30-year fixed interest rate than the standard conventional program and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.



Program	Funding Source	Description
<p>Forgivable Equity Builder Loan (FEBL)</p>	<p>California Housing Finance Agency</p>	<p>Home equity has proven to be one of the strongest ways for families to build and pass on intergenerational wealth. The Forgivable Equity Builder Loan gives first-time homebuyers a head start by providing immediate equity in their homes via a loan that is forgivable if the borrower continuously occupies the home as their primary residence for five years.</p> <p>The Forgivable Equity Builder Loan is a forgivable subordinate loan program that may only be used with a CalHFA first mortgage.</p>
<p>California Tax Credit Allocation Committee (CTCAC)</p>	<p>California Tax Credit Allocation Committee</p>	<p>The California Tax Credit Allocation Committee (TCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians.</p>

**County Programs**

The Kern Housing Authority administers various housing programs for county residents including residents in the City of Wasco, the following is a comprehensive list of those programs:

**Table 4-12  
County Programs**

Program	Funding Source	Description
Kern County Home Access Grant Program	Kern County Community Development	<p>The Home Access Grant Program is funding allocated for accessibility improvement for qualifying households depending on individual needs. Improvement examples include widened doorways, a ramp with handrails, handicap-accessible toilets, grab bars, faucet fixtures, and a bathtub with an accessible shower. Both rental and owner-occupied residences are eligible.</p> <p>The County issues these grants to city residents if they qualify under HUD Income Limits, have been deemed physically or mobility impaired by a physician, and have obtained the property owners consent in writing.</p>
Home Improvement Loan Program	Kern County Community Development	<p>The Home Improvement Loan Program is a 0 percent, no interest deferred payment loan opportunity for qualifying homeowners for various home improvements and repairs. The program applies only to owner-occupied residences.</p> <p>The County issues these grants for homeowners who will have projects completed for repairs to listed items. Improvements must be completed by a contractor that is licensed and insured in the state of California.</p>

Program	Funding Source	Description
Farm Workers Housing	Kern Housing Authority	<p>The County manages eight Farm Worker Housing developments countywide. Migrants must live/work fifty miles from the development to qualify for housing. The City of Wasco has farm worker housing sites across the city. These locations are listed below.</p> <ul style="list-style-type: none"> <li>• Beckes Street Apartments, 2650 Spruce Ave</li> <li>• El Mirage 1900 Poplar Ave</li> <li>• Rosaleda Village 650 N Maple Street</li> <li>• Sunset Villa 1950 Palm Ave</li> </ul>
Low-Income Public Housing	Kern Housing Authority	<p>This federally funded Program is administered at twelve (12) housing developments operated by the Kern Housing Authority. Rents are based on 30 percent of the tenant's monthly net adjusted income or ceiling rents, based on the size of the unit – whichever is less. Families must pay a minimum of \$50.00 for rent each month. There is a total of 865 Low-Income Public Housing units in Kern County.</p>

### ***City/Private Programs***

Due to understaffing, the City relies on the following resources that are available for private citizens.

**Table 4-13  
City & Private Programs**

Program	Funding Source	Description
Fannie Mae	Federal National Mortgage Association	<p>The Federal National Mortgage Association, known as "Fannie Mae," offers affordable housing through programs such as down payment and closing cost assistance and the purchase or securitization of several types of shared equity mortgages.</p>

Program	Funding Source	Description
National Housing Trust (NHT)	National Housing Trust	Predevelopment Loans funded through the National Housing Trust provides loans offered to assist affordable housing developers to cover predevelopment costs such as, but not limited to, feasibility analyses and preparation of loan applications, and to cover costs of preparing projects for syndication.
Local Banks	Local Banks	Commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits according to the Community Reinvestment Act of 1977. These banks provide multiple lending resources such as below-market loans and grants. These are provided via a separate community development division or foundation. Banks often partner with local organizations to provide services such as homeownership counseling. These investment resources are available to developers, qualified low-income buyers, and community development nonprofits.

## **CHAPTER FIVE – CONSTRAINTS TO HOUSING PRODUCTION**

The City of Wasco (City) is focused on providing housing opportunities for current and future residents in all income categories. However, numerous factors can constrain development, improvement, and maintenance of housing in Wasco. These factors include governmental constraints such as the City Municipal Code and discretionary application processing procedures, non-governmental constraints such as physical and environmental conditions, infrastructure constraints, and market constraints such as land costs, construction costs, and availability of financing.

California State law requires Housing Elements to analyze potential and actual governmental and non-governmental constraints to housing production, maintenance, and improvements that could affect persons of all incomes and disabilities. In addition, the Housing Constraints Analysis in the Housing Element must demonstrate Wasco's efforts to remove governmental constraints that hinder achievement of the City's housing goals. 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 nongovernmental 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 nonlocal 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 (SB) 975 in early 2000. 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. Another example is the dissolution of redevelopment agencies as a result of Assembly Bill (AB) X1 26 in 2011. Redevelopment agencies were eliminated in California by operation of law as of February 1, 2012. The bill had a significant impact on all jurisdictions in the state with redevelopment agencies. The Wasco Redevelopment Agency supported housing efforts in the City including infill housing development, relocation services, housing rehabilitation, lot consolidation, and weatherization. Without redevelopment funds, these efforts have been undertaken by the City

Community Development Department and other partner agencies and organizations.

### **Land Use Controls**

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 maximum densities range up to 24 units per gross acre for multi-family housing, which is consistent with state housing law. 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.

### **General Plan and Zoning Ordinance**

As described in Table 5-1, the General Plan has five residential land use designations that allow a variety of housing types. In addition, several other land use designations allow residential development.

**Table 5-1  
City of Wasco  
Land Use Categories and Zones that Allow Residential Development**

General Plan Land Use Designation	Maximum Allowed Density (du/ac)	Zoning Designation(s)	Typical Residential Type(s)
<b>Residential Categories/Zones</b>			
Rural Residential	2 dwelling units/ acre	R-R	Single-family homes on large lots in rural setting
Estate Residential	3.5 dwelling units/acre	R-E	Single-family homes on large lots
	3.5 dwelling units/acre	R-1-10	
Low Density Residential	5.5 dwelling units/acre	R-1-8	Single-family homes; also allows innovative designs which utilize clustering for duplexes or half-duplexes
	7.5 dwelling units/acre	R-1-6	
Medium Density Residential	15 dwelling units/acre	R-2	Small scale multi-family housing; duplexes, larger scale low-rise high-amenity apartments
High Density Residential	24 dwelling units/acre	R-3	High-density residential uses, provide on-site recreational amenities, located near major community facilities

General Plan Land Use Designation	Maximum Allowed Density (du/ac)	Zoning Designation(s)	Typical Residential Type(s)
<b>Other designations/zones allowing residential uses</b>			
Agriculture	1 unit per 2.5-acre parcel	A-L	Single-family home associated with agricultural uses
	1 unit per 40-acre parcel	A-E	Single-family home associated with agricultural uses
Central Business District	24 dwelling units/acre	C-D	Flexible development standards, free standing or mixed use allowed, established on project-by-project basis or through specific plans and precise development plans
Professional Office	24 dwelling units/acre	C-O	Flexible development standards, free standing or mixed use allowed, established on project-by-project basis or through specific plans and precise development plans



### Development Standards

Zoning regulations also control such features as the height and bulk of buildings, lot area, yard setbacks, density, 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 5-2 lists development standards by zoning district for the City of Wasco.

**Table 5-2  
City of Wasco  
Residential Development Standards**

Zoning District	Maximum Allowed Density <sup>1</sup>	Minimum Lot Size	Lot Coverage <sup>2</sup>	Height Restriction/ Max Stories	Front Setback	Side Setback	Rear Setback	Design Restrictions
R-R	2 du/ac	20,000	N/A	35 Ft./3	35	15	15	None
R-E	3.5 du/ac	12,000	N/A	35 Ft./3	25	5	15	None
R-1-10	4 du/ac	10,000	N/A	35 Ft./3	20	5	15	None
R-1-8	5 du/ac	8,000	N/A	35 Ft./3	20	5	15	None
R-1-6	7 du/ac	6,000	N/A	35 Ft./3	20	5	15	None
R-2	14.5 du/ac	6,000	N/A	35 Ft./3	20	5	15	None
R-3	29 du/ac	6,000	N/A	45 Ft./4	20	5	15	None
C-D	29 du/ac	None	N/A	45 Ft./4	15	0	5	None
C-O	29 du/ac	6,000	N/A	45 Ft./4	20	5	15	None

1. Maximum density is based on minimum lot area per unit which is consistent with the General Plan maximum density. The General Plan maximum density includes adjacent public right-of-way in the acreage to calculate General Plan maximum density.
2. For planned residential development/small lot subdivisions, WMC 17.40.180 limits site coverage of structures to 40 percent of the gross site area for single-family detached units and 60 percent of the site area for zero lot line and patio homes.

In addition to the development standards above, the C-D zone is limited to a floor area ratio of 1.0 and the C-O zone is limited to a floor area ratio of 0.6. The Wasco Zoning Code does not specify any minimum unit sizes for primary dwelling units.

In addition to the base 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 and mixing of uses and building types, as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of

approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Wasco's role in facilitating affordable housing development and be beneficial in meeting the housing needs of special needs groups (e.g., seniors, disabled).

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. Wasco's 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 in the city.

### ***Parking Requirements***

The City's parking requirements for residential districts vary by housing type, the number of units, and parking needs. Table 5-3 identifies the City's parking requirements for different housing types. Most residential dwelling units require two covered parking spaces per unit while most special needs housing types require less parking, such as one space per bed.

**Table 5-3  
City of Wasco  
Residential Development Parking Requirements**

Residential Uses	Parking Space Requirements
Boarding or rooming house	1 space per bedroom or 1 space per 150 square feet gross floor area, whichever is greater.
Community care facility	1 space per 4 resident beds
Emergency/temporary housing	1 space per bedroom
Farm worker housing	2 spaces per dwelling unit
Group/foster homes, licensed	2 spaces per dwelling unit except single-family which is 2 covered, off-street spaces per unit
Mobile home park	1.5 spaces per dwelling unit with additional guest parking to average 2 spaces per dwelling unit
Mobile home	2 spaces per dwelling unit
Retirement or rest home	1 space per 4 resident beds plus 1 space per 2 employees at maximum shift
Single-family dwelling	2 covered spaces per unit
Accessory dwelling unit	Exactly 1 parking space per unit or bedroom

Residential Uses	Parking Space Requirements
Multifamily dwellings	2 covered spaces per dwelling unit plus guest parking at: 1 guest space per each 2 dwelling units
Supportive housing	0.5 spaces per bed plus 1 space per employee at maximum shift
Transitional housing	0.5 spaces per bed plus 1 space per employee at maximum shift
Senior housing (age restricted to 55+)	1 space per unit and 1 guest space per 4 units
Residential hotel	1 space per bedroom

### ***Accessory Dwelling Units***

An accessory dwelling unit (ADU) is an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. The Wasco Zoning Code allows a single accessory dwelling unit by right on a lot with an existing single-family dwelling in a residential zone.

The ADU provisions in the Wasco Zoning Code were last updated in 2019. Since then, additional changes to State ADU law have occurred to place additional limits on local government regulation of ADUs and require local governments to allow a junior accessory dwelling unit (JADU) in addition to an ADU on single-family zoned properties and ADUs on properties with a multifamily dwelling. Single-family parcels that may construct one ADU and one JADU on their property. Multi-family parcels may add up to two ADUs or one ADU per every four existing legal residential units. The changes to State ADU law since 2017 include those from 2019 (Assembly Bill 68, Assembly Bill 881, Senate Bill 13), 2020 (Assembly Bill 3182), 2021 (Assembly Bill 345), and 2022 (Senate Bill 897, Assembly Bill 2221).

The City Planning staff has been directly implementing the provisions of State ADU law to supersede conflicting provisions in the Wasco Municipal Code since the state statutes became effective.

### ***Growth Controls***

Wasco does not have growth controls, including none of the following:

- Systematic (area-wide) residential down-zoning
- Urban limit line, growth boundaries, or perimeter greenbelt
- Annexation restrictions
- Building permit or other residential development caps
- Voter approval for rezoning, general plan changes, or development projects
- Legislative super-majority for up-zoning, rezoning or general plan changes
- Systematic changes to local height and floor area ratio regulations
- Adequate public facilities ordinances

### ***Density Bonus***

The City of Wasco Zoning Ordinance (Chapter 17.32) offers affordable housing density bonus and up to three incentives or concessions for low-income, very low-income, moderate-income, and senior households per Government Code §65915. The provisions of the density bonus apply to all new residential developments in the city. The Density Bonus chapter is written as an outline which includes references to Gov. Code §65915-65918 for specific provisions. Since the Density Bonus chapter was last updated, State law has changed:

- to add additional categories of developments eligible for density bonus,
- to increase the maximum number of incentives/concessions to four in some cases,
- to allow applicants to request a waiver or reduction of development standards that physically preclude a development from taking advantage of density bonus, incentives, or concessions, and
- to allow applicants to request a lower parking ratio (per specific parameters) in addition to the eligible number of incentives/concessions, among other changes.

Upon receipt of an application requesting affordable housing density bonus, incentives, or concessions, City Planning staff has been directly implementing the provisions of State Density Bonus Law.

### ***Other Locally Adopted Ordinances***

Wasco does not have any other locally adopted ordinances that would impact the cost and supply of housing. Wasco does not have an inclusionary housing ordinance.

Wasco does not have a short-term rental ordinance; short-term rentals are not allowed in Wasco. Therefore, short-term rentals would not remove housing units that would otherwise be available for housing.

### ***Website Publication of Development Standards***

Government Code §65940.1(a) requires a city with a website to publish “All zoning ordinances and development standards adopted by the city or county...” and update this information within 30 days of any changes. The Zoning Ordinance and Subdivision Ordinance are published in the City’s On-line Municipal Code as Titles 17 and 16 respectively and on the Planning Division’s “Resources & Documents” web page at <https://www.cityofwasco.org/211/Resources-Documents>.

### ***Land Use Controls Potential Impacts on the Cost and Supply of Housing***

In general, City of Wasco development standards are comparable to development standards in surrounding cities such as Arvin and Shafter and most standards are not a constraint to the maintenance, improvement, and development of housing. The following is a discussion of Wasco’s development standards:

- City parking standards affect the cost of multi-family housing in that parking requirements for units smaller than two bedrooms are not reduced, there is a

requirement to cover resident parking, and the guest parking ratio of 0.5 per unit is greater than other comparable jurisdictions such as Shafter.

- The maximum building height is 35 feet in most residential zones, and 45 feet in the R-3 zone and most commercial zones, which will allow 3-story multifamily residential development in the R-2 zone and 4-story multifamily residential development in the R-3 zone and commercial zones, and is not a constraint to residential development in Wasco.
- Wasco does not have maximum zone lot coverage standards. In planned residential developments and zero lot line subdivisions, the maximum site coverage of structures (40 percent of the gross site area for single-family detached units and 60 percent of the site area for zero lot line and patio homes) is not a constraint to those types of residential development. The maximum 0.6 floor area ratio in the C-O zone, which allows residential development, would be a constraint to the highest-density residential development and should be increased.
- Wasco does not have minimum open space requirements or minimum landscape area requirements for residential development.
- Wasco does not have standards for the minimum size of primary residential units.
- Minimum setback standards are typical of other cities in the San Joaquin Valley, and do not unreasonably add to housing cost or constrain supply in Wasco.

#### ***Implementation Actions to Address Constraints***

Programs are included in Chapter 6 to address potential constraints to the maintenance, improvement, and development of housing arising from land use controls:

- Amend the Zoning Code to address constraints imposed on multi-family housing by guest parking requirements, covered parking requirements, and lack of reductions for smaller units.
- Increase the maximum 0.6 floor area ratio on residential development in the C-O zone to at least 0.8, and allow FAR increase to projects in commercial zones above 0.8 consistent with the percentage of affordable housing density bonus granted to the project.
- Update the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit provisions to be consistent with the changes in state ADU law since 2017 and submit the updated ordinance for review by the Department of Housing and Community Development.
- Update the City's Density Bonus provisions to be consistent with recent changes in state density bonus law.

**PROVISIONS FOR A VARIETY OF HOUSING TYPES**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table 5-4 summarizes those housing types permitted within the zones that allow residential uses in Wasco. In the table, “P” means a permitted use allowed by right, “C” means a use allowed with approval of a conditional use permit, “T” means a use allowed with approval of a temporary use permit, and blank or “—” means a use that is not allowed in that zone.

***Multifamily Rental Housing***

The City of Wasco Zoning Code allows development of multifamily housing as a permitted use in the R-2 and R-3 zones. There are approximately 40 vacant acres available in the R-2 and R-3 zones that would accommodate multifamily rental housing yielding 834 units. Currently, a project proposing 238 units in the R-3 zone could be accommodated by right.

**Table 5-4  
City of Wasco  
Allowed Residential Uses by Zone**

Housing Types Permitted	Zone Districts										
	R-R	R-E	R-1-10	R-1-8	R-1-6	R-2	R-3	A-E	A-L	C-O	C-D
<b>Residential Uses</b>											
Accessory Dwelling Unit	P	P	P	P	P	P	P				
ADU Over Garage	C	C	C	C	C	C	C				
Boarding or rooming house							C				C
Duplex						P	P			C	C
Emergency shelter							P				
Farm labor housing								C	C		
Guest house	P	P	P	P	P	P	P				
Manager/caretaker quarters										C	C
Mobile home	P	P	P	P	P	P	P				
Mobile home park	C	C	C	C	C	C	C				
Mobile home, temporary	T	T	T	T	T	T	--	T	T		
Multi-family housing						P	P			C	C
Residential/community care facility (6 or fewer beds)	P	P	P	P	P	P	P				
Residential/community care facility (7+ beds)	C	C	C	C	C	C	C				
Residential hotel							P				
Retirement or rest home	---	---	---	---	---	---	C			C	C
SRO (single room occupancy)											C
Single-family dwelling	P	P	P	P	P			P	P		
Supportive/transitional housing ≤ 6 beds	P	P	P	P	P	P	P			C	C
Supportive/transitional housing ≥ 7 beds	C	C	C	C	C	C	C			C	C



### ***Farm Worker Housing***

In Wasco, farm worker housing is permitted with a conditional use permit in the Exclusive Agriculture (A-E) and Limited Agriculture (A-L) zones, and the development of the buildings to house farm workers would also require approval of a Site Plan and Design Review by the review authority. The definitions of farm labor housing in the Wasco Zoning Code do not reference California Health & Safety Code §17021.6 which governs the local review of eligible farm labor housing projects. There are no special development standards that apply to farm labor housing.

In addition, households of up to six unrelated people, including farm workers, may occupy any single-family or multi-family dwelling unit in the city. 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.

The requirement for approval of a conditional use permit for farm labor housing conflicts with the provision in California Health & Safety Code §17021.6 that states, “No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” The requirement for a Site Plan and Design Review for development of the buildings to house farm workers does not conflict with the state statute because this review is also required for the development of agricultural buildings in the same zones.

A program is included in Chapter 6 to amend the Wasco Zoning Code to allow farm labor housing by right per California Health & Safety Code §17021.6. This state statute requires farm labor housing as large as 36 beds in group quarters, or 12 family/household units, to be permitted by right. This change to the Wasco Zoning Code would also allow an applicant to submit an “eligible agricultural employee housing development” application under California Health & Safety Code §17021.8 which is referenced in California Health & Safety Code §17021.6.

### ***Emergency Shelters***

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Gov. Code §65583.a.4.C further adds that the definition of “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. Program H-6 in Chapter 6 includes an action to revise the Zoning Code definition of “emergency shelter” be consistent with the state definitions cited above.

Wasco allows emergency shelters in the R-3, C-R and C-S zones by right, subject to the permitting and development standards in WMC 17.40.110. The City also allows emergency shelters in conjunction with religious facilities, subject to those same standards. As of 2023, there are currently 6 vacant properties in the R-3 (High Density Residential) zone, ranging from 0.4 acre - 8 acres, that could accommodate an emergency shelter.

The 2022 Kern County Homeless Collaborative Point-In-Time Count Report, the most recent point-in-time count, counted 14 unsheltered people experiencing homelessness in Wasco. There are no emergency shelters in Wasco; the nearest emergency shelter is in Bakersfield, approximately 25 miles from central Wasco. The vacant properties in the R-3 zone have sufficient capacity to

accommodate the need for emergency shelter in Wasco.

WMC 17.40.110 applies the following standards to emergency shelters:

- Maximum number of beds: Not greater than the number of homeless individuals counted in the most recent point in time homeless count. For shelters in conjunction with religious facilities, the number of beds is limited in that the area used for the emergency shelter shall not exceed 25 percent of the religious facility floor area.
- Sufficient parking: Two spaces per facility for staff plus one space per six occupants allowed.
- Onsite management: The facility shall have on-site supervision during all hours when the shelter is open.
- Proximity to other emergency shelters: Emergency shelters shall not be located within three hundred feet of any other existing emergency shelter facility.
- Length of stay: The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period.
- Security: Facilities shall provide secure areas for personal property. Where a day care facility, elementary or middle school is operated on the same site as an emergency shelter, the day care and school facilities must be separated from the emergency shelter facilities by means to prevent access from one facility to the other.

The above standards are not a constraint to establishing an emergency shelter in Wasco because the standards are objective, allow a shelter to meet the needs of the local homeless population, and are reasonable to ensure the security of the people being served. The state statute has been interpreted to require that the parking standard be based on only the parking needs of staff working in the shelter and cannot require additional parking based on other factors such as number of beds. Program H-6 in Chapter 6 includes an action to ensure appropriate parking requirements limited to the needs of staff working in the shelter.

### ***Low Barrier Navigation Centers***

Per Gov. Code §65660, “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Gov. Code §65662 requires Low Barrier Navigation Centers to be allowed by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. The Wasco Municipal Code does not address Low Barrier Navigation Centers.

As Wasco has nonresidential zones that allow multi-family development with approval of a conditional use permit, revisions to the Wasco Zoning Code are required to achieve consistency with State law. A program is included in Chapter 6 to amend the Wasco Zoning Code to allow Low Barrier Navigation Centers by right in the applicable nonresidential zones with appropriate development standards.

### ***Transitional Housing***

The Wasco Municipal Code defines “transitional housing” as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period.

Wasco allows transitional housing by right with six or fewer beds in all residential zones. For facilities with seven or more beds, or those located within the Professional Office (C-O) or Central District (C-D) zones, a conditional use permit is required. The Wasco Municipal Code requires transitional housing to adhere to the same development and management standards as other similar residential uses in the same zones; there are no special development standards that apply to transitional housing, except that there is a parking requirement for transitional housing of 0.5 space per bed plus one space per employee.

Gov. Code §65583(c)(3) has been interpreted to require that transitional housing be allowed in all zones that allow the underlying residential development type (e.g., single-family residence, multi-family residence), and subject to only those restrictions placed on the underlying development type. The parking requirement for transitional housing is a restriction that is not placed on equivalent underlying single dwellings or apartment units. The Wasco Municipal Code requires a conditional use permit for transitional housing larger than 6 beds in residential zones where the underlying residential development type is allowed by right, and does not allow transitional housing in agricultural zones, where single family dwellings are allowed by right. A program is included in Chapter 6 to amend the Wasco Zoning Code to allow transitional housing in all of these zones subject to only those restrictions, including parking requirements, placed on the underlying housing development type.

### ***Supportive Housing***

The Wasco Municipal Code provides the following definition for “supportive housing”:

“Supportive Housing” means housing with no limit on length of stay, that is occupied by a target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions. Supportive housing may be designed as a residential group living facility or as a regular residential use and includes the following:

1. ‘Supportive housing – housing type’ means two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.
2. ‘Supportive housing – residential care facility small type’ means one residential facility on a parcel with six or fewer residents, excluding staff, that operates as a group living facility, where residents share a common living area and a kitchen.
3. ‘Supportive housing – residential care facility large type’ means a residential facility on a parcel with seven or more residents that operates as a group living facility, where residents share a common living area and a kitchen.

Wasco allows supportive housing by right with six or fewer beds in all residential zones. For facilities

with seven or more beds, or those located within the Professional Office (C-O) or Central District (C-D) zones, a conditional use permit is required. The Wasco Municipal Code requires supportive housing to adhere to the same development and management standards as other similar residential uses in the same zones, including a mix of objective and subjective design guidelines; there are no special development standards that apply to supportive housing, except that there is a parking requirement for supportive housing of 0.5 space per bed plus one space per employee.

Gov. Code §65583(c)(3) has been interpreted to require that supportive housing be allowed in all zones that allow the underlying residential development type (e.g., single-family residence, multi-family residence), and subject to only those restrictions placed on the underlying development type. The parking requirement for supportive housing is a restriction that is not placed on equivalent underlying single dwellings or apartment units. The Wasco Municipal Code requires a conditional use permit for supportive housing larger than 6 beds in residential zones where the underlying residential development type is allowed by right, and does not allow supportive housing in agricultural zones, where single family dwellings are allowed by right. A program is included in Chapter 6 to amend the Wasco Zoning Code to allow supportive housing in all of these zones subject to only those restrictions, including parking requirements, placed on the underlying housing development type.

Recent changes in state law have created an additional sub-category of eligible supportive housing with additional restrictions on local government review. The City of Wasco code requirements are not compliant with Gov. Code §65583(c)(3) and Gov. Code §65651 which require that a) supportive housing (that is eligible per Gov. Code §65650 et seq.) shall be a use by right in all zones where multifamily and mixed uses are permitted and b) only objective development and design standards that apply to other multifamily development in the same zone can be applied to eligible supportive housing. A program is included in Chapter 6 to amend the Wasco Zoning Code regarding supportive housing that is eligible per Gov. Code §65650 et seq. to: a) allow eligible supportive housing by right in all zones where multifamily or mixed uses are permitted by right or by conditional use permit, and b) clarify the ministerial application of objective design standards to eligible supportive housing, per State law.

### ***Single Room Occupancy Units***

The Wasco Municipal Code defines a single room occupancy (SRO) facility as “a building or buildings constructed or converted for residential living consisting of one-room dwelling units, where the living and sleeping spaces are combined. A unit that contains both a bathroom and kitchen shall be considered a studio and not a single-room occupancy unit.”

The Wasco Zoning Ordinance allows SROs to be established with approval of a conditional use permit in the Central District (C-D) zone and by right in the R-3 zone within a residential hotel. SROs are subject to the following development standards per Wasco Municipal Code Section 17.40.260(B):

- SROs shall not be located within five hundred feet of a parcel which has a school for children, adult bookstore or theater or liquor store.
- SROs shall be located within one-fourth mile of a bus stop and/or have an adequate bus/dial-a-ride turn-out bay adjacent to the site.

- SROs shall comply with the parking requirements set forth in Chapter 17.36.
- Any design of an SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses and local community. If a design theme has become established in an area this should be reflected in the design and scale of the SRO project.
- An unrestricted drop-off/pick-up/loading/temporary parking area shall be provided near an entry located adjacent to the front entry/desk area.
- Exterior common areas and/or open courtyards shall be provided throughout the project. If common areas are made available, these areas should be designed to provide passive open space with tables, chairs, planters, or small garden spaces to make these areas useful and functional for the residents. Exterior common areas, including parking areas, should be illuminated.

In Wasco, residential demand is primarily for residential units with both sanitary and kitchen facilities within the unit (which fall outside the City's definition of SROs). Regular residential units do not have a minimum unit size. Demand for small units is expected to be satisfied with regular non-SRO units which may be studio apartments. Given that SROs are allowed in the R-3 and C-D zones, there is available land to develop SROs within these zones. Furthermore, the permit requirements are equivalent to other residential developments in the same zone. In general, the development standards are basic to providing quality of life for the residents and compatibility with the neighborhood; the subjective guidelines within the SRO development standards cannot be used to deny a project per the Housing Accountability Act. However, the minimum distance requirements from particular uses (schools, liquor stores, etc.), which are not applied to other residential uses, could unduly constrain the location of SROs. Therefore, given that most of the demand for smaller units will be satisfied with regular residential units, the City's requirements are not constraints to the maintenance, improvement, and development of SROs, except for the minimum distance requirements. Program H-6 includes an action to remove the SRO minimum distance requirements from the Zoning Ordinance.

### **Wasco's Small Unit Strategy**

Given that residential demand is primarily for residential units with both sanitary and kitchen facilities within the unit (which fall outside the City's definition of SROs), the City expects that most of the demand for small units will be satisfied by the construction of studio units, small residences, or ADUs with full facilities, which have no minimum unit size. To ensure that there are no constraints to the development of smaller units, Program H-6 includes an action to revise the zoning code to address constraints imposed on multi-family housing by guest parking requirements, covered parking requirements, and lack of parking reductions for smaller units. No other development standards constrain the development of smaller units.

### ***Manufactured Homes***

The Wasco Municipal Code defines a manufactured home as "a dwelling unit which is manufactured at an off-site location and assembled on-site on a permanent foundation with permanent service connections."

The City of Wasco allows manufactured residential units and mobile homes to be installed as single-

family residences on permanent foundations outside of designated mobile home parks on properties in residential zones. The permit process to install a manufactured home on a foundation system on a property outside of a mobile home park is identical to the permit process to construct a conventional single-family residence. This process includes a site plan review by the Planning Director which is equivalent to the review of a conventional single-family residence. The residences are required to comply with the zone development standards applicable to a conventionally built housing unit and the following provisions:

- All homes shall have a minimum eave dimension of eighteen inches.
- All roofing and siding shall be of similar materials to dwelling structures on adjacent properties excepting that siding and roofing shall be nonreflective and shall be installed from the ground up to the roof.
- All roofs shall have a minimum pitch of 1:4.
- All homes shall have a minimum width (across the narrowest portion) of twenty feet.
- Not more than ten years shall have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install said manufactured home.
- The main floor of any proposed mobile and/or manufactured home shall be a maximum of eighteen inches above grade.
- All new mobile and/or manufactured homes shall be required to have skirting of either concrete cinder blocks or similar material. No prefabricated metal, vinyl, wood, etc., skirting shall be permitted.

In general, Wasco's requirements for manufactured homes are consistent with the requirements of Gov. Code §65852.3 in that manufactured homes are allowed by right in the same locations that conventionally built residential units are allowed, subject to the same zone development standards. Wasco's special development standards for manufactured housing regarding siding material including skirting, floor height for skirting, and roofing material are allowed by Gov. Code §65852.3. However, Wasco's standards for roof pitch and minimum width are not allowed to be applied to manufactured homes by Gov. Code §65852.3 as these standards are not applied to a conventional single-family residential dwelling. In addition, Gov. Code §65852.5 limits the minimum eave dimension to 16 inches as there is no minimum eave dimension requirement for a conventional single-family residence. A program is included in Chapter 6 to amend the code to correct these oversights.

### ***Mobile Home Parks***

The City of Wasco defines "Mobile home" and "Mobile home park" as the following:

- "Mobile home" means a factory-built structure as permitted by the state of California, transportable in one or more sections, designed and equipped to contain a residential dwelling unit to be used with or without a foundation system. 'Mobile home' does not include a recreational vehicle, commercial coach, or manufactured home.



- “Mobile home park” means an area or tract of land where two or more spaces are rented or leased or held out for rent or lease but not divided as owner occupied lots to accommodate mobile homes for human occupancy.

Mobile homes are allowed by right in all residential zones. Additionally, mobile homes may be granted with a temporary use permit for up to 180 days within the A-E, A-L, R-R, R-E, R-1-10, R-1-8, and R-2 zones.

The City of Wasco’s Zoning Ordinance allows mobile home parks with a conditional use permit in all residential zones and subject to the development standards as listed in Section 17.40.160(B). The City of Wasco’s development standards are sufficient to provide quality of life for mobile home park communities, and are not a constraint to the maintenance, improvement, and development of mobile home parks. Given that Wasco allows mobile home parks in all residential zones, the City’s statutes are consistent with Gov. Code §65852.7.

### ***Residential Care Facilities***

The City of Wasco classifies Residential Care Facilities into two distinct categories:

- “Residential care facility” means a family home, group home, group care facility, or similar facility operated to provide twenty-four-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Convalescent facilities, rest homes, and board and care facilities are included in this definition.
- “Residential care facility for the elderly (RCFE)” means a housing arrangement chosen voluntarily by the residents, or the residents’ guardians, conservators or other responsible persons, where seventy-five percent of the residents are at least sixty-two years of age, or if younger have needs compatible with other residents, and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. These facilities must comply with California Code of Regulations Title 22, Division 6, Chapter 8 provisions. RCFE projects include the following defined facilities:
  1. Assisted Living Facility. A residential facility that provides housing, personal and health care designed to respond to the daily needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. These facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.
  2. Independent Living Center/Senior Apartment. Independent living centers and senior apartments are multifamily residential projects reserved for senior citizens, where common facilities may be provided, but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
  3. Life Care Facility. Sometimes called “continuing care retirement communities,” these facilities provide a wide range of care and supervision,



and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility.

California Health & Safety Code §1566 et seq. governs local regulation of residential care facilities which require that 1) no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone and 2) any development standards for building heights, setback, lot dimensions, or placement of signs of a residential facility that serves six or fewer persons are identical to those applied to other family dwellings of the same type in the same zone.

The City of Wasco's Zoning Ordinance allows for residential care facilities for six people or fewer to be permitted by right without conditional use permits in all residential zones. The ordinance also requires conditional use permits for seven or more residents subject to providing a State license in all residential zones. In addition, the facilities are subject to the same requirements as other developments in the underlying zone, and there are no special development standards, except for parking requirements. Community care facilities require one space for every 4 resident beds, and licensed group homes require two spaces per dwelling unit. These parking requirements are equivalent to or less than the parking required for equivalent family dwellings. To ensure that residential care facilities including group homes are allowed in all zones that allow residential use, Program H-6 includes an action to revise the Zoning Code to allow these facilities in all zones that allow residential use similar to other residential uses of the same type in the same zone.

The City of Wasco defines a family as "an individual, or two or more persons related by blood, marriage or legal adoption, or a group of not more than six persons who are not so related living together as a single housekeeping unit." This definition allows a reasonable number of unrelated people to be defined as a family and live in any family dwelling unit in the City, including unlicensed group homes or group living arrangements, such as recovery residences, that do not fall under the definition of a residential care facility. However, to conform with state guidelines preventing discrimination against group homes that do not provide services that require state licensing, including those larger than six residents, the Wasco definition of family should be expanded to include group homes regardless of the number of residents. Program H-6 includes an action to expand the definition of family in the Wasco Zoning Code to include group homes regardless of the number of residents.

Given that facilities with more than six persons may present impacts to a residential neighborhood or the residents of the facility itself, the conditional use permit process is appropriate to review these uses. The requirement to obtain a Conditional Use Permit for various types of residential care facilities for seven or more persons, including licensed group homes, is not a constraint on residential care facilities or licensed group homes. Since home sizes in Wasco rarely exceed 3 bedrooms, it is anticipated that the community need for these facilities will be satisfied with facilities serving six or fewer persons. Furthermore, the Zoning Code does not include special conditions or findings relative to group or residential care facilities, and the community does not have a history of opposing group or residential care facilities. As an example, in 1998 the City approved an Activity Center for adults with disabilities. The project included 6 apartment units and 1 single family dwelling unit for the exclusive use of adults with developmental and intellectual disabilities. The center and units remain in active use today. There are no constraints to the maintenance, improvement, and development of residential care facilities. The Conditional Use

Permit review of licensed facilities serving seven or more persons will focus on objective standards only, including applicable Occupancy and Building Code standards. To ensure that the City continues to meet its obligation to remove constraints on, affirmatively support, and prevent discrimination against housing for persons with disabilities, Program H-6 includes an action to revise the Zoning Code to include these obligations in the CUP review of residential/community care facilities with 7 or more beds (which include group homes).

### ***Reasonable Accommodation***

The City of Wasco defines “Reasonable Accommodation” as providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary, to eliminate barriers to housing opportunities.

Pursuant to the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, the City of Wasco is committed to promote accessibility and inclusivity for people with disabilities. The City implements ADA and ICC Code compliant standards for both public and private projects and offers exceptions to land use policies, procedures, and development standards to ensure that the needs of people with disabilities are taken into account.

Reasonable accommodation requests are reviewed administratively by the Planning Director who is required to make a written determination within thirty days. If the reasonable accommodation is submitted concurrently with another discretionary land use application, the project will be subject to the discretionary authority. In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the accommodation complies with the findings under Wasco’s Municipal Code §17.40.190(F)(3):

- a. Whether the housing, which is the subject of the request, will be used by a disabled individual.
- b. Whether the accommodation requested is necessary to make specific housing available to a disabled individual.
- c. Whether the requested accommodation would impose an undue financial or administrative burden on the city, in which instance it would not be deemed to be reasonable.
- d. Whether the requested accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning, in which instance it would not be deemed to be reasonable.
- e. Potential impact on surrounding uses.
- f. Physical attributes of the property and structures.
- g. Alternative accommodations which may provide an equivalent level of benefit.

Overall, the approval findings are intended to ensure that the accommodation benefits a disabled individual and makes suitable housing available to that person, and to ensure that the accommodation does not unreasonably burden the city (e.g., require excessive monitoring), and to ensure that the accommodation is not abused to, for example, establish a use or construct a room

that would otherwise not be allowed. In addition, a reasonable accommodation is unlikely to be denied based on potential impact on surrounding uses (finding e) because other findings prevent the reasonable accommodation from being larger than necessary to accommodate the disability, and the City is motivated to work with people to accommodate their needs with solutions that minimize the cost to the applicant. To ensure that the impact on surrounding uses finding is not used to deny reasonable accommodation, Program H-6 includes an action to revise the Reasonable Accommodation procedure. Otherwise, the current process for obtaining reasonable accommodation is expeditious, has no associated application fees, and the findings are consistent with the requirements of the Fair Housing Act. Overall, the City's reasonable accommodation process is not a constraint to meeting the particular housing needs of individuals with disabilities.

## **OTHER STATE HOUSING LEGISLATION**

### ***Housing Accountability Act***

The Housing Accountability Act places limits on the ability of cities and counties to disapprove or condition approval of housing development projects. This Act is codified in Gov. Code §65589.5. Including an update by SB 330 (Housing Crisis Act of 2019, effective January 1, 2020, and extended to January 1, 2030 by SB 8), the Housing Accountability Act includes the following provisions:

- For emergency shelters and housing development projects for very low-, low-, or moderate-income households, a local agency cannot a) disapprove or b) condition approval in a manner that renders the project infeasible, unless it makes certain written findings.
- For a housing development project for very low-, low-, or moderate-income households, if a local agency denies the project or imposes conditions that have a substantial adverse impact on the viability or affordability of the housing development for the protected groups, in a court action, the burden of proof is on the local agency.
- For a housing development project that complies with objective standards in effect at the time the application was deemed complete, a local agency, when proposing to disapprove or impose a condition that the project be developed at a lower density, shall make written findings of a specific adverse impact on public health or safety with no feasible way to mitigate or avoid the impact other than to disapprove or develop the project at a lower density.
- For a housing development project that is consistent with the general plan, but the zoning is inconsistent with the general plan, the proposed development shall not require a rezoning and shall not be considered inconsistent because of inconsistent zoning. If the local agency has complied with the time frames for notification, the local agency may require the proposed development to comply with the standards of zoning which is consistent with the general plan, but the standards must be applied in a way to facilitate and accommodate development at the density allowed by the general plan and proposed by the project.
- For a housing development project, the project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of §65941.1 was submitted, with specified exceptions, including automatic adjustment to fees and exactions, those necessary to avoid or substantially lessen an impact under CEQA, or the project is revised by 20 percent or more of residential units or square footage (SB 330).
- For a housing development project that is inconsistent with standards, the local agency shall notify the applicant:
  - For 150 or fewer units' projects: Within 30 days of complete date
  - For 151+ units projects: Within 60 days of complete date
  - Notes: Failure of notification means the project can be deemed consistent. Receipt of a density bonus is not an inconsistency with standards (SB 330).

Wasco follows the provisions of the Housing Accountability Act governing the review of housing development projects. As it is the City's practice to promptly notify applicants of inconsistencies with standards, the City follows the Housing Accountability Act.

### ***Housing Crisis Act of 2019 (SB 330)***

The Housing Crisis Act suspends certain restrictions on housing development, streamlines the residential development process, and expedites the permitting of housing where housing shortages are apparent. Under the following SB 330 provisions, the definition of "housing development project" is expanded to include proposals to develop a single housing unit. SB 330 is effective on January 1, 2020, and is extended by SB 8 to sunset January 1, 2030. Provisions of SB 330 include:

- For a housing development project that complies with applicable objective general plan and zoning standards, a city or county shall not conduct more than five public hearings, including continued public hearings, to review and decide on the project (Gov. Code §65905.5).
- Requires the local government to determine a site's historical status at the time of application completeness (Gov. Code §65913.10).
- Creates preliminary application process which vests standards and fees at the time of preliminary application submittal. Local agencies are required to compile a preliminary application checklist and application form that meets certain requirements, but applicants may use the HCD SB 330 Preliminary Application Form to apply to those local agencies that have not yet completed a checklist and form. To remain vested, among other requirements, the applicant will need to submit a development application within 180 days of the preliminary application (Gov. Code §65941.1).
- Amends the Permit Streamlining Act to require the local agency to provide an exhaustive list of items that are not complete (Gov. Code §65943).
- Amends the Permit Streamlining Act to shorten the time to decide on a housing development project to 90 days from the certification of an environmental impact report, and to 60 days from certification of an EIR for a project that meets certain affordability requirements (Gov. Code §65950).
- For affected cities and counties, limitations on planning policy actions that reduce housing development capacity, prohibition on imposing or enforcing design standards established on or after January 1, 2020 that are not objective design standards on housing, and requirements that affected cities and counties shall not approve housing development projects that demolish one or more residential dwelling units (unless at least as many units are replaced), and shall not approve a housing development project that will demolish occupied or vacant protected units, unless certain conditions are met. Affected cities and counties are determined to be in an urbanized area or urban cluster by the Department of Housing and Community Development (Gov. Code §66300).
- Affected cities and counties (as defined in Gov. Code §66300) shall include in their application submittal requirements a request for information on demolition and displacement to implement Gov. Code §66300 (Gov. Code §65940).

As Wasco processes development applications quickly, it follows the provisions of the Housing Crisis Act. Although the City does not have a preliminary application form, the City collects the applicable Pre-Application Review fee for a preliminary application and accepts the HCD SB 330 Preliminary Application Form from applicants. Although the statute states that a local agency is required to create a checklist of submittal requirements and application form for preliminary applications, there is no timeline in the statute for doing so, and the City of Wasco's practice of accepting the HCD SB 330 Preliminary Application Form and using applicable submittal requirements from similar applications (e.g., number of plans, information on site plan, etc.) is consistent with the intent of the Housing Crisis Act. As an affected city, Wasco has followed the provisions of Gov. Code §66300 regarding planning policy actions and has not established new design guidelines since January 1, 2020. To ensure the City's compliance with the requirements for replacement of residential units and protected residential units, a program is included in Chapter 6 for Wasco to include requirements in their application forms for existing housing unit information to satisfy the requirements of Gov. Code §66300.

### ***SB 9***

SB 9 requires that within single-family residential zones, a proposed housing development containing no more than two residential units on a lot and/or a proposed parcel map subdivision for an urban lot split resulting in two lots to be reviewed ministerially, without discretionary review or hearing, if the proposed housing development or subdivision meets certain requirements. A local agency may impose objective zoning standards, objective subdivision standards, and objective design standards, subject to certain limitations, to the extent that they do not physically preclude the development of proposed units at 800 square feet or physically precluding the development of two units on either of the resulting parcels. Codified in Gov. Code §65852.21, §66411.7, and §66452.6, SB 9 is effective on January 1, 2022.

A program is included in Chapter 6 to revise the Municipal Code to implement SB 9.

### ***AB 2011 (Affordable Housing and High Road Jobs Act of 2022)***

AB 2011 is the primary housing production bill of the 2022 legislative session. AB 2011 creates a ministerial, California Environmental Quality Act-exempt, time-limited approval process for multi-family housing developments on commercially zoned properties. Project developers must pay prevailing wages to construction workers and meet specified Below Market Rate (BMR) affordable housing targets. The legislation provides two options; one for 100 percent BMR projects, and a second for mixed-income (typically 15 percent BMR) projects located specifically on "commercial corridors." Codified in Gov. Code §65400, §65585, and §65912.100 through §65912.131, AB 2011 is effective on July 1, 2023, and sunsets January 1, 2033.

The City of Wasco will implement the provisions of AB 2011 upon receipt of an application invoking those statutes.

### ***SB 6 (Middle Class Housing Act of 2022)***

SB 6 allows residential development on property zoned for retail and office space without needing to be rezoned and allows project applicants to invoke the Housing Accountability Act to limit local discretion to deny or condition approval of a project. SB 6 does not provide a ministerial approval pathway and

requires applicants to commit to both prevailing wage and more costly “skilled and trained workforce” requirements for project labor (although the law provides an “off ramp” if fewer than two bidders bid for a contract under the “skilled and trained workforce” requirement). SB 6 does not contain any BMR requirements, and it has fewer site exclusions than AB 2011. It is likely to be used most frequently in lower-cost areas of California and on sites where AB 2011 is not available. Codified in Gov. Code §65852.24 and §65913.4, SB 6 is effective on July 1, 2023, and sunsets January 1, 2033.

The City of Wasco will implement the provisions of SB 6 upon receipt of an application invoking those statutes.

### **AB 2097**

AB 2097 prohibits a public agency from imposing or enforcing minimum automobile parking requirements on a residential, commercial, or other development project if the project is located within one half mile of a major transit stop. “Major transit stop” means a site containing an existing rail or bus rapid transit station, a ferry terminal served by bus or rail transit, or the intersection of two or more major bus routes with service intervals of 15 minutes or less during the morning and afternoon peak commute periods. A local agency may impose or enforce minimum automobile parking requirements on a housing development project if it makes certain written findings within 30 days of receipt of a complete application. Codified in Gov. Code §65585 and §65863.2, AB 2097 is effective on January 1, 2023.

As there are no major transit stops in Wasco, Wasco is not subject to AB 2097.

### **AB 2234**

AB 2234 requires a local agency to compile a list of information needed to approve or deny a post-entitlement phase permit, to post an example of a complete, approved application and an example of a complete set of post-entitlement phase permits for at least five types of housing development projects and to make those items available no later than January 1, 2024. It also imposes timing limits for the local agency to deem post-entitlement applications complete and approve/deny post-entitlement applications. It also requires local agencies to accept post-entitlement applications by email or online permitting system by specified dates. Codified in Gov. Code §65589.5, §65913.3, and §65913.3.5, AB 2234 is effective on January 1, 2023.

A program is included in Chapter 6 to implement the provisions of AB 2234.

### **AB 2668**

In addition to clarifying the SB 35 streamlined approval process, AB 2668 amends the rules regarding nexus studies for housing development fees. Codified in Gov. Code §65913.4 and §66016.5, AB 2668 is effective on January 1, 2023.

Wasco will follow the requirements of AB 2668 should the city establish a new application processing fee or development impact fee or make significant changes to these fees.



**AB 916**

AB 916 prohibits a local agency from requiring a public hearing to reconfigure existing space to increase the bedroom count within an existing dwelling unit. This requirement is limited to a permit application for no more than two additional bedrooms within an existing dwelling unit. The local agency may still require a public hearing for a proposed project to increase the number of primary dwelling units within an existing structure. Codified in Gov. Code §65850.02, AB 916 is effective on January 1, 2023.

As Wasco does not require a public hearing for proposals to reconfigure existing residential space in existing dwelling units, including in situations where the structure is non-conforming, Wasco follows AB 916.

**APPLICATION PROCESSING & PERMIT PROCEDURES**

Efforts have been made to streamline the processes of residential development applications. The Wasco Zoning Code states that residential projects involving the construction of new buildings, the construction of additions to existing buildings, and exterior alterations require approval of a Site Plan and Design Review by the Director of Planning, an administrative discretionary entitlement. If a project involves an entitlement that requires approval by a higher review authority (e.g., Planning Commission approval of a Tentative Tract Map, Conditional Use Permit, or variance), the Site Plan and Design Review will be decided by that higher review authority. Following approval of the necessary Planning entitlements, projects require public improvement and building plan review by the Public Works Department and Building Division. For subdivisions, the Planning Commission will generally review a project within eight weeks of the application being submitted and the environmental document being completed.

The City attempts to process development applications in a timely and efficient manner; however, some delays are out of City control. For example, the primary delay in processing is the 30-day statutory comment period allowed for responsible and trustee agencies for projects that are not exempt from the California Environmental Quality Act (CEQA). Delays in processing the application can also occur if the CEQA review determines that an Environmental Impact Report (EIR) would be the appropriate environmental document to prepare for the project. The typical single-family and multi-family building permit plan check time as well as requirements are seen in Table 5-5 below. No significant delays or constraints in processing have been identified.

**Table 5-5 City of Wasco  
Typical Processing Procedures by Project Type**

	Single-Family Unit	Multi-Family Unit	Subdivision
List Typical Approval Requirements	Site Plan & Design Review	Site Plan & Design Review	Planning Commission Approval of Tentative Map
	Building Plan Check	Building Plan Check	City Council Approval of Final Map
	Building Permit Issuance	Grading Plan Check	
		Building Permit Issuance	
<b>Total Est. Time</b>	<b>Approx. 2 weeks</b>	<b>Approx. 2-4 Months</b>	<b>Approx. 4-6 Months</b>

**Approval Findings**

The review authority is required to make the following findings for approval of a Site Plan & Design Review. These findings do not apply to projects that are required to undergo a ministerial approval process.

- Be allowed within the subject zoning;
  - Project are reviewed for land use and zoning consistency.
- Be in compliance with all applicable development standards and regulations, and adopted design guidelines and policies that may apply;
  - Projects are reviewed for consistency with adopted, objective development standards and regulations and any applicable combining districts or specific plan areas. Wasco only has one combining district which encompasses the downtown commercial core only.
- Be in keeping with the character of the neighborhood or project setting in terms of the project’s general appearance; and
  - The project’s general appearance is reviewed for consistency with the neighborhood. This review is typically limited to minimal design features such as architectural treatments, building materials and color, and staff is able to provide feedback during the preliminary reviews without any uncertainty or timing impacts to the approval process based on staff recommendations for the applicant. For example, a mobile home in a traditional single family “stick” built neighborhood would be required to have adequate skirting. Other examples include the requirement for porch / covered patio and other simple home additions to be designed to be of similar and compatible architecture and materials as the existing structure on the property and new subdivisions are required to have minimum number of varied elevations for each proposed floor plan. Elevations can be varied through use of different roof forms and simple trim materials. Aside from these specific examples, the City’s review process is fairly lax. Apart from identifying and informing the applicant of any major deficiencies, this process is designed to maximize the allowed build, thus maximizing the increase in Housing potential.
- Not be detrimental to the harmonious and orderly growth of the city or the public health and safety of its residents.

- Projects are reviewed to ensure that the City does not promote leap frog development or approve a project that may pose a health or safety risk to its residents.

The only new residential projects that are not handled through a ministerial process are projects that are associated with land division and must comply with the Subdivision Map Act.

The City promotes development certainty through preliminary development reviews. Any project applicant may choose to go through the preliminary review process. As part of the process, City staff reviews preliminary project proposals and provides written feedback to the project applicant. The City further bolsters certainty in the ADU development process through its new pre-checked ADU plan program where applicants can select one of four pre plan checked ADU plans for construction.

In cases where a ministerial review of a housing project is required, such as projects subject to SB35 streamlining, projects on rezoned or previously identified sites in the sites inventory that include 20 percent+ affordable, or projects invoking AB 2011 or any other state statute that requires ministerial review, the City in practice does not apply subjective findings of any entitlement or subjective criteria to the project.

Likewise, the Housing Accountability Act severely restricts local agencies from denying or rendering infeasible affordable housing for low- and moderate-income households, and for housing development projects that comply with objective standards, restricts the ability of a local agency to effectively deny or condition the project to develop at a lower density. Wasco follows the provisions of the Housing Accountability Act governing the review of housing development projects.

To further implement the ministerial procedure, Program H-6 includes an action to revise the Municipal Code to add a procedure for ministerial review of projects when required by state statute. To further implement the Housing Accountability Act, Program H-6 includes an action to revise the Municipal Code to include in entitlement review procedures references to provisions of the Housing Accountability Act that restrict the ability of a local agency to deny, render infeasible, or condition housing development projects.

### ***Design Review***

Design review of housing projects is part of the Site Plan and Design Review approval process for those residential projects noted above that require it. Design review relies on design criteria contained in the Wasco Zoning Code, and for projects within the Downtown Historic District, the Downtown Historic District Policy and Design Plan. Sections 17.40.220 (Residential architectural design criteria), 17.40.170 (Multifamily development standards), and 17.40.180 (Planned residential development/ small lot subdivisions) of the Wasco Zoning Code are generally applicable to residential development and contain a combination of objective design standards and subjective design guidelines, with the majority of criteria objective. The design criteria cover a variety of topics and improve development certainty by giving applicants and decision makers a common basis by which to evaluate the design of residential development proposals. As the guidelines do not mandate expensive materials or construction techniques, they have a negligible effect on housing

costs. Design review is included in the typical timelines for review discussed above. Therefore, the City's design review process is not a significant constraint upon housing development.

### ***SB 35 Streamlining***

Based on the status of the City's submitted Annual Progress Reports and the City's cumulative annual progress towards the City's Regional Housing Needs Allocation (RHNA) as determined by the Department of Housing and Community Development, the City may be required to streamline (process ministerially) affordable housing projects in accordance with Gov. Code §65913.4, which became effective January 1, 2018, and sunsets January 1, 2026. Effective January 1, 2023, Assembly Bill 2668 clarifies provisions of the ministerial, streamlined approval process for affordable housing development created by SB 35.

As the City of Wasco rarely receives proposals for development of affordable housing, the City does not have a written SB 35 streamlining procedure. Because of the rarity of affordable housing applications, the lack of a written SB 35 streamlining procedure is not a constraint. Depending on the SB 35 status of Wasco and the level of affordability of a project proposal, City staff will process the project ministerially in accordance with Gov. Code §65913.4.

### ***Processing and Permit Procedures Potential Impacts on the Cost and Supply of Housing***

City staff will review and approve most single-family and multifamily residential developments, minimizing processing time for these projects. The processing times for the City of Wasco are reasonable and comparable to surrounding jurisdictions such as Arvin and Shafter. Processing times for residential projects that require Planning Commission or City Council review are also reasonable and comparable to other jurisdictions. Overall, the City complies with the Permit Streamlining Act in its review of housing projects, in that consistent with the typical processing times, the City determines the completeness status of an application within 30 days of submittal, determines whether a project is exempt within 30 days of a complete application, and takes no more than 60 days from a determination of CEQA exemption to approve an exempt housing project. Therefore, the current procedures for processing an application or applying for a permit would not result in an increase in the cost associated with the construction of new housing or in the reduction of the housing supply in Wasco.

### **BUILDING CODES & ENFORCEMENT**

New construction is required to meet the California Building Code (CBC) and California Residential Code (CRC) standards, which is updated every three years, as adopted by the City. Wasco has adopted amendments to the California Building Codes and California Residential Code that are minor in nature; none of the adopted amendments specify expensive materials or methods. City of Wasco building inspectors conduct building inspections in Wasco for approval of new construction, for occupancy of new structures, for alteration and repair of existing structures requiring permits, and to respond to specific complaints related to projects not in compliance with construction standards. In the case of a substandard building needing to be vacated or repaired, Wasco will give preference to the needs for housing and repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling, in compliance with Health & Safety Code §17980(c)(2).

The CBC including the CRC with adopted minor amendments is not a constraint to residential development and does not increase housing costs or decrease the supply of housing. The CBC with Wasco's minor amendments is intended to protect public health, safety, and general welfare as they relate to the construction and occupancy of buildings and structures with the provision of standardized requirements. Building enforcement procedures are standard and typical of California cities, and the City gives preference to the need to maintain housing units and repair existing units when it is economically feasible. Therefore, the adopted building code and enforcement procedures are not a constraint to the maintenance, improvement, and development of housing in Wasco.

### **OFF-SITE IMPROVEMENT REQUIREMENTS**

The City of Wasco development requirements for off-site improvements are standard for small communities within Kern County. Required off-site improvements within and adjacent to residential developments include the following:

- Standard street widths shall be designed and built in accordance with specified standards identified in the City of Wasco General Plan Circulation Element. Street widths are the minimum required to safely handle the expected traffic at buildout.
- Curbs, gutters, and sidewalks shall be constructed in accordance with Title 24 of the California Building Code and in accordance with the Americans with Disabilities Act (ADA). The requirements are the minimum needed to provide drainage of the public right-of-way and pedestrian safety.
- Water and sewer lines are required to be connected to the nearest City water and sewer main lines and designed and constructed in accordance with applicable Municipal Code and Water District standards.

The Circulation Element of the General Plan establishes a Level of Service "C" for the City except in the Historic Downtown Overlay District and 7th Street from Palm Avenue to F Street where a Level of Service "D" is acceptable due to existing land uses. As Wasco is a small city with low traffic volumes physically separated from other nearby cities, the construction of housing units equivalent to the City's Regional Housing Needs Allocation is not expected to exceed these Level of Service thresholds. Off-site improvement requirements would not hinder future residential development capacities to accommodate the City's Regional Housing Needs Allocation.

### **FEES & EXACTIONS**

Fees and exactions required of a development pay for public facilities associated with a residential development. Planning processing fees cover the cost of reviewing development proposals and are collected at time of project application submittal; development impact fees are collected at the time of building permit issuance and are usually assessed based upon a per unit/lot basis.

The following Table 5-6 presents Wasco's planning fees which would apply to Planning applications for residential developments. These fees, last updated in 2022 by the City Council, are based on the reasonable cost of providing services.

**Table 5-6  
City of Wasco  
Planning Entitlement Processing Fees, FY 2022-2023**

<b>Annexation</b>	\$10,000*
• Out of Area Service Review (for annexation)	\$2,608
<b>Site Plan Review</b>	
• Single Family (New and Modifications)	\$163
• Accessory Dwelling Unit	\$163
• Multi-Family <4 Units (New and Modification)	\$489
• New Multifamily 4+ Units	
○ < 1 Acre	\$3,260
○ 1-5 Acres	\$4,891
○ > 5 Acres	\$6,521
• Landscape Plan Review (Multi-Family Residential and Master Tract)	Pass-through of Consultant Costs plus 25 percent admin fee; with \$500 initial deposit*
• Landscape Plan Review (Single Family Residential)	\$163
<b>Conditional Use Permit – Class 1</b>	
• Class 1 (Residential zones)	\$1,956
• Class 2 (Commercial zones new construction)	\$3,260
<b>Variance</b>	\$1,630
<b>Precise Development- New</b>	\$8,151
<b>Specific Plan</b>	\$15,000
<b>General Plan Amendment</b>	\$4,000.00*
<b>Zone Change</b>	\$4,000.00*
<b>Certificate of Compliance</b>	\$942*
<b>Lot Line Adjustment or Parcel Merger</b>	\$1,570*
<b>Tentative Parcel Map (1-4 Parcels)</b>	\$4,082*

<b>Tentative Tract Map (up to 100 lots)</b>	\$4,710*
<ul style="list-style-type: none"> <li>Per lot over 100</li> </ul>	\$26*
<b>California Environmental Quality Act</b>	
<ul style="list-style-type: none"> <li>Exemption</li> </ul>	\$163
<ul style="list-style-type: none"> <li>Initial Study-Negative Declaration or IS-MND</li> </ul>	Pass-through of Consultant Costs plus 25 percent admin fee; Initial deposit based on consultant estimate*
<ul style="list-style-type: none"> <li>Environmental Impact Report</li> </ul>	Pass-through of Consultant Costs plus 25 percent admin fee; Initial deposit based on consultant estimate*
<ul style="list-style-type: none"> <li>Addendum to IS/ND, IS/MND, or EIR</li> </ul>	Pass-through of Consultant Costs plus 25 percent admin fee; Initial deposit based on consultant estimate*
<b>All Other Environmental Review Services</b>	Pass-through of Consultant Costs plus 25 percent admin fee; Initial deposit based on consultant estimate*
<b>Technology Fee (percent of fees paid)</b>	5 percent of fees paid including T & M billings

\*Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application.

In addition to Planning fees, Public Works fees may apply 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, and standard Building plan check and permit fees apply to all construction projects. All of the above Planning 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 in the city.

Table 5-5 shows cumulative Planning permit processing fees and development impact fees for two example projects in the City: a 1,700 square foot single-family residence (following the previous approval of a tract map subdivision) and a 23-unit multifamily development (twenty-two 895-square foot units, one 1,089-square foot unit). All of these fees have been developed in accordance with the Mitigation Fee Act. The fee structure incentivizes effective use of services and compact development in that multifamily residential development will frequently incur a lower fee per unit. As these fees are at or below 10-15 percent of overall development costs, development fees are not currently a constraint to the development of new housing.



**Table 5-7**  
**City of Wasco**  
**Cumulative Development Fees – Residential Development**

ITEM	AMOUNT
<b>Single-Family Residence</b>	
Site Plan	\$163
Technology Fee	\$8.15
Traffic	\$1,069.16
Park	\$1,318.65
School (\$5.55 per square foot)	\$9,435
Water 1"	\$3,775
Sewer Plant	\$3,880
Sanitation	\$195
<b>Total</b>	<b>\$19,843.96</b>
<b>Typical estimated overall cost of development per unit</b>	<b>\$223,278</b>
<b>Estimated proportion of fee cost to overall development cost</b>	<b>8.9 %</b>
<b>23-Unit Multifamily Development</b>	
Site Plan	\$4891
CEQA Exemption	\$163
Landscape Plan Review	\$500
Technology Fee	\$277.70
Traffic	\$15,167.12
Park	\$30,328.95
School (\$5.55 per square foot)	\$115,578.95
Water 2"	\$14,875
Sewer Plant	\$89,240
Sanitation	\$2,820
<b>Total</b>	<b>\$273,841.72</b>
<b>Total per unit</b>	<b>\$11,906.16</b>
<b>Typical estimated overall cost of development per unit</b>	<b>\$107,121</b>
<b>Estimated proportion of fee cost to overall development cost</b>	<b>11.1 %</b>

Gov. Code §65940.1(a) requires a city with a website to publish “[a] current schedule of fees, exactions, and affordability requirements...applicable to a proposed housing development.” and update this information within 30 days of any changes. User and regulatory fees, including planning permit processing fees, are published on the City’s “Adopted Fee Schedule” web page at <https://www.cityofwasco.org/367/Adopted-Fee-Schedule>. A program is included in Chapter 6 to ensure that development impact fees and in-lieu fees are published on the City’s website.

## **NON-GOVERNMENTAL CONSTRAINTS**

Housing availability and cost are influenced by market factors over which local government has little or no control. California State law requires that a Housing Element contain a general assessment of market factors and local regulations that create or add to existing development constraints, which serves as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing include environmental constraints, infrastructure constraints, and market constraints—financing, land costs, and construction costs.

### ***Environmental Constraints***

The following section describes any known environmental issues that could serve to constrain the ability to provide new housing opportunities for the citizens of Wasco.

#### ***Areas of steep Slopes***

Landslides and slope stability do not affect the City of Wasco since it is relatively flat in topography.

#### ***Fault Zones***

The City of Wasco is not designated as a special study zone under the Alquist-Priolo Act. Fault zones and seismicity are not a constraint to development within Wasco. Although no faults have been mapped immediately near Wasco, several major faults are located within Kern County.

#### ***Fire Hazards***

Wasco does not have any very high fire hazard severity zones within the city limits or sphere of influence. Wasco is currently served by the Kern County Fire Department. Although the City is not located in close proximity to High Fire Hazard Zones, fire potential is associated with the surrounding agricultural uses abutting Wasco. Orchard uses are of special concern due to the density and types of trees planted and there are no wilderness areas in or around the City; therefore, there is no significant risk of wildland fire hazards that may pose a constraint on the provision of additional housing units during the planning period.

#### ***Flooding***

The City of Wasco, as well as most of Kern County, is located within the Tulare Lake Hydrologic Region. The Tulare Lake Hydrologic Region comprises the drainage area of the San Joaquin Valley south of the San Joaquin River and encompasses approximately 10.9 million acres (flood 17,050 square miles). This portion of the County has two major flood sources, the Kern River and Poso Creek. The City of Wasco is in a portion of the Valley that is not likely to experience flooding from these two sources. An area in the eastern portion of the City (east of the railroad tracks, south of Paso Robles Highway 46, and north of 9<sup>th</sup> Street) and a small area along the northern sphere of influence are located within a 100-year flood zone. Wasco is at minor risk for a 100-year flood and does not have a significant history of flood events associated with severe weather.

The greatest concern for flooding within the City of Wasco is related to urban stormwater. Areas along 7th Street flood during heavy rain events in the City. The City has completed storm drain

improvements along this roadway to reduce flooding impacts. Wasco Municipal Code, Chapter 15 requires on-site retention of stormwater for new developments to minimize additional burden on the City's storm drain system, reducing the potential for flooding from urban storm water. Therefore, the City is not at risk of a significant flooding event and does not pose a significant constraint on the provision of additional housing units during the planning period.

### ***Agricultural and Open Space Issues***

Wasco is a city in the San Joaquin Valley, in Kern County, with an economy based largely on agriculture. Of the 2,682 acres of Open Space in the City of Wasco, 99 percent of this land is agriculture which is not under Williamson Act contract, and it is easy to develop when the need arises for additional land to meet population, housing, and job targets. The majority of the agriculture land in Wasco and the surrounding area is designated as "Prime Farmland" by the California Department of Conservation. Although future City growth will likely encroach on farmland, this will not pose a significant constraint on the provision of additional housing units during the planning period.

### ***City Infrastructure and Constraints***

The ability of a city to provide an adequate housing supply is also closely linked to the capacity of the city's infrastructure. In addition to water supply constraints, limitations to public funds available for infrastructure improvements and the corresponding need to provide services to developing areas are some of the most significant issues related to growth during the planning period. Many of the prime areas for residential development are currently being utilized for agricultural purposes; in order to develop these areas, new infrastructure will need to be extended into these areas which will pose an additional cost for developers. Programs are included in Chapter 6 to assist with the cost of infrastructure to support affordable housing development.

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

The Circulation Element of the Wasco 2040 identified major roadways (i.e., freeways, highways, and collectors) to accommodate circulation needs through the year 2040. 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" (LOS) 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. The majority of the City's roadways operate 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 six municipal wells and a distribution system consisting of water mains and service connections. The City of Wasco Urban Water Management Plan dated September 2021 indicates that there is sufficient capacity to accommodate growth through the year 2040, for a population of up to 35,970 persons.

The City currently has a total production capacity of 6,990 gallons per minute (gpm) from its six wells, resulting in an annual groundwater supply volume of approximately 2,100 million gallons per year (MGY) based on a 50 percent utilization rate. Flow meters are installed in all wells to monitor water production, and the average production over the past five years (excluding 2020) has been around 1,010 MGY, with the highest annual volume being 1,082 million gallons (MG). This equates to an average production rate of approximately 2,060 gpm.

To accommodate the expected 51 percent increase in groundwater pumping between 2020 and 2040, the City plans to add a replacement well, Well #13, with an estimated production rate of 1,400 gpm. This addition will raise the overall groundwater supply capacity to 7,990 gpm or approximately 2,100 MGY. Additionally, the City secured grants to construct a 2.0-million-gallon storage tank and a 2,500-gpm booster station at one or two well facilities as well as to drill 4 new replacement wells to further increase the system capacity to approximately 9,490 gpm and meet the projected future peak hour demand as shown in Table 4-4 below.

**Table 5-8  
Projected System Supply/Capacity vs Demand**

<b>Projected Water System Supply Availability and Pumping Capacity vs. Estimated Demand</b>						
<b>Year</b>	<b>Annual Groundwater Production (MG)</b>	<b>Available Groundwater Supply Volume (MG)</b>	<b>Average Pumping Time to Meet Demand Volume (hours/day)</b>	<b>Average Supply Capacity (gpm)</b>	<b>Estimated Peak Hour Demand (gpm)</b>	<b>Available Pumping Capacity (gpm)</b>
<b>2020</b>	1,081	2,100	6.2	6,990	6,252	6,990
<b>2025</b>	1,215	2,362	6.9	7,990	6,705	7,990*
<b>2030</b>	1,347	2,362	7.7	7,990	7,458	9,490**
<b>2035</b>	1,506	2,362	8.6	7,990	8,364	9,490
<b>2040</b>	1,698	2,362	9.7	7,990	9,490	9,490

\*1,400 gpm increase due to construction and equipping of a new groundwater supply well, Well #13.

\*\*1,500 gpm increase in pumping capacity from addition of storage tank and 2,500 gpm booster station.

Source: City of Wasco Urban Water Management, September 2021

Despite projections suggesting sufficient water supply, the City is currently facing substantial water supply issues exacerbated by various factors. These factors include local drought, aging wells and distribution pipes, as well as the implementation of the Sustainable Groundwater Management Act (SGMA) groundwater management regulations. Recognizing the criticality of the situation, the City identified a pressing need to replace wells and establish water storage infrastructure, as no such storage facilities currently exist in Wasco.

To safeguard the preservation of water capacity, the City has implemented water conservation policies and actively enforces Water Waste Prevention and Water Use Restrictions under Title 13 of Waco's Municipal Code. These policies also establish different water conservation stages and corresponding restrictions for customers. Additionally, the City requires water will-serve letters for all new development projects before issuing building permits. Prior to approval, new projects undergo evaluation using the City's water model, wherein the City water engineer determines whether there is sufficient supply and system capacity to meet demand. As housing growth is projected to continue in the future, the City will require additional new wells beyond replacement wells to adequately serve new construction and improvements. Given the City's substantial infrastructure needs, particularly in regard to costly improvements for water wells and storage, Chapter 6 includes a program to pursue strategies to alleviate water supply constraints including grants for water infrastructure including storage and incentives for water conservation.

### ***Sanitary Sewer***

The City of Wasco owns and operates the local municipal sanitary sewer system. The City's sanitary sewer system consists of two major components: the collection system including gravity collection mains, sewer force mains, manholes, service laterals, and pumping stations located at low points of the city; and the Wastewater Treatment Plant which includes two screening units, a raw sewage wet well, grit separator and settling chamber, two primary clarifiers, two trickling filters, storage reservoirs, three sludge digesters, four sludge drying beds, two decanting centrifuges, a control house, and a laboratory building. The City of Wasco Wastewater Treatment Plant is located at 5410 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 million gallons per day (MGD). The current annual average wastewater flows have been measured at 1.3 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 Wastewater Treatment Plant. The proposed project would incrementally expand facilities to ultimately treat 4.5 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 1,086 additional housing units that Kern COG has projected as being needed in the City by 2031. 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.

### ***Price of Land***

Sufficient, appropriately zoned land is available to accommodate the residential development that is needed in the City of Wasco through 2031 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Land costs typically include acquisition and the cost of holding land throughout the development process. The land costs can at times account for up to half of the final sales price of new homes in small developments or in areas where developable land is scarce. Based on properties listed for sale in March 2023, land within the Wasco City limits is currently valued between \$13,750 and \$49,900 for a single-family lot. Multi-family parcels of land are also still available. One example of two R-3 lots adjoining one CR parcel is listed for sale for \$900,000 for 4.51 acres of land.<sup>3</sup> Other variables affecting the cost of land include the size of residential lots, location and amenities, the availability and proximity of public services, and the financing arrangement between buyer and seller.

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<sup>3</sup> [https://www.zillow.com/homedetails/300-N-Palm-Ave-Wasco-CA-93280/2059534866\\_zpid/](https://www.zillow.com/homedetails/300-N-Palm-Ave-Wasco-CA-93280/2059534866_zpid/), accessed March 9, 2023.

### ***Cost of Construction***

Rising costs of labor and materials have contributed to the nongovernmental constraints on housing development and improvement. The cost of material and labor at any one time reflects short-term considerations of supply and demand. Future construction costs depend on changing market demand and supply that is created in part by fluctuations in state and national economies. State and national policies impact regional construction and do not necessarily inhibit residential construction in any specific community. Building Valuation Data compiled by the International Code Council (ICC) is an indicator of construction costs. ICC-compiled unit costs include structural, electrical, plumbing, mechanical work, interior finish, and normal site preparation. The ICC data is national and does not consider differences among regions and do not include land price. The 2020 ICC-calculated national averages for costs per square foot of single-family residences and for apartment units are the following:

- Type I or II, Multifamily: \$148.82-\$168.94 per square foot
- Type V (Wood Frame), Multifamily: \$113.88-\$118.57 per square foot
- Type V (Wood Frame), One-and Two-Family Dwelling: \$123.68-\$131.34 per square foot

### ***Financing***

Financing costs are subject to fluctuations in 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. Two types of financing contribute to the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Changes in interest rates of only a few percentage points can result in a dramatic difference in annual income necessary to qualify for a home loan. Financing for new residential development is available at reasonable rates. Economic changes due to COVID-19 have caused caution among lenders and may have lasting effects through the 6th Housing Cycle. Lenders are evaluating loan applicants more closely than in the past, which leads to credit tightening despite affordable interest rates.

In addition to private financing, Federal, State, and local public funding sources are important resources for the development of housing for households of all incomes. Public sources supplement and leverage private sources for the construction, rehabilitation, and preservation of housing units and for rental and purchase assistance subsidies for buyers and tenants. Federal, State, and local government appropriations vary over time and are not available at a steady level or at a level that coincides with increases in costs of housing development, inflation, and increasing affordable housing needs. The Federal government supports homeownership and the development of for-sale, rental, and homeless housing and services through tax incentives and expenditures.

Tax incentives, including tax credits, tax deductions, and lower tax rates are the most significant Federal resources. The Federal Low-Income Housing Tax Credit (LIHTC), instituted in 1986, facilitates the investment of cash from private entities that receive a tax credit benefit in return. The LIHTC has been considered a successful program nationally.

According to the California Tax Credit Allocation Committee, in 2021 a total of \$191,444,125 in



annual federal tax credits was allocated by the Federal government to the State of California.<sup>4</sup> Although Federal allocations to California for LIHTCs have increased over time, fewer low-income units are funded annually as development costs per unit have increased. Applications for LIHTCs usually exceed available funds by a ratio of two to one.

To support homeownership, the Federal government provides home mortgage interest and property tax deductions to homeowners, as well as lower tax rates on long-term capital gains. The tax incentives dwarf the LIHTC and subsidize more households at higher incomes than low-income households.

In May 2022, the Biden Administration released a plan to address rising housing costs by encouraging an expansion of the housing supply. The plan calls for adopting proposed expansions of the LIHTC Program that were included in various iterations of the Build Back Better Act (BBA, H.R. 5376) and adopting a modification in the President's FY2023 Budget proposal that would allow for an increased LIHTC subsidy for certain developments financed with tax-exempt bonds.

### ***Local Banks***

Several local banks serve Wasco. Thereby, there are a variety of single-family and multi-family home loans available to Wasco households. However, current interest rates are high and discourage home sales and refinancing. Veteran Affairs, Federal Housing Administration, and conventional loans are available as alternate options for financing. Local banks currently do not have programs specifically focused on the construction of affordable housing other than those sponsored by government agencies such as the Community Reinvestment Act funds.

### ***Affordable Housing Development Financing***

Funding for affordable housing projects currently requires financing for a first mortgage, second mortgage, and equity, as indicated in the following sections.

#### ***First Mortgage***

Due to their low rent levels, affordable housing projects are financially capable of generating sufficient money to make monthly payments on only a small first mortgage – often as low as 20-25 percent of the total cost of a project. For the first mortgage lender, subordinated debt increases a project's loan-to-value and debt coverage ratios to acceptable levels, thereby reducing risk and increasing the likelihood of obtaining private debt financing. The amount of the first mortgage that can be supported is a function of the net operating income of the project. Tax-exempt bond proceeds sometimes are used for permanent financing of low-income housing projects.

#### ***Second Mortgage (Gap Financing)***

A second mortgage is frequently necessary to partially fill the gap between total project costs and the amount that can be supported by the first mortgage. A below-market second mortgage provided by State or local governments or philanthropic organizations could be structured with a low-interest rate, no-interest deferred payments, or as a due-on-sale loan.

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<sup>4</sup> <https://www.treasurer.ca.gov/ctcac/fast.acp>, accessed March 9, 2023

The maker of the second mortgage often prefers subordinated debt rather than a project grant even though the former entails added risk. The mortgage usually contains restrictions to ensure the property serves low-income families, otherwise, it becomes due and payable. Local funds often are used to provide “soft seconds”; that is, mortgages whose principal and interest payments may be deferred until cash flow is available or the project is sold.

### ***Equity***

Equity is the money or capital invested in the project and reduces the amount needed to finance with a first and/or second mortgage. Although equity financing can be derived from several sources, affordable housing partnerships depend on the syndication of low-income housing tax credits. Ownership of these projects usually is structured as limited partnerships; corporate or individual investors are the limited partners who rely on tax credits for market returns.

### ***Lifestyle***

The increase in housing costs in the last few decades was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased, and the amenities included in the housing package changed, as well as the number of bedrooms and the size of living areas. All of these lifestyle choices have costs associated with them. The statewide trends emerging now, due to governmental and nongovernmental constraints and the resulting increase in housing costs, is toward 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 consumer preference may still tend toward the desire to own a single-family home, some households are now more willing to accept alternatives to that lifestyle, 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.

### ***Housing Developed Below Identified Densities***

Frequently, property owners and housing developers will request to develop housing below the maximum density allowed in the zone, and sometimes below the identified density in the Appendix B sites inventory. Physical constraints, such as irregularly shaped sites, existing infrastructure or easements, or unusual natural features can reduce the number of units developed. The demand for housing, as reflected in the sale or rental price for housing types compared to the cost of developing that particular housing type, will lead developers and property owners to build the most profitable product types, which may be at densities lower than anticipated. Higher density housing may need to physically accommodate subterranean or structured parking which is significantly more expensive per unit to develop and may not be justified by the potential sale or rental price. The Appendix B sites inventory assumes an ultimate density of each site that is less than the maximum allowed density in order to account for these physical and market constraints. If a parcel on the sites inventory is developed below the identified residential density, it is subject to the No Net Loss Law. A program is included in Chapter 6 to implement that statute.

### ***Timeframes Between Project Approval and Building Permit Application***

An application for a building permit following project approval may be delayed by changing economic/market conditions, including financing. The project applicant may need to complete their financing of the project or obtain new financing in response to changes to or unavailability of an anticipated source of financing, prior to moving forward with an application for a building permit. Significant changes in market conditions or financing may lead to a redesign of the project which would result in a significant delay.

In Wasco, time between project approval and building permit application has varied based on the circumstances of the applicant. The developer of Delgado Villas, a market-rate multi-family project, applied for building permits 6 days after project approval to lock in the existing building code requirements prior to an upcoming code update in the new year. The developer of Poplar Place, an affordable multi-family project, waited 6 months to apply for building permits, most likely because they were finalizing their financing (tax credits) and building plans. Tax credit applications receive additional points for having all land use approvals in place, so most developers get their entitlements before applying for Tax Credit funding. The developer of Rosaleda Village, the 226-unit affordable farmworker housing project, waited approximately one year to apply for building permits, presumably to finalize financing and building plans. The developer of Tract 7373, a single-family tract, waited 1 year 9 months from approval of the tentative map to submit the first building permit application, as the developer had to build infrastructure (streets, sewers, water, etc.) before homes could be built and sold. These timelines are typical given the types of residential projects being developed, and are dependent on the circumstances of the developer. Programs H-7 and H-9 in Chapter 6 focus on streamlining the post-entitlement permit process.

### ***Local Efforts to Remove Non- Governmental Constraints***

The Housing Element analysis is required to examine local efforts to remove non-governmental constraints that create a gap in Wasco's ability to meet its assigned RHNA (Regional Housing Needs Allocation) by income category. The primary non-governmental constraint is the overall cost of affordable housing development in most parts of California. The construction of affordable residential units, particularly for low-income and very low-income households, is not profitable for residential developers. As a result, deed-restricted affordable residential units require more subsidy than available density or financial incentives. This places the construction burden on non-profit organizations and similar grant-funded residential developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs.

During Wasco's 5<sup>th</sup> Cycle Housing Element Update period (2015-2022), there were 163 Extremely Low or Very Low-Income affordable housing units built, less than the RHNA allocation of 350 units for this category. In the Low-Income category, there were 268 affordable housing units built, less than the RHNA allocation of 275 units for this category. There were 77 Moderate and 278 Above Moderate-Income housing units built, less than the RHNA allocation of 280 Moderate- and 521 Above Moderate-Income category units. There were 244 new units deed-restricted to preserve affordability. The City of Wasco has sought to mitigate the gap between the planning for units affordable to Very Low-Income, Low-Income, Moderate-Income, and Above Moderate-Income

households and the number of constructed units for these households through existing programs evaluated in Chapter 2 of this HEU. These programs will be modified and continued in the 6<sup>th</sup> Cycle 2023-2031 Housing Element Update and are included in Chapter 6 of this HEU.

## **CHAPTER SIX – HOUSING ACTION PLAN**

The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community will be met through December 31, 2031. The City’s quantified objectives for the construction, rehabilitation, and conservation of housing, as well as the actions that the City will undertake to meet its housing needs, are discussed in this section. A summary of actions, including identification of responsible entities and time frames for implementation, is also presented. In evaluating the prior Housing Element, the City analyzed the programs it undertook, and evaluated the success of the programs. Accordingly, the City has included in this Housing Element those actions it believes can successfully be implemented and that reflect the best use of the City’s resources. Wasco’s quantified housing objectives are presented below in Table 6-1, along with housing implementation programs (Table 6-2).

### **QUANTIFIED OBJECTIVES – NEW CONSTRUCTION TO MEET ESTIMATED REGIONAL HOUSING NEEDS**

The City has established its quantified objectives based on the Kern Council of Governments’ (Kern COG) Regional Housing Needs Assessment (RHNA) allocations for the City of Wasco for the period of June 30, 2023, to December 31, 2031 (Table 6-1). The Housing Element Law [Gov. Code §65583(b)] states that, “[it] is recognized that the total housing needs identified ... may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements ... [under] these circumstances, the quantified objectives need not be identical to the total housing needs.” The City recognizes that there are several factors impacting the provision of affordable housing. Nevertheless, the City established the below quantified objectives as “goals” for the construction, rehabilitation, and conservation of housing.

The City of Wasco has designed a series of implementing programs that will focus City resources on meeting its projected housing needs. Accordingly, the City of Wasco has identified its quantified objectives for new construction, rehabilitation, and conservation of housing. Rehabilitation of existing units will be achieved through the City’s efforts to link property owners with available financial assistance programs. Rehabilitated units are housing units that use grant funding to assist in the rehabilitation of these homes. This grant funding is often accompanied by a deed restriction maintaining the income categorization of the home until the grant contract expiration date. The City’s conservation quantified objective is based upon projected activities of the City’s Planning Department and efforts to assist and cooperate with nonprofit, private, and other public entities to preserve as well as provide additional affordable housing units. The conservation of affordable dwelling units can include the extension of affordability covenants on existing units, the one-to-one replacement of any affordable housing units demolished due to public or private action, or the provision of stable zoning to preserve affordable housing. There are 68 affordable rental housing units in the City that are At-Risk of conversion to market rate within this Housing Element Cycle.

**Table 6-1  
Quantified Objectives, 2023–2031**

<b>Program</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
New Construction	0	127	81	242	635	1,086
Rehabilitation	0	50	50	0	0	0
Conservation	0	0	68	0	0	68

Table Notes: As the City does not currently participate in the Kern County CDBG program, funding for rehabilitation is limited. The quantified objectives for rehabilitation are aspirational, and each income category includes 3 units that need extensive rehabilitation or replacement. Rehabilitation of units in the City may also occur through conservation and vice versa.

## **HOUSING PROGRAMS**

Table 6-2 below, describes housing programs for the City of Wasco 2023-2031 6<sup>th</sup> Cycle Housing Element. A program is a specific action or set of actions to be undertaken by the City. These programs comprise the City's eight-year action plan for the City to attain its housing goals and comply with state housing law during the 2023–2031 planning period.

**Table 6-2  
Housing Implementation Programs, 2023–2031**

City of Wasco 2023-2031 Housing Element Implementation Programs	
<p><b>H-1 PREVIOUSLY IDENTIFIED SITES</b></p>	<p>Rezone sites in the Residential Sites Inventory to allow these sites to count toward accommodating the City’s Regional Housing Needs Allocation (RHNA) in the lower income categories of 208 total units. These sites have been previously identified in prior Housing Element site inventories and meet the criteria identified in Gov. Code §65583.2(c)—nonvacant sites identified in a prior housing element and vacant sites that have been included in two or more consecutive prior planning periods. To count toward the RHNA in the lower income categories, these existing high-density zoned sites shall be zoned:</p> <ul style="list-style-type: none"> <li>• To allow residential use by right (i.e., require ministerial review) for developments that include at least 20 percent of units affordable to lower income households.                             <ul style="list-style-type: none"> <li>○ (Use by right means that the local government’s review cannot require a conditional use permit, planned unit development permit, or other discretionary local government review that would constitute a “project” under the California Environmental Quality Act. However, subdivisions are allowed to be a discretionary review in accordance with the local ordinance, and non-discretionary design review using objective standards may be conducted.)</li> </ul> </li> <li>• At residential densities consistent with Gov. Code §65583.2(c)(3)—density per analysis, or at least 20 units per acre (for suburban jurisdictions including Wasco)</li> </ul> <p>This means that for Wasco, for vacant sites that have been identified in the sites inventory of two or more consecutive prior housing elements, to count toward satisfying the RHNA in the lower income categories, there must be a provision in the Zoning Code (e.g., may be an overlay zone) that requires the City to review ministerially development proposals that include at least 20 percent of units affordable to lower income households.</p> <ul style="list-style-type: none"> <li>• Please note that analysis in Chapter 4 determined that the City is <u>not</u> currently subject to this program. However, if a City action triggers a net loss per Program H-2, the City may follow this program to make available previously identified sites</li> </ul>



	<p>within 180 days of the City action.</p> <ul style="list-style-type: none"> <li>To affirmatively further fair housing and promote an inclusive community, the City will geographically target sites that are rezoned in accordance with this program consistent with to achieve new affordable housing units consistent with Program H-18.</li> </ul>
<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Revise the code or zoning map to ensure there are sufficient sites to accommodate housing to meet the City’s Regional Housing Needs Allocation in the lower income categories, i.e., for Wasco, vacant sites identified in two or more consecutive housing elements that are used to satisfy RHNA in the lower income categories must have a provision in the Zoning Code that requires ministerial City review of development proposals that include at least 20 percent of units affordable to lower income households.
<b>Timing:</b>	By December 31, 2026, per Gov. Code §65583.2(c)

<p><b>H-2 NO NET LOSS</b></p>	<p>The City shall always maintain during the planning period its remaining unmet share of RHNA, per Gov. Code §65863:</p> <ul style="list-style-type: none"> <li>If a parcel identified in the Appendix B Residential Sites Inventory is approved to develop fewer housing units than shown in the inventory, the City shall: <ul style="list-style-type: none"> <li>Make findings that the remaining sites in the inventory have sufficient capacity to accommodate the remaining unmet RHNA by income level; or</li> <li>Identify and make available sufficient sites to accommodate the remaining unmet RHNA by income level within 180 days. Sites made available will be geographically targeted to achieve new affordable housing units consistent with Program H-18; and</li> <li>The City shall not disapprove a housing project because it triggers the need to identify and make available additional sites.</li> </ul> </li> <li>The City shall not reduce the residential density of a parcel unless it makes findings or identifies and makes available additional sites per Gov. Code §65863.</li> </ul>
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<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Maintain sufficient sites to accommodate the remaining unmet share of the City's housing need.
<b>Timing:</b>	Ongoing

**H-3  
AFFORDABLE HOUSING  
PROGRAM INVENTORY  
& GRANT APPLICATIONS**

- Annually explore public and private financial funding sources available to:
  - Grants to assist in the development of, conservation of, and improvement of housing for farm workers,
  - Purchase affordability covenants on at-risk projects,
  - Transfer ownership of at-risk projects to public or non-profit agencies,
  - Purchase existing buildings to replace at-risk units,
  - Construct replacement units, or
  - Construct new units.
- Apply for the following grants for potential financial assistance:
  - Grants to assist in the provision (development, conservation, or improvement) of housing for farm workers,
  - Grants to assist in the provision (development, conservation, or improvement) of housing for other special needs populations such as seniors, large households, single-parent households, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness. To improve housing mobility, aim to achieve at least one project that is accessible to or services residents with disabilities (either new housing or retrofit of existing low-income housing) during the planning period.
  - Grants to assist in the provision of new affordable housing. To improve housing mobility, aim to achieve at least one deed-restricted affordable housing project during the planning period, and sufficient units to satisfy the lower RHNA of 208 units during the planning period.
  - Grants to assist the rehabilitation of housing within TCAC Areas of High Segregation & Poverty and other priority areas identified in Program H-17.
  - Grants to assist the rehabilitation of existing affordable or special needs housing, including allocation of the City's HOME program income to meet this goal by January 1, 2025.
  - The City will geographically target assistance to achieve new affordable housing units consistent with Program H-18.
- If funding assistance is available for a specific project, the City will assist in the preparation of an application to the applicable program.
- The City will support and assist developers and residents with acquisition of all available federal, state, local, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to, the following:
  - Federal Deposit Insurance Corporation (FDIC) Affordable Housing Program

<p><b>H-3 Continued...</b></p>	<p>(assistance for rehabilitation costs and closing costs for lower income households);</p> <ul style="list-style-type: none"> <li>○ Home Investment Partnerships Program (HOME) (for rehabilitation of lower income and senior housing);</li> <li>○ HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing);</li> <li>○ Low-Income Housing Tax Credit Program (for development of rental housing and preservation of existing affordable housing for large family units);</li> <li>○ Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households);</li> <li>○ Multi-family Housing Program (MHP) (for new construction, rehabilitation, and preservation of lower income housing through deferred loan payments);</li> <li>○ Neighborhood Housing Services (for rehabilitation of housing for lower income households);</li> <li>○ Proposition 84 (for development or conversion and rehabilitation of existing facilities for migrant farm worker housing);</li> <li>○ Rural Community Assistance Corporation (for new rental housing or rehabilitation of apartments for farm workers and lower-income households);</li> <li>○ Section 8 Housing Assistance (rent subsidies for very low-income households);</li> <li>○ Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing);</li> <li>○ Section 241(a) Rehabilitation Loans for Multi-Family Projects (for energy conservation and rehabilitation of apartments); and</li> <li>○ World/BRIDGE Initiative (lower interest construction financing for lower income and farm worker housing).</li> </ul>
<p><b>Responsible Agency:</b></p>	<p>Community Development</p>
<p><b>Objective:</b></p>	<p>Maximize the City’s and public’s ability to access governmental and private housing programs and thereby facilitate achievement of other Housing Program objectives.</p>
<p><b>Timing:</b></p>	<p>1. Inventory: Ongoing—at least annually. 2. Grant applications: Ongoing, starting by 2025 and at least every other year thereafter. 3. Allocation of City HOME funds: By January 1, 2025.</p>

**H-4****PARTNERSHIP & NON-PROFIT ASSISTANCE PROGRAM**

- Meet with nonprofit, private, and other public entities (e.g., County of Kern, Kern Regional Center, Self-Help Enterprises, Housing Assistance Council, etc.) to:
  - Examine opportunities and funding availability to expand the City's supply of affordable housing and housing for those with special needs, and
  - Potentially purchase/manage at-risk housing units in the City.
- Support non-profit corporations in their efforts to make housing more affordable to extremely low-, very low-, and low-income households, including special needs populations such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness. This effort may include:
  - Assistance in filling out complicated grant applications,
  - Identifying available sites for housing development, and
  - Priority permit and building inspection services for site development/rehabilitation.
- Make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:
  - Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
  - Coordinating and participating with regional organizations that serve farm workers, including non-profit, academic and employers (e.g., Kern County, Cesar Chavez Foundation, Self-Help Enterprises, Farm workers Institute of Education and Leadership, and the Housing Assistance Council) to raise awareness, share and employ strategies, and identify or target new resources.
- To improve housing mobility, aim to achieve at least one project that is accessible to or services residents with disabilities (either new housing or retrofit of existing low-income housing), at least one deed-restricted affordable housing project, and sufficient units to satisfy the lower RHNA of 208 units during the planning period.
- Geographically target assistance to achieve new affordable housing units consistent with Program H-18. Geographically target assistance to rehabilitate affordable

	housing units consistent with Programs H-12 and H-17.
<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Increase the production of affordable housing by working with nonprofit, private, and other public entities involved in the production or rehabilitation of affordable housing and by assisting non-profit housing sponsors.
<b>Timing:</b>	Ongoing, annually starting by 2025

**H-5****INFRASTRUCTURE IMPROVEMENTS & OTHER INCENTIVES TO FACILITATE HOUSING FOR LOWER & MODERATE-INCOME HOUSEHOLDS & SPECIAL NEEDS POPULATIONS**

Use CDBG funds and available federal, state, and local housing development programs for infrastructure improvements and other incentives to support the development of housing for lower- and moderate-income households and special needs populations, such as seniors, large households, single-parent households, farm workers, persons with disabilities including developmental disabilities, and those that have recently experienced homelessness. The City will:

- Apply to use its PLHA funds for infrastructure in support of affordable housing by July 1, 2024, and at least every other year and ongoing.
- Implement its REAP 2.0 project to rehab alleyways and promote ADU development in a disadvantaged area of the community by January 1, 2025.
- Continue to pursue water infrastructure funding at least annually on an ongoing basis and until the City's infrastructure issues related to water capacity are resolved in order to provide for future development of housing for low and moderate income households and special needs populations.
- Continue its program of improving ADA ramp infrastructure in all neighborhoods.
- To improve housing mobility, target incentives and funding to achieve at least one project that is accessible to or services residents with disabilities (either new housing or retrofit of existing low-income housing), at least one deed-restricted affordable housing project, and sufficient units to satisfy the lower RHNA of 208 units during the planning period.
- Make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:
  - Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.
- Target at least 10% of funds from these funding sources to fund infrastructure improvements and other incentives to projects in areas of the City identified in Program H-17 during the planning period. Geographically target the remaining funding for



	infrastructure improvements and incentives to achieve new affordable housing units consistent with Program H-18.
<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Incentivize and assist the development of housing to accommodate lower- and moderate-income households and special needs populations.
<b>Timing:</b>	At least annually and ongoing; apply to use PLHA funds by July 1, 2024 and at least every other year and ongoing; implement REAP 2.0 project by January 1, 2025.

<b>H-6 RESIDENTIAL DEVELOPMENT STANDARDS &amp; PROCESSES</b>	<p>Update the Municipal Code to be consistent with state law and remove barriers to addressing housing needs in the following areas:</p> <ul style="list-style-type: none"><li>• Revise the Zoning Code to address constraints imposed on multi-family housing by guest parking requirements, covered parking requirements, and lack of parking reductions for smaller units.</li><li>• Increase the maximum 0.6 floor area ratio on residential development in the C-O zone to at least 0.8, and allow FAR increase to projects in commercial zones above 0.8 consistent with the percentage of affordable housing density bonus granted to the project.</li><li>• Update the City’s Density Bonus provisions to be consistent with recent changes in state density bonus law.</li><li>• Revise the Municipal Code to add a procedure for ministerial review of projects when required by state statute (i.e., SB 35, housing inventory sites, etc.) This procedure could specify staff review, no public hearing, no appeals, application of only written objective standards, and conditions of approval limited to implementing written objective procedures and standards.</li><li>• Revise the Municipal Code to include in entitlement review procedures references to provisions of the Housing Accountability Act that restrict the ability of a local agency to deny, render infeasible, or condition housing development projects.</li><li>• Revise the Zoning Code to allow farm labor housing by right per California Health &amp; Safety Code §17021.6.</li><li>• Revise the Zoning Code definition of “emergency shelter” be consistent with the state definitions included in Health &amp; Safety Code §50801 and Gov. Code §65583.a.4.C.</li><li>• Revise the Zoning Code emergency shelter parking requirement to be based on <u>only</u> the parking needs of staff working in the emergency shelter (“sufficient parking to accommodate all staff working in the emergency shelter”), (e.g., eliminating the ratio based on the number of beds), “provided that the standards do not require more parking for emergency shelters than other residential or</li></ul>
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**H-6 Continued...**

commercial uses within the same zone.”

- Revise the code to address Low Barrier Navigation Centers, allowing these by right in the applicable nonresidential zones with the addition of appropriate development standards per Gov. Code §65660 and §65662.
- Revise the Zoning Code to allow transitional housing and supportive housing in all zones that allow the underlying residential development type (e.g., single-family residence, multi-family residence), and subject to only those restrictions, including parking requirements, placed on the underlying housing development type. E.g., revise to allow transitional housing and supportive housing within allowed single-family residences in the agricultural zones, remove the CUP requirement in residential zones, and remove the special parking requirement.
- Revise the Zoning Code regarding supportive housing that is eligible per Gov. Code §65650 et seq. to: a) allow eligible supportive housing by right in all zones where multi-family or mixed uses are permitted by right or by conditional use permit (including R-2, R-3, C-O, and C-D zones), and b) clarify the ministerial application of objective design standards to eligible supportive housing, per state law.
- Revise the Zoning Code to allow residential care facilities including group homes (for seven or more persons) in all zones that allow residential use similar to other residential uses of the same type in the same zone.
- Revise the Zoning Code to expand the definition of family to include group homes regardless of the number of residents.
- Revise the Zoning Code to include a note for Residential/community care facility (7 or more beds): “Some requests for exceptions to permitting processes for group homes may be resolved through reasonable accommodation procedures. Any substantive requirements for group homes must still comply with the local government’s obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it. The California Department of Housing & Community Development’s Group Home Technical Advisory provides further guidance on how to meet these obligations.”
- Revise the Reasonable Accommodation procedure to ensure compliance with fair

	<p>housing law, including that the impact on surrounding uses finding cannot be used to deny a reasonable accommodation.</p> <ul style="list-style-type: none"> <li>• Revise the Zoning Code to remove the minimum distance requirements that apply to SROs.</li> <li>• Revise the Zoning Code regarding manufactured homes to ensure consistency with state law.</li> <li>• Revise the Municipal Code to implement SB 9 (Gov. Code §65852.21, §66411.7, and §66452.6).</li> <li>• Conduct preliminary reviews and provide written feedback in a timely manner to all developers requesting preliminary project review.</li> <li>• Conduct targeted outreach and distribution of pre plan checked ADU program information in accordance with targets established in program H-15.</li> </ul> <p>On an annual basis:</p> <ul style="list-style-type: none"> <li>• Review state housing legislation that affects City review of housing projects.</li> <li>• Review development standards and processes to identify constraints to the maintenance, improvement, and development of housing, considering other City goals and objectives for residential development.</li> <li>• Address changes in state requirements through policies, procedures, and potential code amendments.</li> <li>• Address identified constraints with strategies including but not limited to:             <ul style="list-style-type: none"> <li>○ Incentives, waivers, concessions, and reasonable accommodation for affordable housing and housing for special groups such as disabled individuals and</li> <li>○ Amendments to the Municipal Code affecting development standards and procedures.</li> </ul> </li> </ul>
<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Ensure that the City’s Municipal Code and procedures facilitate and encourage the development and improvement of housing to meet housing needs and comply with state requirements.

**Timing:**

1. Update Municipal Code: By December 2025
2. Development standards/processes review: Ongoing – on an annual basis

<p><b>H-7</b> <b>CITY WEBSITE PUBLICATION</b></p>	<p>Gov. Code §65940.1(a) requires a city with a website to publish a) “[all] zoning ordinances and development standards adopted by the city or county” and b) “[a] current schedule of fees, exactions, and affordability requirements ... applicable to a proposed housing development.” Gov. Code also requires updating this information within 30 days of any changes. Prior to adoption of the 2023-2031 Housing Element, the City will publish on the City website:</p> <ul style="list-style-type: none"> <li>• Development impact fees and in-lieu fees applicable to proposed housing development (in addition to the user and regulatory fees already published).</li> </ul> <p>On an ongoing basis and within 30 days of any changes, the City will publish on its website:</p> <ul style="list-style-type: none"> <li>• Updated versions of the Zoning Code as these versions become available to the public.</li> <li>• Ordinances that update the Zoning Code and/or development standards affecting development and improvement of housing that are not incorporated into the version of the Zoning Code published on the City website.</li> <li>• User fees, regulatory fees, development impact fees, in-lieu fees, and affordability requirements (if adopted) applicable to proposed housing development.</li> </ul>
<p><b>Responsible Agency:</b></p>	<p>Community Development</p>
<p><b>Objective:</b></p>	<p>Ensure that the most current residential development procedures, standards, fees, exactions, and affordability requirements are available to the public on the City’s website, in compliance with state law.</p>
<p><b>Timing:</b></p>	<p>Prior to the adoption of the 2023-2031 Housing Element, and ongoing</p>

<p><b>H-8 HOUSING CRISIS ACT APPLICATION SUBMITTAL REQUIREMENTS</b></p>	<p>Revise application forms to include requirements for information regarding existing housing units to satisfy the requirements of Gov. Code §66300, which generally does not allow approval of a housing project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished and requires replacement of any protected residential units with units of a similar affordability level.</p>
<p><b>Responsible Agency:</b></p>	<p>Community Development, Public Works</p>
<p><b>Objective:</b></p>	<p>Ensure that the City complies with the requirements of the Housing Crisis Act (SB 330) when housing units are proposed to be demolished.</p>
<p><b>Timing:</b></p>	<p>Prior to the adoption of the 2023-2031 Housing Element</p>
<p><b>H-9 AB 2234 POST- ENTITLEMENT PHASE PERMITS</b></p>	<p>Per the requirements of Gov. Code §65589.5, §65913.3, and §65913.3.5, the City will:</p> <ul style="list-style-type: none"> <li>• Compile and post on the City website detailed submittal requirements for post-entitlement phase permit applications by January 1, 2024.</li> <li>• Post on the City website examples of a complete, approved application and an example of a complete set of post-entitlement phase permits for at least five types of housing development projects in the jurisdiction, including, but not limited to, accessory dwelling unit, duplex, multifamily, mixed use, and townhome by January 1, 2024.</li> </ul>
<p><b>Responsible Agency:</b></p>	<p>Community Development, Public Works</p>
<p><b>Objective:</b></p>	<p>Enable applicants to easily determine needed post-entitlement phase permits and submittal requirements and enable applicants to easily apply for those post-entitlement phase permits online.</p>
<p><b>Timing:</b></p>	<p>Post-entitlement phase permit requirements and posting: By January 1, 2024.</p>

<p><b>H-10</b> <b>WATER SUPPLY</b></p>	<ul style="list-style-type: none"> <li>• Apply for funding to fund water infrastructure including storage.</li> <li>• Establish a system of water conservation incentives (e.g., per-unit water consumption fees) to ensure that will-serve letters can be issued to serve all new residential projects.</li> <li>• Geographically target assistance to achieve new affordable housing units consistent with Program H-18.</li> <li>• Continue to take all measures necessary to ensure an adequate water supply to existing and new residential development, such as hooking up generators to wells when there is no electricity supply to run the pumps.</li> </ul>
<p>Responsible Agency:</p>	<p>Public Works, Community Development</p>
<p>Objective:</p>	<p>Provide an adequate water supply for proposed housing development.</p>
<p>Timing:</p>	<p>Apply for funding: Ongoing until water infrastructure needs funded. Establish water conservation incentive system: By December 2024</p>
<p><b>H-11</b> <b>PRIORITY WATER &amp; SEWER FOR AFFORDABLE HOUSING</b></p>	<p>In accordance with Gov. Code §65589.7 as revised in 2005:</p> <ul style="list-style-type: none"> <li>• Immediately following City Council adoption, the City shall deliver a copy of the 2023-2031 Housing Program to all public agencies or private entities that provide water or sewer services to properties within the City.</li> <li>• Each water or sewer provider shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households.</li> </ul> <p>The City shall adopt written policies and procedures with specific objective standards for provision of services in conformance with Gov. Code §65589.7</p>
<p>Responsible Agency:</p>	<p>Community Development, Public Works</p>



<p><b>Objective:</b></p>	<p>Ensure that water and sewer providers are aware of the City’s intentions for residential development throughout the City. Develop administrative policy for granting priority water service during times of limited water supply.</p>
<p><b>Timing:</b></p>	<p>1. Delivery of Housing Program: Immediately following City Council adoption. 2. Written policies and procedures: Ongoing.</p>
<p><b>H-12 HOUSING REHABILITATION</b></p>	<ul style="list-style-type: none"> <li>• Encourage the use of available federal, state, and local housing subsidy programs, including the USDA Single Family Housing Home Repair Loan and Grant Program, to encourage rehabilitation and conduct periodic housing condition surveys (at least once every five years) to determine and prioritize rehabilitation needs. The City will both obtain funding and assist interested individuals in applying for funds for rehabilitation purposes.</li> <li>• Should the City choose to end participation in the State CDBG program, the City will participate as a cooperative city in the Community Development Block Grant (CDBG) program through the County of Kern. In this program, funding is allocated and can be utilized by Wasco residents based on the low- and moderate-income population in the City. Wasco residents are also able to apply for access to HOME funds through the County to rehabilitate owner and rental units, acquire real property for housing, construct new units for sale or rent, and/or to cover development costs/fees.</li> <li>• Throughout the planning period the City will:             <ul style="list-style-type: none"> <li>○ Provide information and application assistance to developers and property managers applying for home rehabilitation loans to improve housing units restricted for lower income residents and/or special needs groups.</li> <li>○ Provide information on the City’s website, updated at least every two years, that identifies what loans are available based on tenure and the processes by which these loans are granted.</li> <li>○ If requested, provide technical review of forms to ensure that applicants have provided all essential information.</li> <li>○ Coordinate with neighborhood and community organizations and use various media to reach out to the community and inform the residents of available programs the City offers.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Apply, when appropriate, for CDBG funds for rental rehabilitation on an as-needed basis when approached by a developer or property manager to complete a rehabilitation project.</li> <li>● Assist the rehabilitation of at least 6 units needing rehabilitation through grants or allocation of funding during the planning period (not related to the preservation of the identified at-risk units identified in Program H-14).</li> <li>● Target rehabilitation funding to areas of the City identified in Program H-17 to rehabilitate at least 4 units in these areas during the planning period.</li> <li>● Research and vigorously promote any housing rehabilitation programs available to Wasco residents with the goal of seeing approximately 100 units undergo some form of rehabilitation.</li> </ul>
<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Enhance the community’s ability to utilize existing programs and funding sources to rehabilitate existing or create new affordable housing units.
<b>Timing:</b>	Ongoing

<b>H-13 COMMUNITY CLEAN-UP AND HOUSING MAINTENANCE</b>	<ul style="list-style-type: none"> <li>● Conserve neighborhoods through community cleanup. Designate two days a year as "neighborhood clean- up/fix-up days."</li> <li>● 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.</li> <li>● Assure that existing housing is maintained in decent, safe, and sanitary condition by maintaining a systematic inspection of suspect structures. Coordinate code enforcement and housing rehabilitation activities.</li> </ul>
<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Abatement of 8 dilapidated units; neighborhood cleanup assistance for 12,000 households (1,500/year over 8 years).

<b>Timing:</b>	Abatement: Ongoing. Neighborhood cleanup: Twice annually.
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**H-14**  
**AT-RISK UNITS**

- Continue to work with the owners of Villa Rosa Apartments and Wasco Park Apartments to extend the affordability protections on these properties:
  - Research and use available funding sources, including those identified in Table 3-35 in Chapter 3 of this Housing Element, to subsidize extension of affordability.
  - If owners may consider transferring ownership or management, maintain regular contact with the Housing Authority of Kern County (HACK), Self Help Enterprises, and with any other public or non-profit entities that express an interest in purchasing and/or managing units at-risk and assist them in the acquisition or establishing management of the units if they are sold, including assisting with funding, supporting funding applications and other forms of assistance.
  - Ensure that state preservation notice law requirements (Gov. Code §65863.10, §65863.11, §65863.13) are followed.
- Annually review and update AB 987 table of housing units with affordability deed restrictions.
- Educate owners of lower-risk rental units and comply with state preservation notice law requirements (Gov. Code §65863.10, §65863.11, §65863.13) by December 2025.
- Monitor the status of:
  - HUD receipt/approval of Notices and
  - NOI and Plans of Action filed by property owners to convert to market-rate units.
- Within 30 days of a notice:
  - Educate owners regarding state preservation notice law requirements (Gov. Code §65863.10, §65863.11, §65863.13).
  - Educate tenants regarding tenant rights, conversion procedures, and ownership possibilities under the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA). The City will consider working with the California Coalition for Rural Housing (CCRH) in this process and provide technical assistance to tenants wishing to pursue resident council ownership.
  - Assist tenants to obtain special priority Section 8 vouchers reserved for tenants of converted properties (as needed).

<b>Responsible Agency:</b>	Community Development
<b>Objective:</b>	Preserve existing affordable units for households who cannot afford market rate rental housing, including 68 at-risk rental units at Villa Rosa Apartments and Wasco Park Apartments.
<b>Timing:</b>	Ongoing; educate owners of lower-risk rental units by December 2025.

<b>H-15 ACCESSORY DWELLING UNITS</b>	<p>Encourage the use of accessory dwelling units (ADUs) to help meet the City’s extremely low, very-low, low-, and moderate-income housing objectives. The City will encourage the creation of ADUs that can be offered at affordable rent:</p> <ul style="list-style-type: none"> <li>• Revise the Municipal Code to be consistent with state ADU and JADU law and submit the updated ordinance for review by the Department of Housing and Community Development.</li> <li>• Create an updated handout in both English and Spanish that will inform the community of the City’s requirements, procedures, and relevant funding sources to develop ADUs to be available at City Hall.</li> <li>• Do a targeted outreach and distribution of handout to 215 property owners in a disadvantaged neighborhood where the City has significant planned infrastructure investments.</li> <li>• Post the information from the handout on the City’s website.</li> <li>• Adopt adapted set(s) of “standard ADU plans” developed by the City or offered by other agencies/organizations for use by Wasco residents.</li> <li>• By January 1, 2025, comply with the provisions of AB 1332, Gov. Code §65852.27, which requires local agencies to accept ADU plan set submissions for preapproval.</li> <li>• Geographically target assistance to ADUs to achieve new affordable housing units consistent with Program H-18. <ul style="list-style-type: none"> <li>○ Encourage developers to offer and include ADUs in new subdivisions and other housing development projects.</li> </ul> </li> <li>• Monitor every two years the number of new ADUs. If cumulative progress toward less than 14 ADUs developed during the planning period is being made, provide additional outreach and make available additional incentives.</li> </ul>
	<b>Responsible Agency:</b>

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<b>Objective:</b>	Promote the creation of accessory dwelling units that can be offered at affordable rent.
<b>Timing:</b>	Revise Municipal Code: by December 2024, Update, distribute, and post handout: by January 2025, Adopt “standard ADU plans” by June 2025, Comply with AB 1332: by January 1, 2025, Monitor ADUs: at end of December 2025 and every two years thereafter.

<p><b>H-16</b> <b>FAIR HOUSING REFERRAL &amp; EDUCATION</b></p>	<p>The City of Wasco refers cases and questions to the Kern County Planning and Natural Resources Department Fair Housing Coordinator who disseminates fair housing information, helps to resolve complaints, and provides referrals to appropriate investigative/enforcement agencies. The City also refers housing complaints to California Rural Legal Assistance in Delano. The City also provides fair housing brochures in English and Spanish at City Hall and throughout the community in public places (i.e., public libraries, community centers, local social centers, and other public locations). The City will:</p> <ul style="list-style-type: none"> <li>• Continue to refer cases and questions to the Kern County Fair Housing Coordinator or California Rural Legal Assistance in Delano. Assist 40 clients annually.</li> <li>• Continue to provide fair housing brochures at City Hall and other public locations.</li> <li>• By December 2024, develop a program to provide additional fair housing education, which may include education through a service provider such as workshops advertised on the City’s website and newsletters, and booths at community events, and/or distributing fair housing education and information at least twice per year in City water bill and any other periodic or regular communication to residents, starting 2024.</li> <li>• Do a targeted distribution of fair housing information to housing units in areas of the City identified in Program H-17 at least once every 2 years, starting 2024.</li> </ul>
<p><b>Responsible Agency:</b></p>	<p>Community Development</p>
<p><b>Objective:</b></p>	<p>Provide City assistance to eliminate housing discrimination within the community.</p>
<p><b>Timing:</b></p>	<p>Ongoing, develop education program by December 2024, distribute fair housing information to targeted areas every 2 years, starting 2024.</p>

**H-17****PRIORITIZE RESOURCES  
TO TCAC AREAS OF HIGH  
SEGREGATION &  
POVERTY**

The City will prioritize resources to address housing needs in the TCAC Areas of High Segregation & Poverty in the oldest portion of the City, identified In Appendix A (Figure A-19) of this Housing Element. A neighborhood with aging infrastructure, which overlaps the TCAC Area of High Segregation and Poverty, in the southern portion of the city bordered by Poso, Highway 43, Griffith, and Filburn, identified by City staff as disadvantaged, will also receive priority. The City will:

- Facilitate the rehabilitation or replacement of housing units in need of rehabilitation or replacement in these priority neighborhoods, such as through building/code enforcement. City staff will help connect property owners to resources to address habitability issues (e.g., water, power, mold, weatherization).
- Apply for grants targeting housing needs in these priority neighborhoods, such as rehabilitation (see Program H-3).
- Apply for a variety of funding (e.g., infrastructure) targeting these priority neighborhoods at least every other year.
- Target rehabilitation funding to these priority neighborhoods, to assist at least 4 units rehabilitated (see Program H-12).
- Target funding from sources identified in Program H-5 to these priority neighborhoods to facilitate housing for lower-income households.
- Do a targeted distribution of fair housing information to housing units in these priority neighborhoods at least once every 2 years (see Program H-16).
- All other factors being equal, the City will first make improvements and repairs to parks and public space (recreation, streets, sidewalks, drainage, and other infrastructure) in the prioritized neighborhoods. The current and future improvements and repairs to parks and public spaces that have already been prioritized and are currently being planned and/or built in the prioritized neighborhoods include:
  - Phase I Historic Downtown District Landscape Redesign & Rehabilitation, \$6.8 Million budget, est. complete 2024.
  - 16<sup>th</sup> Street Road Rehabilitation, \$335,000 budget, est. complete 2024.
  - Southgate Neighborhood Road Rehabilitation, \$535,000 budget, est. complete 2026.



	<ul style="list-style-type: none"> <li>○ Southgate Neighborhood Lighting, \$740,000 budget, est. complete 2024.</li> <li>○ 13<sup>th</sup> Street Improvements, \$530,000 budget, est. complete 2024.</li> <li>○ 12<sup>th</sup> Street to Poso Avenue Alley Rehabilitation, \$225,000 budget, est. complete 2024.</li> <li>○ 8<sup>th</sup> Street &amp; Highway 43 Flashing Beacons, \$325,000 budget, est. complete 2024.</li> <li>○ REAP 2.0 Alley Rehabilitation Project, \$750,000 budget, est. complete 2024.</li> <li>● Compile an annual list of prioritized projects and actions.</li> <li>● The City will continue to prioritize grant applications and capital improvement projects in these priority neighborhoods as funds become available.</li> <li>● The City will make at least 1-2 improvements in these priority neighborhoods per year provided funding is approved and available.</li> </ul>
<b>Responsible Agency:</b>	Community Development, Public Works
<b>Objective:</b>	To affirmatively further fair housing, mitigate contributing factors to the areas of high segregation and poverty in the City.
<b>Timing:</b>	Ongoing, provide annual report, apply for grants starting 2025, apply for a variety of funding at least every other year starting by 2025.
<b>H-18 AFFIRMATIVELY FURTHER FAIR HOUSING</b>	<p>To affirmatively further fair housing, the City will do the following:</p> <ul style="list-style-type: none"> <li>● To promote an inclusive community, target assistance to projects in the Moderate and higher Resource Areas of the city as identified in Figure A-19 to achieve at least 80% of new housing units, or 167 units, affordable to lower-income households, to be located in these targeted areas during the planning period.             <ul style="list-style-type: none"> <li>○ Programs H-1, H-2, H-3, H-4, H-5, H-10, and H-15 will implement this targeting. Only new units assisted by these programs will implement this targeting.</li> </ul> </li> <li>● To promote environmental justice and improve housing opportunity by improving active and pedestrian mobility and safety:             <ul style="list-style-type: none"> <li>○ Determine whether the existing safe routes to schools and bicycle master plans, and other plans such as the Local Road Safety Plan need updating by December 2024 and every two years thereafter. Ensure that the plans cover the entire city and include the priority neighborhoods identified in Program</li> </ul> </li> </ul>

	<p>H-17. Ensure that existing plans are consistent with reducing pedestrian/cyclist injuries and death by 50% by the end of the planning period. Update plans within 1 year of an affirmative determination.</p> <ul style="list-style-type: none"> <li>○ Continue to prioritize public right-of-way improvements to improve active and pedestrian mobility and safety based on existing and updated plans. Geographically target the most dangerous streets for improvements that will achieve the greatest benefit in safety. Achieve a 50% reduction in pedestrian/cyclist injuries and death by the end of the planning period.</li> <li>● On an annual basis, seek and apply for environmental justice funding opportunities.</li> </ul>
<b>Responsible Agency:</b>	Community Development, Public Works
<b>Objective:</b>	To affirmatively further fair housing, target assistance to promote an inclusive community, and pursue environmental justice strategies including mobility and active/pedestrian transportation safety.
<b>Timing:</b>	Ongoing, assess existing active/pedestrian safety plans by December 2024 and every two years thereafter, update plans within 1 year of determined need, seek/apply for funding annually.

## **CHAPTER SEVEN – PUBLIC PARTICIPATION**

\*Highlighted sections indicate upcoming events

Public participation plays a vital role when conducting a Housing Element update. As stated by the California Department of Housing and Community Development, Government Code 65583(c)(9) requires that “the local government shall make a 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.”

### **COMMUNITY ENGAGEMENT PLAN**

A Community Engagement Plan, or CEP (Figure VII-1), was developed in the initial stages of the preparation of the Housing Element Update (HEU) to aid in achieving public participation of all economic segments in the community of Wasco. The City of Wasco and the community engagement team used the CEP to curate materials designed to engage the public to participate in the production of the Housing Element update. The CEP is broken down into three major steps:

1. *Identifying forms of outreach and communication.*
2. *Utilizing these approaches to perform public outreach and participation.*
3. *Incorporating the feedback received from this process into the Housing Element Update.*

Throughout the course of the implementation of the CEP, residents of Wasco, as well as other interested parties, were provided multiple opportunities to participate in the production of the HEU. The following public events were held throughout the course of the update:

<i>April 1, 2023,</i>	<i>Spring it On Event</i>
<i>April 10th, 2023,</i>	<i>1st Public Workshop/Planning Commission Meeting</i>
<i>July 1st, 2023,</i>	<i>Pop-Up Event/4th of July Celebration</i>
<i>July 10th, 2023,</i>	<i>2nd Public Workshop/Planning Commission Meeting</i>
<i>TBD 2024</i>	<i>Planning Commission Meeting to Adopt Document</i>
<i>TBD 2024</i>	<i>City Council Hearing to Adopt Document</i>

### **NOTIFYING ALL ECONOMIC SEGMENTS OF THE COMMUNITY**

Government Code 65583(c)(9) mandates that “the local government shall make a 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.” The program must also comprehensively detail these engagement efforts, which the document successfully accomplishes. To enhance and promote public involvement in the Housing Element Update process, a diverse range of notification methods was employed, encompassing electronic, physical, and verbal communication channels.

Wasco has a diverse linguistic population, therefore, the community engagement team and City, conducted virtually all forms of communication and outreach in both English and Spanish. The following

is a description of the public participation efforts used throughout the HEU process to engage and inform all economic segments of the community of Wasco.

- **Website:** The City of Wasco utilized its website as a crucial electronic notification platform during the Housing Element Update (HEU) process. A dedicated "Housing Element Update 2023" tab was added to the Planning Division page of the city's website (Figure VII-2), serving as the central hub for all information related to the update. This webpage provided comprehensive information on the HEU, including documents created by the community engagement team, and served as a repository for materials related to the update. These materials were available for download and viewing. Informative documents that were posted on the City's website included the Housing Element Brochure (Figure VII-3), the Wasco HEU 1st public workshop flyer (Figures VII-4), and the water bill mailer that was also sent out to all property owners in Wasco (Figures VII-5). By making this information easily accessible online, the city ensured that the community was informed and engaged in the HEU process.
- **Email:** An email list was created from the public input gathered through surveys and sign-in sheets at various outreach events, as well as the online survey forms. Through this email list, citizens received regular updates about upcoming events and the progress of the HEU. The privacy of the residents is treated with utmost importance, and the email list is kept confidential to ensure their information is protected.
- Additionally, the flyer was published in the local newspaper (Figure VII-8), social media platforms (Figures VII-11 & VII-12), and onto the city's website (Figure VII-2). This flyer was made, published, and distributed in both English and Spanish.

A second informative flyer was created to notify and inform residents about the 2<sup>nd</sup> Housing Element Update workshop (Figure VII-15). Additionally, this flyer notified residents of the public review period for the draft Housing Element Update document. This flyer was made, published, and distributed in both English and Spanish.

- **Water bill mailer:** An informative water bill mailer was created to provide notice and information about the 1<sup>st</sup> Housing Element Update workshop (Figure VII-5). This water bill mailer was sent out to the public on April 1<sup>st</sup>, 2023, and was received no later than April 4<sup>th</sup>, 2023, by all property owners. This approach aimed to ensure that every property owner had an equal opportunity to be notified about the workshop. The mailer included details about the workshop, including its date, time, and place. Additionally, the mailer included a QR code that directed users to a brief HEU survey. The water bill mailer was crafted in both English and Spanish languages to facilitate accessibility and engagement for all members of the community.
- **Agency Notification List:** A comprehensive list of contacts was created and utilized to notify all relevant parties throughout the HEU process (Figure VII-6). This list includes stakeholders, non-profit organizations, housing developers, state and federal agencies, as well as any agency that has expressed an interest in the HEU. The agency notification list serves to facilitate effective communication and collaboration between the city and

local agencies. By keeping these parties informed about the HEU process, the city can ensure that their input is considered, and the outcome is aligned with the needs and priorities of the community.

- **Text message:** The City of Wasco has a text message alert system in place, enabling the delivery of notifications and updates to its residents via their cellular phones. On March 23rd, 2023, the city utilized this system to send out a text notification inviting recipients to participate in a brief HEU survey (Figure VII-7). The text message notification list was comprised of 3,544 recipients. This proved to be a very effective form of outreach and resulted in the highest number of surveys collected in a 72-hour window.

Additionally, another mass text message update was sent out on June 14<sup>th</sup>, 2023, to notify residents that the Draft Housing Element Update was available for public review. A direct link to the draft HEU was included in this text message. A total of 4,563 recipients were notified (Figure VII-XX).

- **Flyer:** An informative flyer was created to notify and inform residents about the 1<sup>st</sup> Housing Element Update workshop (Figures VII-4). The flyer was distributed throughout the city, posted in physical locations to reach as many interested parties as possible.
- **Newspaper articles:** To inform the community about the 1st Housing Element workshop, the Wasco Tribune, the local newspaper, published both a public service announcement (Figure VII-9) and a flyer (Figure VII-8). These materials provided essential details about the workshop, including information about how to participate and a QR code to complete the HEU survey. These materials were published in the April 6th, 2023, edition of the newspaper.

Following the workshop, another article was published in the Wasco Tribune (Figure VII-10), summarizing the key discussions and outcomes of the event. The article highlighted that only one concern was raised by the public regarding the availability of moderately priced and above-moderate priced housing, which was addressed by the City's community development director, Keri Cobb, during the workshop. She explained that the RHNA addresses such needs and that the concern would be incorporated into the final document. This newspaper article was published on April 13th, 2023. The Wasco Tribune played an essential role in providing information and updates about the Housing Element Update process to the community.

- **Social media:** Despite not having any official social media accounts, community forums like "Wasco Is" were utilized to disseminate outreach material by sharing content through their social media channels. Platforms such as Facebook (Figure VII-11) and Instagram (as shown in Figure VII-12) were used to post updates and notify followers about the upcoming Housing Element workshop. These posts were published on April 7th, 2023.
- **SB18 Noticing:** In accordance with Senate Bill 18 (SB 18; Government Code Section 65352.3), the City of Adelanto, notified local tribes of the Adelanto 6th Cycle Housing Element Update. The list of tribes that were notified included:

- Big Pine Paiute Tribe of the Owens Valley
- Chumash Council of Bakersfield
- Kitanemuk & Yowlumne Tejon Indians
- Santa Rosa Rancheria Tachi Yokut Tribe
- Tejon Indian Tribe
- Tule River Indian Tribe

### **PUBLIC WORKSHOPS AND EVENTS**

Starting in April 2023, a sequence of events was initiated to inform the public about the Housing Element update. The purpose of the workshop was to give a thorough explanation of the Housing Element, the Regional Housing Needs Allocation (RHNA) and Affirmatively Furthering Fair Housing (AFFH) concepts and requirements and facilitate a forum for an open discussion on the housing needs of the residents and community of Wasco. The discussion that took place afterwards clarified questions about the Housing Element Update process, the timeline, the site inventory list, and concerns about meeting the RHNA, AFFH, and affordable housing goals. The first of these events was the “Spring it On” event held in the City of Wasco on April 1st, 2023. The following week, on April 10th, 2023, the first Housing Element Update workshop was held. On July 1st, 2023, the community engagement team participated in a pop-up event to further increase awareness and conduct a survey. Finally, the second Housing Element Workshop was held on July 10th, 2023, bringing the informative event series to a conclusion.

On April 1st, 2023, City Staff attended the Wasco Recreation and Parks District “Spring it On” event. At the event, they handed out informational brochures regarding the Housing Element Update process and encouraged residents and attendees to take the online survey.

The Planning Commission and members of the public convened on April 10th, 2023, for the 1st Housing Element workshop at Wasco City Hall. The workshop was widely promoted using various methods such as flyers (Figure VII-4), water bill mailers (Figure VII-5), a newspaper article (Figures VII-9) and newspaper flyer (Figure VII-8), social media posts (Figures VII-11 & VII-12), and a website notice (Figure VII-2). A total of six community members were present at the 1st public workshop (Figure VII-13) and were provided with physical surveys, informational brochures (Figure VII-3), and comment cards to gather feedback and further educate attendees. Only one comment was expressed by the attendees, raising concerns about the perceived lack of "above-moderate income housing needs." The City's Community Development Director addressed this issue and assured the attendees that it would be addressed in the final HEU document. Throughout the workshop, a Spanish translator was available to assist Spanish-speaking attendees.

On July 1st, 2023, a Housing Element Update booth was set up at the Fourth of July event in the City of Wasco (Figure VII-16). This event was advertised on the Planning Division section on the City of Wasco’s website (Figure VII-23). The community engagement team informed attendees of the Housing Element Update happening within their city. Additionally, the community engagement team passed out a short survey to gather local feedback from residents (Figure VII-17). An overview of this survey, as well as the results of the survey, can be found in the Physical Survey section of this chapter.

Finally, on July 10th, 2023, a 2nd Housing Element Update Workshop was held to inform the public of the progress made thus far in the Housing Element process (Figure VII-19). The workshop was promoted using various methods such as a water bill message (Figure VII-22), a flyer (Figure VII-15), and a website notice (Figure VII-23). A total of 3 members of the community attended the workshop. The Housing Element Update presentation of this workshop was conducted via Zoom. At the workshop, an overview of the HEU was provided, an overview of key programs was provided, and an overview of the schedule and community outreach efforts was provided. No comments were received from attendees of the workshop. The conclusion of this workshop brought the public participation efforts of this Housing Element update to a close.

## **ONLINE SURVEY**

### ***Overview of Survey***

An online survey was created to gather input from community members on the City of Wasco's Housing Element Update. The survey is useful in the City of Wasco's Housing Element Update as it allows community members to provide feedback on their housing needs, preferences, and challenges they face in accessing housing. The survey responses can help the City identify areas where there is a need for more affordable housing, what types of housing are most in demand, and the barriers that prevent residents from accessing housing. The survey contained a total of 16 questions (Figure VII-20).

The survey was created through Google Forms. Responders were asked to submit a valid email prior to submitting their responses. The survey was advertised on the homepage of the City of Wasco's website (Figure VII-14). Physical versions of this survey were passed out at public outreach events (Figure VII-13). Additionally, a QR code or link to the survey was published on Wasco's website (Figure VII-2), the Housing Element Brochure (Figure VII-3), the workshop flyer (Figure VII-4), the water bill mailer (Figure VII-5), the local newspaper (Figure VII-8 & VII-9), and social media posts (Figure VII-11 & VII-12). Due to the large Hispanic population in the City of Wasco, the survey was offered in both English and Spanish.

### ***Survey Results***

Community members responded to bilingual polls in English and Spanish that were launched on April 1<sup>st</sup>, 2023, and closed on June 1<sup>st</sup>, 2023. A total of 140 citizens completed the Housing Needs Survey. An exact breakdown of the results can be found in Figure VII-20. Both the polls and community members' aggregated responses are provided in summary below. The results in the data include:

1. A majority of respondents are residents of Wasco (91.4 percent)
2. A majority of respondents own their home in Wasco (77.7 percent).
3. A majority of respondents live in a single-family home (83.2 percent).
4. Over half of respondents believe there is not enough housing for the community (59.3 percent).
5. Over half of respondents believe that there is not enough multi-family housing in the community (55.7 percent).



6. The top 3 most important housing issues facing Wasco today include: housing affordability (59.7 percent), housing availability (58.3 percent), and the quality of housing (38.8 percent).
7. Around one third of respondents have young adult children, an in-home caregiver, housekeeper, or aging parent that may need housing soon (36.4 percent).
8. There was some support for the building of ADU's as a housing option in the City of Wasco (46.3 percent).
9. Almost half of single-family residence owners are not interested in constructing an ADU on their property (41.3 percent)
10. The top 3 reasons respondents have not built an ADU on their property include: the cost of construction (42.7 percent), loss of yard space (19.1 percent), and privacy concerns (16.8 percent).
11. The top 3 following incentives would encourage ADUs to be built: Loan programs (54.3 percent), Grant programs (52.8 percent), and pre-approved ADU design plans (45.7 percent).
12. The most prevalent fair housing issues/challenges in the City of Wasco was overwhelmingly found to be greater housing opportunities for all income levels (66.9 percent).
13. A large majority of respondents do not know how to file a fair housing complaint under the Fair Housing Act (80.7 percent).
14. The top three (3) factors that respondents believe the City of Wasco can improve on include: affordable housing (28.5 percent), infrastructure and public services (20.4 percent), and economic development (17.5 percent).
15. The top three (3) most critical housing needs in Wasco were found to be: first-time homebuyer assistance (60 percent), construction of new affordable rental housing (48.9 percent), and energy efficiency improvements (38.5 percent).
16. The three (3) most critical homelessness needs in Wasco include: mental health services (69.1 percent), substance abuse programs (67.6 percent), and emergency/overnight shelter (38.2 percent).

### ***Incorporating Survey Results into the Housing Element Production***

Multiple issues can be concluded based on the survey results. These primary issues include:

1. Homeownership and Single-Family Homes: Wasco has a high percentage of homeowners (77.7 percent), and a majority of residents live in single-family homes (83.2 percent). This may indicate a strong preference for homeownership and traditional housing structures in the community.
2. Housing Shortage and Affordability Concerns: A significant portion of respondents believe there is a housing shortage (59.3 percent) and a lack of multi-family housing options (55.7 percent) in the community. Housing affordability (59.7 percent) and availability (58.3 percent) are identified as top housing issues. These findings suggest that there is a need for more affordable and diverse housing options in Wasco to meet the needs of the lower income



population and the missing middle class or moderate-income residents looking for that next step in housing.

3. Limited Interest in ADU Construction: Despite housing concerns, respondents show limited interest in building accessory dwelling units (ADUs) on their properties (46.3 percent). The primary reasons for not constructing ADUs include high construction costs (42.7 percent), loss of yard space (19.1 percent), and privacy concerns (16.8 percent).
4. Incentives for ADU Development: Respondents express interest in specific incentives to encourage ADU construction, such as loan programs (54.3 percent), grant programs (52.8 percent), and pre-approved ADU design plans (45.7 percent). These findings highlight potential strategies to promote ADU development in Wasco.
5. Fair Housing Awareness and Needs: A significant majority of respondents (80.7 percent) do not know how to file a fair housing complaint under the Fair Housing Act, indicating a lack of awareness about fair housing rights and procedures. Greater housing opportunities for all income levels (66.9 percent) are identified as a prevalent fair housing issue. Additionally, critical housing needs include first-time homebuyer assistance (60 percent), new affordable rental housing (48.9 percent), and energy efficiency improvements (38.5 percent).

As a result of the survey, the City has incorporated/addressed these concerns in the HEU in the following ways:

1. Homeownership and Single-Family Homes: Chapter 4 of the 6th Cycle Housing Element contains an extensive discussion of land resources available for housing development. It includes a discussion of the sites inventory which includes more than enough sites to accommodate the need for housing units affordable to moderate- and above moderate-income households, which are usually single-family homes. It contains a section on energy conservation resources, opportunities and assistance for homeowners, and an extensive list of financial and administrative resources to assist homeowners or those interested in becoming first time home buyers. This information and more will be kept current and up to date on the City's website in an effort to continue to educate the public on the resources that are available within the City of Wasco for residential development. Chapter 6 of this Housing Element outlines all housing related policies and programs and contains numerous programs aimed at assisting developers to build housing to meet the needs of the City of Wasco. These programs also are focused on keeping residents informed of all financial assistance available via federal, state, and local resources to assist in home ownership, home rehabilitation and conservation.
2. Housing Shortage and Affordability Concerns: Chapter 6 of the 6th Cycle Housing Element contains an abundance of programs, many of which address housing demands and affordability. These programs aim to maintain sufficient sites for the housing needs, facilitate the achievement of Housing Program objectives, increase the production of affordable housing, and offer incentives and assistance in the development of lower and moderate-income housing.
3. Limited Interest in ADU Construction: Program H-15, the Accessory Dwelling Unit Program, specifically promotes and assists residents in the production of ADUs. The City encourages the creation of ADUs by revising the Municipal Code to be consistent with

state ADU and JADU laws. Additionally, the City will maintain efforts to educate the public on ADU production with the creating and dissemination of an informative handout. The handout will be made available at City Hall and the City's website.

4. Incentives for ADU Development: As previously mentioned, Program H-15 promotes and assists residents in the production of ADUs. This included a handout that will inform the community of the City's requirements, procedures, and relevant funding sources in the development of ADUs. Furthermore, the City will adopt a "standard" set of ADU plans and accept ADU plans for pre-approval by 2025.
5. Fair Housing Awareness and Needs: Housing Element Program H-16 informs that the City of Wasco will refer cases and questions to the Kern County Planning and Natural Resources Department Fair Housing Coordinator and California Rural Legal Assistance (CRLA) in Delano. The Coordinator disseminates fair housing information, helps to resolve complaints, and provides referrals to appropriate investigative/enforcement agencies. CRLA assists clients with housing-related inquiries and complaints. The City also provides fair housing brochures in English and Spanish at City Hall and other public locations to continue educating the public. As required by Program H-16, the City will develop a plan to improve fair housing outreach and education in 2024.

## **PHYSICAL SURVEY**

### ***Overview of Survey***

A physical survey was created to gather input from Wasco community members on the City of Wasco's Housing Element Update (Figure VII-17). The survey is useful in the City of Wasco's Housing Element Update as it allows community members to provide feedback on the resources that are available, or not available, in their community. This survey was passed out to community members on July 1<sup>st</sup>, 2023, at the Wasco Fourth of July event with a total of 56 citizens completing the survey. The survey contained a total of 4 questions and was offered in English and Spanish. Visual results of this survey can be found in Figure VII-24.

The following four (4) questions were asked on the survey:

1. Do you believe that the city of Wasco has enough job opportunities within a reasonable distance?
2. Do you believe there are plenty of resources available to assist the disabled population? If not, what would you like to see implemented?
3. Do you believe Wasco has ample public transportation present throughout the city? If not, where would you like to see more transportation?
4. On a scale of 1 to 5, with 1 being the poorest rating and 5 being the highest rating, how would you rate the education system in the city of Wasco?

### **Survey Results**

The community members' aggregated responses are provided in summary below. Consistencies found in the data include:

1. A majority of respondents believe that Wasco has either "enough" or "sort of enough" job opportunities within a reasonable distance (85 percent).
2. 30 out of 56 respondents are "Not Sure" whether there are plenty of resources available to assist the disabled population (53 percent).
3. 34 out of 56 respondents believe there is ample public transportation throughout the City of Wasco (60 percent).
4. 20 out of 56 respondents rated the education system in Wasco a 4 out of 5 (35 percent). The overall average rating of Wasco's education system is 3.6 out of 5.

### **Additional Comments**

Additional room was left for responders to leave any additional comments that they might have. The comments received are as follows:

1. One respondent stated that they want to see "Rides for Seniors" implemented.
2. "Listen to the people of Wasco better" and "More wheelchair accessibility & rides for seniors."
3. "The alleys of homes are dirty. There's always trash in our alleys, mine included."
4. "Need better housing, not just track homes."
5. "More resources for elderly with disability." & "More educational field trips. More after school programs. More mental health resources."
6. Respondent wants to see "Hospital and Police Department" implemented for disabled population.
7. "We need better education and more middle-income housing."
8. "Schools need to offer more funds for students, for activities such as field - trips and events. Schools now want parents to pay for everything."
9. "Needs more Bus/more bike lanes" & "More focus on science and math plus more STEM high school."
10. "More public transportation on 7th Street"
11. "There is the WACP and Dual Enroll programs at Highschool. Talk to Mr. Hunter or Mr. Abernathy about the program."
12. "More rental assistance"
13. "Need more middle-income housing."

### ***Incorporating Survey Results into the Housing Element Production***

Multiple issues can be concluded based on the survey results. These primary issues include:

1. Resources for Disabled Population: A significant portion of respondents (53 percent) are unsure about the availability of resources to assist the disabled population. This indicates a potential need for more information and support in this area.
2. Improvement to Education System: While 35 percent of respondents rated the education system in Wasco as a 4 out of 5, indicating a positive perception, the average rating of 3.6 out of 5 suggests room for improvement. Additionally, several comments mentioned a need for more funding, field trips, after-school programs, and resources.
3. More Housing and Infrastructure: There are several comments indicating a need for better housing options, specifically not limited to track homes and middle-income housing.

The City has incorporated/addressed these concerns in the HEU the following ways:

1. Resources for Disabled Population: The City offers multiple resources for its population living with a disability. The City of Wasco offers a “Dial-a-Ride” service to members of the community. Seniors and disabled members of the community receive a discounted rate on rides, and all “Dial-a-Ride” buses are wheelchair accessible. Additionally, Community Support Options provides an activities center and adult development center for disabled adults in Wasco through its ‘Pathways’ program. The City will continue to improve its efforts to further educate the public on services offered for the disabled population.
2. Improvement to Education System: Many after school programs are offered to students in Wasco, such as: technology, cooking, nutrition, Bible Study, gaming, physical education, music, and the Advancement Via Individual Determination program (AVID). The City will continue to support the operation and expansion of these after school programs. Additionally, the City will support continued efforts to bring more adult education and early college opportunities to Wasco through local educational partnerships with Bakersfield College.
3. More Housing and Infrastructure: Public comments received indicate the need for moderate income level housing, as well as low. The Quantified Objectives in Chapter 6 and the Sites Inventory reflect this demand within the City. As previously mentioned in the ‘Online Survey’ portion of this Chapter, many Programs address the concerns of additional housing and infrastructure. These Programs have been set up to accelerate the production of housing units by aiding in the removal of constraints on housing development.

### **PUBLIC REVIEW PERIOD**

Per Government Code 65585(b)(1) the first draft Housing Element was publicly circulated for 30 days. The draft Housing Element circulated from June 12<sup>th</sup>, 2023, through July 12<sup>th</sup>, 2023. The draft was advertised using a variety of methods including: a water bill message (Figure VII-22), a newspaper publishing, distribution at all Wasco City Counters, distribution to all affordable housing developments with offices, and a mass SMS text notification (Figure VII-21). Once the comment period was completed, the city took 10 days to review and address any comments per Government

Code 65585(b)(1) prior to submittal to HCD for review. Below, following the figures, is a summary of comments and responses.

### **PUBLIC HEARING**

[PLACEHOLDER] The Planning Commission conducted a hearing on XXX and made a recommendation to Council for adoption of the final Housing Element. XXXXX members of the public were in attendance. The City Council conducted a public hearing on the final Housing Element document on XXXXXXX, notices were sent to the public. XXX members of the public commented, and no comments were received from the City Council. The City Council adopted the Housing Element and authorized City staff to submit the adopted Housing Element to HCD for their final 60-day review and certification of the 6<sup>th</sup> Cycle Housing Element.

### **OTHER**

#### ***Continuing Public Engagement***

The City will continue its public engagement efforts during the planning period. Through personal interactions and community events such as the community breakfasts which typically take place the Wednesday after the first City Council meeting of each month, City staff engages with residents to gain more insight into the resource needs of the community. City staff has developed relationships with and continues to receive input from members of the community that represent a wide range of backgrounds, including members of the community from lower-income households.

#### ***Intergovernmental Coordination***

The City of Wasco City Council members, City Manager, and staff from the Planning and Public Works Departments 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 (SB 1087).

#### ***Environmental Review***

A CEQA Categorical Notice of Exemption (NOE) has been prepared for the City for Wasco 2023-2031 Housing Element Update pursuant to *Government Code* Section 15061(b)(3) (Common Sense Exemption) and was posted with the office of Planning and Research (OPR) for 30-day beginning June 23, 2023. No comments were received on the NOE. The NOE determined that the Wasco Housing Element would not result in any direct or indirect physical changes to the environment. The Housing Element update is strictly a policy document and does not provide entitlements to any specific land use projects, nor does it make any changes to the General Plan land use map or modify land use designations, densities, or land use intensities.

#### ***Annual Progress Reports***

Per California *Government Code* Section 65400, an annual progress report (APR) must be submitted

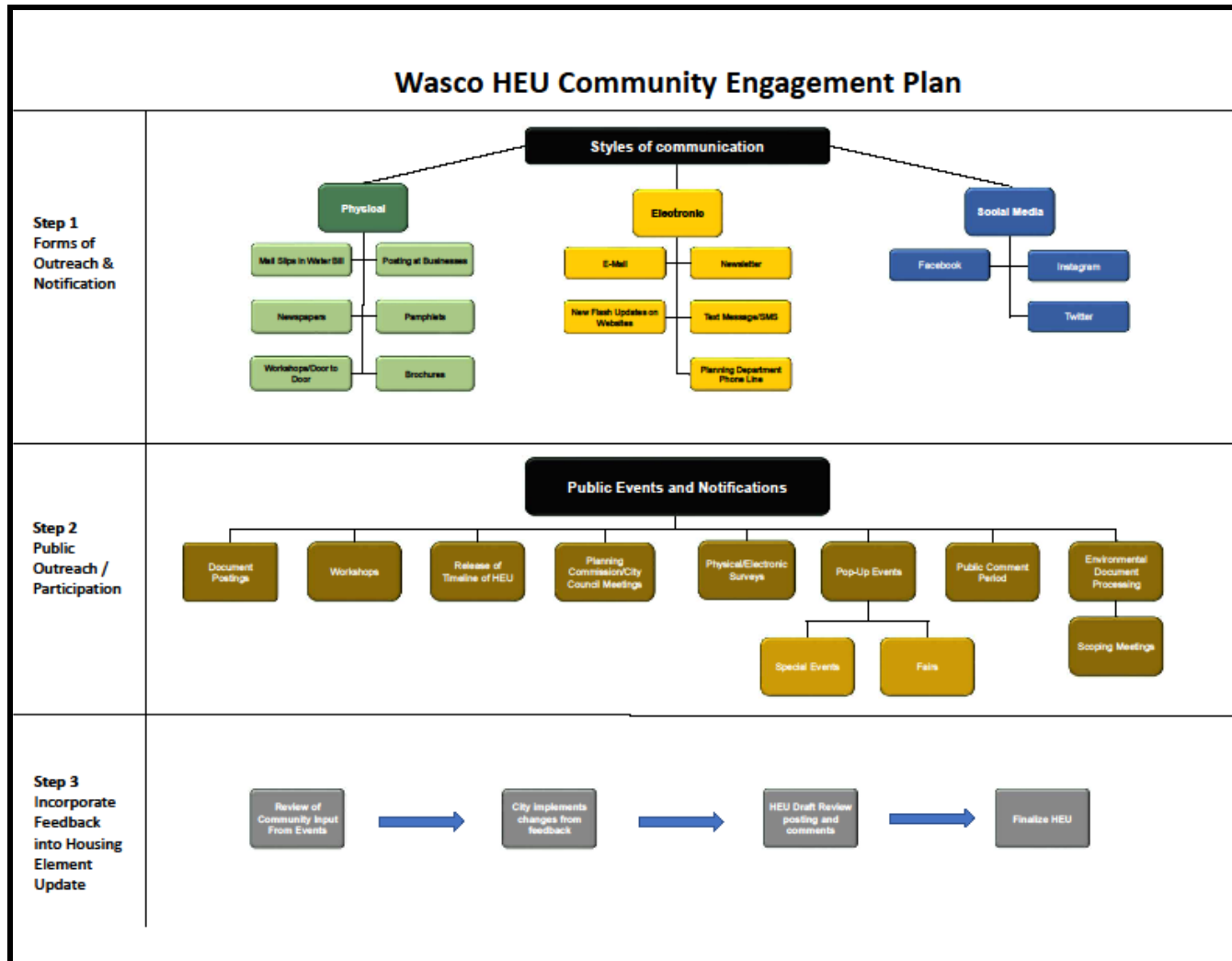
to HCD on a yearly basis. This APR is due by April 1<sup>st</sup> of each year and must cover the previous calendar year. The APR is intended to report on the jurisdiction's status and progress in implementing the housing element.

***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 US 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.

**FIGURES**

**Figure VII-1  
Community Outreach Plan**



## Figure VII-2 City of Wasco’s Website – Housing Element Update 2023

[Home](#) | [Departments](#) | [Community Development](#) | [Planning Division](#) | [Housing Element Update 2023](#)

### Housing Element Update 2023

#### Informational Documents

[Wasco HEU Brochure \(PDF\)](#)

[Wasco HEU Flyer \(PDF\)](#)

[Wasco HEU Mailer \(PDF\)](#)

#### What is the purpose of the Housing Element?

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.

California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include nine elements: land use, transportation, conservation, noise, open space, safety, air quality, environmental justice, and housing.

The Housing Element provides policies and associated programs to accommodate growth, provide opportunity for the development of new housing units, preserve existing housing stock and provide housing opportunities for all economic segments of the community.

#### How can I get involved in the Housing Element Update process?

**Surveys** - Please scan the QR code below, to complete the Housing Element Update survey.

[English Survey](#)



[Encuesta en Español](#)



**Community Workshops** - Please attend our Housing Element workshop. First Community Workshop to be held on:

April 10, 2023, at 6:00PM

City Council Chambers

746 8th Street

Wasco, CA 93280

#### What is RHNA?

Regional Housing Needs Allocation (RHNA) process is used to assign each city and county in California their "fair share" of new housing units to build. These units of housing are intended to accommodate existing need and projected growth in the region. The RHNA process is critical because it requires all cities and counties to plan for the housing needs of their residents, regardless of income, to plan for future growth and ease California's acute housing crisis.


#### Why is the City updating its Housing Element?

The City is required by State Housing law to update its Housing Element every eight years. The Housing Element is part of the City's General Plan. The current certified 5th Cycle Housing Element is for the 2014-2023 planning period. The City is in the process of preparing its 6th Cycle Housing Element for the 2023-2031 planning period.



**Figure VII-3  
Wasco Housing Element Brochure**


**Help shape our City's future! Please scan the QR code below to fill out the Housing Element Survey!**




<https://qrcc.me/roe14j5rnlah>

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**¡Ayude a formar al futuro de nuestra ciudad! ¡Escanee el código QR a continuación para completar la Encuesta del Elemento de Vivienda!**




<https://qrcc.me/rpf155hnlqfa>




For More Information on the Housing Element Update please contact the City of Wasco Planning Department


Para obtener más información sobre la actualización del Elemento de Vivienda, comuníquese con el Departamento de Planificación de la Ciudad de Wasco




(661) 758-7200



[www.cityofwasco.org/385/Housing-Element-Update-2023](http://www.cityofwasco.org/385/Housing-Element-Update-2023)



764 E Street  
Wasco, CA 93280



**WASCO  
HOUSING  
ELEMENT  
UPDATE**  
Actualización del  
Elemento de Vivienda  
de Wasco  
2023-2031

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**How can I get involved in the Housing Element Update process?**

**Surveys** - Please scan the QR code on the back of this brochure to complete the Housing Element Update survey.

**Community Workshops** - Please attend our Housing Element workshop. The next workshop is scheduled on Monday April 10, 2023, at 6:00PM at City Council Chambers 746 8th Street, Wasco, CA 93280. Notifications of these scheduled workshops will be posted on the City's website.

*¿Cómo puedo participar en el proceso de actualización del Elemento de Vivienda?*

*Encuestas* - Escanee el código QR en la parte posterior de este folleto para completar la encuesta de actualización del Elemento de Vivienda.

*Talleres Comunitarios* - Por favor asista a nuestro taller de Elemento de Vivienda. El próximo taller está programado para el Lunes 10 de Abril del 2023 en la Cámara Municipal del Concejal, 746 8th Street, Wasco, CA 93280 a las 6:00 p.m. . Las notificaciones de estos talleres programados se publicarán en el sitio web de la Ciudad.


**Where can I find more information about the Housing Element Update process?**

The City has a dedicated webpage for the 6th Cycle Housing Element Update that can be viewed at the link below:

*¿Dónde puedo encontrar más información sobre el proceso de actualización de elementos de vivienda?*

La Ciudad tiene una página web dedicada para la Actualización del Elemento de Vivienda del 6º Ciclo que se puede ver en el siguiente enlace:

[www.cityofwasco.org/385/Housing-Element-Update-2023](http://www.cityofwasco.org/385/Housing-Element-Update-2023)




**What is the purpose of the Housing Element?**

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.

California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include nine elements: land use, transportation, conservation, noise, open space, safety, air quality, environmental justice, and housing.

The Housing Element provides policies and associated programs to accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock and provide housing opportunities for all economic segments of the community.




**¿Cuál es el propósito del elemento de vivienda?**

Desde 1969, California ha requerido que todos los gobiernos locales (ciudades y condados) planifiquen adecuadamente para cumplir con las necesidades de vivienda de cada comunidad.

Los gobiernos locales de California cumplen con este requisito adoptando planes de vivienda como parte de su "Plan General" (también requerido por el estado). Los Planes Generales sirven como el "modelo" del gobierno local sobre cómo la ciudad y / o el condado crecerán y se desarrollarán e incluyen nueve elementos: uso de la tierra, transporte, conservación, ruido, espacio abierto, seguridad, calidad del aire, justicia ambiental y vivienda.

El Elemento de Vivienda proporciona políticas y programas asociados para acomodar el crecimiento, producir oportunidades para el desarrollo de nuevas unidades de vivienda, preservar las viviendas existentes y proporcionar oportunidades de vivienda para todos los segmentos económicos de la comunidad.



**What is RHNA?**

Regional Housing Needs Allocation (RHNA) process is used to assign each city and county in California their "fair share" of new housing units to build. These units of housing are intended to accommodate existing need and projected growth in the region. The RHNA process is critical because it requires all cities and counties to plan for the housing needs of their residents, regardless of income, to plan for future growth and ease California's acute housing crisis.

**¿Que es RHNA?**

(RHNA) se le conoce como el proceso de Asignación Regional de Necesidades de Vivienda, el cual se utiliza para asignar a cada ciudad y condado de California su "Porción" de nuevas unidades de vivienda necesarias. Estas unidades de vivienda están destinadas para satisfacer las necesidades existentes y el crecimiento proyectado en la región. El proceso de RHNA es crítico porque requiere que todas las ciudades y condados planifiquen las viviendas de sus residentes, independientemente de sus ingresos, para planificar el crecimiento futuro y aliviar la aguda crisis de vivienda de California.

**Why is the City updating its Housing Element?**

The City is required by State Housing law to update its Housing Element every eight years. The Housing Element is part of the City's General Plan. The current certified 5th Cycle Housing Element is for the 2014-2023 planning period. The City is in the process of preparing its 6th Cycle Housing Element for the 2023-2031 planning period.

**¿Por qué la Ciudad está actualizando su Elemento de Vivienda?**

La Ley Estatal de Vivienda exige a cada Ciudad que actualice su Elemento de Vivienda cada ocho años. El Elemento de Vivienda es parte del Plan General de la Ciudad. El actual Elemento de Vivienda de 5º Ciclo certificado es para el periodo de planificación 2014-2023. La Ciudad está en el proceso de preparar su Elemento de Vivienda del 6to Ciclo para el periodo de planificación 2023-2031.

**Figure VII-4**  
**1<sup>st</sup> HEU Workshop Flyer (English & Spanish)**

**WASCO HOUSING ELEMENT UPDATE**

6<sup>th</sup> Cycle 2023-2031

*The City of*  
**Wasco**  
 GROW WITH US

**1<sup>st</sup> Public Workshop**  
 Please attend our workshop on  
 April 10<sup>th</sup>, 2023 at 6:00 PM  
 City Hall Council Chambers,  
 746 8th Street, Wasco, CA 93280

**We want your feedback!**  
 Please scan the QR Code to fill out  
 the Housing Needs Survey.  
<https://qrcc.me/roe14j5rnlah>

City of Wasco Planning Department  
 661-758-7200  
 764 E St, Wasco, CA 93280  
[www.cityofwasco.org/385/Housing-Element-Update-2023](http://www.cityofwasco.org/385/Housing-Element-Update-2023)

**WASCO ACTUALIZACION DEL ELEMENTO DE VIVIENDA**

6<sup>º</sup> Ciclo 2023-2031

*The City of*  
**Wasco**  
 GROW WITH US

**Primer Taller Público**  
 Le pedimos que asista a nuestro taller el  
 10 de Abril del 2023 a las 6:00 PM  
 Cámara Municipal del Concejal  
 746 8th Street, Wasco, CA 93280

**¡Queremos sus comentarios! Por favor,**  
 escanee el código QR para completar la  
 Encuesta de necesidades de Vivienda.  
<https://qrcc.me/rpf155hnqlfa>

City of Wasco Planning Department  
 661-758-7200  
 764 E St, Wasco, CA 93280  
[www.cityofwasco.org/385/Housing-Element-Update-2023](http://www.cityofwasco.org/385/Housing-Element-Update-2023)





**Figure VII-5  
Water Bill Mailer (English & Spanish)**

## WASCO HOUSING ELEMENT WORKSHOP




6<sup>th</sup> cycle Housing Element Update

**Monday, April 10<sup>th</sup>**  
**6:00PM**


COUNCIL CHAMBERS  
WASCO CITY HALL  
746 8<sup>th</sup> STREET  
WASCO, CA 93280

**Topics of discussion:**

-  What is a Housing Element?
-  What is the update process?
-  How can I get Involved?

Help shape our City's future!  
Please scan the QR code to fill out the  
Housing Element Survey  
<https://qrcc.me/roe14j5rmlah>





For more information please contact:  
Wasco Planning Department  
764 E St, Wasco, CA 93280  
(661) 758-7200  
<https://www.cityofwasco.org/385/Housing-Element-Update-2023>

## TALLER DE ELEMENTO DE VIVIENDA DE WASCO




6° ciclo de la Actualización del Elemento de Vivienda

**Lunes, 10 de Abril**  
**6:00PM**


CÁMARA MUNICIPAL DEL CONSEJAL  
WASCO CITY HALL  
746 8<sup>th</sup> STREET  
WASCO, CA 93280

**Temas de Discusión:**

-  ¿Qué es un Elemento de Vivienda?
-  ¿Cuál es el proceso de la Actualización?
-  ¿Cómo puede participar?

¡Ayude a formar al futuro de nuestra ciudad!  
Por favor, escanee el código QR para  
completar la Encuesta del Elemento de  
Vivienda  
<https://qrcc.me/rpf155hnqlfa>



Para obtener más información, comuníquese con:  
El Departamento de Planificación de Wasco  
764 E St, Wasco, CA 93280  
(661) 758-7200  
<https://www.cityofwasco.org/385/Housing-Element-Update-2023>

**Figure VII-6  
Agency Noticing List**

<b>Name</b>	<b>Contact phone</b>	<b>Email</b>	<b>Physical Address</b>
Cal Coalition for Rural Housing	(916) 443-4448	<a href="mailto:info@calruralhousing.org">info@calruralhousing.org</a>	717 K St #400, Sacramento, CA 95814
Kern County Housing Authority	(661) 631-8500		601 24th St, Bakersfield, CA 93301
Beckes Street Apartments	(661) 758-3086		2650 Spruce Avenue Wasco, CA 93280
Rosaleda Village	(661) 493-2367		650 North Maple Ave. Wasco, CA 93280
County of Kern Planning	(661) 862-8600	<a href="mailto:planning@kerncounty.gov">planning@kerncounty.gov</a>	2700 M St #100, Bakersfield, CA 93301
Self Help Enterprises	(559) 651-1000	<a href="mailto:info@selfhelpenterprises.org">info@selfhelpenterprises.org</a>	8445 W Elowin Ct, Visalia, CA 93291 (P.O. Box 6520, Visalia, CA 93290)
Center for Race Poverty and the Environment	Tel. (661) 720-9140 Fax. (661) 720-9483	<a href="mailto:rpatel@crpe-ej.org">rpatel@crpe-ej.org</a>	1012 Jefferson Street, Delano, CA 93215
Housing and Opportunity Foundation of Kern	(661)-631-8500	<a href="mailto:hkimmel@kernha.org">hkimmel@kernha.org</a>	601 24th St, Bakersfield, CA 93301
Bethany Homeless Center	(661) 322-9199	<a href="mailto:clyday@bakhc.org">clyday@bakhc.org</a>	1600 E Truxtun Ave, Bakersfield, CA 93305
United Farm Workers	(661) 324-2500	<a href="mailto:info@ufwfoundation.org">info@ufwfoundation.org</a>	93304
California Rural Assistance League	(559) 486-6278	<a href="mailto:info@crlaf.org">info@crlaf.org</a>	1921 N Gateway Blvd, Suite 102, Fresno, CA 93727
Community Action Partnership of Kern	(661) 336-5236	<a href="mailto:info@capk.org">info@capk.org</a>	Community Action Partnership of Kern 5005 Business Park North, Bakersfield, CA 93309
United Way of Kern County	(661) 834-1820		The Bakersfield Californian Building, 1707 Eye St 3rd Floor, Bakersfield, CA 93301
Kern Regional Center	(661) 327-8531	<a href="mailto:krcmail@kernrc.com">krcmail@kernrc.com</a>	3200 No Sillect Ave. Bakersfield, CA 93308
Shafter Wasco Irrigation District	(661) 758-5369	<a href="mailto:swid@swid.org">swid@swid.org</a>	16294 Central Valley Hwy, Wasco, CA 93280
North Kern Water Storage District	(661) 746-3364	<a href="mailto:nkwsd@northkernwsd.com">nkwsd@northkernwsd.com</a>	33380 Cawelo Extended, Bakersfield, CA 93308
City of Wasco Wastewater Treatment Plant	(661) 758-7271		5410 7th Street, Wasco, CA, 93280

City of Wasco Public Works	(661) 758-7271		801 8th Street, Wasco, CA, 93280
San Joaquin Valley Air Pollution Control District	(661) 392-5500	<a href="mailto:sjvapcd@valleyair.org">sjvapcd@valleyair.org</a>	34946 Flyover Ct, Bakersfield, CA 93308
Pacific Gas and Electric	(415) 953-1000		Pacific Gas and Electric Company P.O. Box 997300 Sacramento, CA 95899-7300
SoCalGas	(800) 427-2000		55 West Fifth St., Los Angeles, CA 90013-1011. P.O. Box 1626
City of Bakersfield Planning Division	(661) 326-3733	<a href="mailto:devpln@bakersfieldcity.us">devpln@bakersfieldcity.us</a>	1715 Chester Ave, Bakersfield, CA 93301
City of Shafter	(661) 746-5002	<a href="mailto:sesselman@shafter.com">sesselman@shafter.com</a>	336 Pacific Ave., Shafter, CA 93263
City of Wasco Planning	(661) 758-7250		764 E Street, Wasco, CA 93280
Home Builders Association of Kern County	(661) 633-1316	<a href="mailto:dave.d@kernhomebuilders.com">dave.d@kernhomebuilders.com</a>	P.O. Box 21118, Bakersfield, CA 93390-1118
Kern Council of Governments	(661) 635-2900		1401 19th St #300, Bakersfield, CA 93301
CDFW	(559) 243-4005		1234 E Shaw Ave, Fresno, CA 93710
Valley Strong Credit Union	(800) 221-3311		Valley Strong Administrative Offices P.O. Box 9506 Bakersfield, CA 93389
Union Bank	(661) 758-5382		93280
Semitropic Water Storage District	(661) 758-5113	<a href="mailto:mail@semitropic.com">mail@semitropic.com</a>	1101 Central Avenue, Wasco, CA 93280-0877
Kern County Fire Station 31	<a href="tel:661-758-6447">(661) 758-6447</a>		93280
Kern County Fire Department	(661) 391-7000		5642 Victor Street Bakersfield, CA 93308
Kern County Sheriffs Office	(661) 758-7266	<a href="mailto:SHINNCH@kernsheriff.org">SHINNCH@kernsheriff.org</a>	Kern County Sheriff's Office 1350 Norris Road Bakersfield, CA 93308-2231



Big Pine Paiute Tribe of the Owens Valley	(760) 938 - 2003	d.gutierrez@bigpinepaiute.org	P.O. Box 700 Big Pine, CA, 93513
Chumash Council of Bakersfield	(661) 322-0121	chumashtribe@sbcglobal.net	729 Texas Street Bakersfield, CA, 93307
Kitanemuk & Yowlumne Tejon Indians	(626) 339 - 6785	2deedominguez@gmail.com	115 Radio Street Bakersfield, CA, 93305
Santa Rosa Rancheria Tachi Yokut Tribe	(559) 924 - 1278		P.O. Box 8 Lemoore, CA, 93245
Tejon Indian Tribe	(661) 834 - 8566	<a href="mailto:colin.rambo@tejonindiantribensn.gov">colin.rambo@tejonindiantribensn.gov</a>	P.O. Box 640 Arvin, CA, 93203
Tule River Indian Tribe	(559) 781 - 4271	<a href="mailto:neil.peyron@tulerivertribe-nsn.gov">neil.peyron@tulerivertribe-nsn.gov</a>	P.O. Box 589 Porterville, CA, 93258
Caltrans District 6	(559) 488-4067		1352 W Olive Ave, Fresno, CA 93728
CA Senator Melissa Hurtado	(661) 395-2620	senator.hurtado@senate.ca.gov	1201 E. California Avenue, Suite A Bakersfield, CA
CA Assemblymember Rudy Salas	(661) 335-0302	<a href="mailto:assemblymember.salas@assembly.ca.gov">assemblymember.salas@assembly.ca.gov</a>	1430 Truxtun Avenue, Suite 803 Bakersfield, CA 93301
US House Rep David Valadao	(661) 864-7736		2700 M Street Suite 250B Bakersfield, CA 93301
Wasco Public Library	<a href="tel:6617582114">(661) 758-2114</a>	<a href="mailto:info@kernlibrary.org">info@kernlibrary.org</a>	93280
Lennar Homes	(949) 349-8000		15131 Alton Pkwy Ste 190 Irvine, CA, 92618-2386
Wingate Real Estate Services	(661) 758-6435	<a href="mailto:infowres@gmail.com">infowres@gmail.com</a>	93280
Wasco Union Elementary School District	(661) 758-7100		1102 5th St., Wasco, CA, 93280
John L. Prueitt Elementary School	(661) 758-7180		93280
James A. Forrest Elementary School	(661) 758-7490 Tel (661) 758-3008 Fax		401 N. Griffith Avenue, Wasco, CA, 93280
Karl F. Clemens Elementary School	(661) 758-7120 Tel (661) 758-9200 Fax		523 Broadway St., Wasco, CA, 93280
Teresa Burke Elementary	(661) 758-7480 Tel (661) 758-3024 Fax		1301 Filburn, Wasco, CA, 93280
Palm Avenue Middle School	(661) 758-7130 Tel (949) 555-0000 Fax		1017 Palm Avenue, Wasco, CA, 93280

Thomas Jefferson Middle School	(661) 758-7100 Tel (661) 758-9366 Fax		305 Griffith Avenue Wasco, California 93280
Wasco Union High School District	(661) 758-8477 Tel (661) 758-4946 Fax		2100 Seventh Street, Wasco, CA 93280
Wasco Union High School	(661) 758-8447 Tel (661) 758-4946 Fax		2100 Seventh St. Wasco, CA 93280-1563
Independence High School	(661) 758-7450 Tel (661) 758-7451 Fax		1445 Poso Drive, Wasco, CA, 93280
North Kern Christian School	(661) 758-5997Tel (661) 758-4370		710 Peters St., Wasco, CA, 93280

**Figure VII-7**  
**Housing Element Update - Text message Alert**  
**Sent on March 23<sup>rd</sup>, 2023**

The screenshot displays the 'Alert Details' page in the CIVICREADY system. The header is orange with the CIVICREADY logo and 'Alert Details' text. On the right of the header are links for 'Support' and 'Account'. A left sidebar contains navigation options: Dashboard, Communication (Send Alert, Send Poll, Sent, Received, Alerting/Poll Templates, Scheduled Alerts, History/Reports), Public Communication (Public Alert History, Public Subscriber Alert History), and Resources (Manage Admins, Manage Public Signups, Profile Update Reminder). The main content area shows an alert titled 'Wasco Housing Element Update' sent on 'Mar 23, 2023, 2:55:55 PM' by 'Neomi Perez' to '1 Groups' and '3544 Recipients'. The message text reads: 'Help the City of Wasco understand the City's Housing needs and get involved in the City's Housing Element Update process by clicking the link to take a short survey: English Survey - https://qrc.me/ro14j5miah Spanish Survey - https://qrc.me/rp1155hnqf1a For more information, visit our city website at https://www.cityofwasco.org/385/Housing-Element-Update-2023'. Below the message, there are three expandable sections: '1 Groups', '3544 Recipients', and 'Delivery Method' (with 'Mobile App', 'Email', and 'Text Message' all checked).



**Figure VII-8**  
**1<sup>st</sup> HEU Flyer published in the local newspaper – Wasco Tribune (April 6<sup>th</sup>, 2023)**

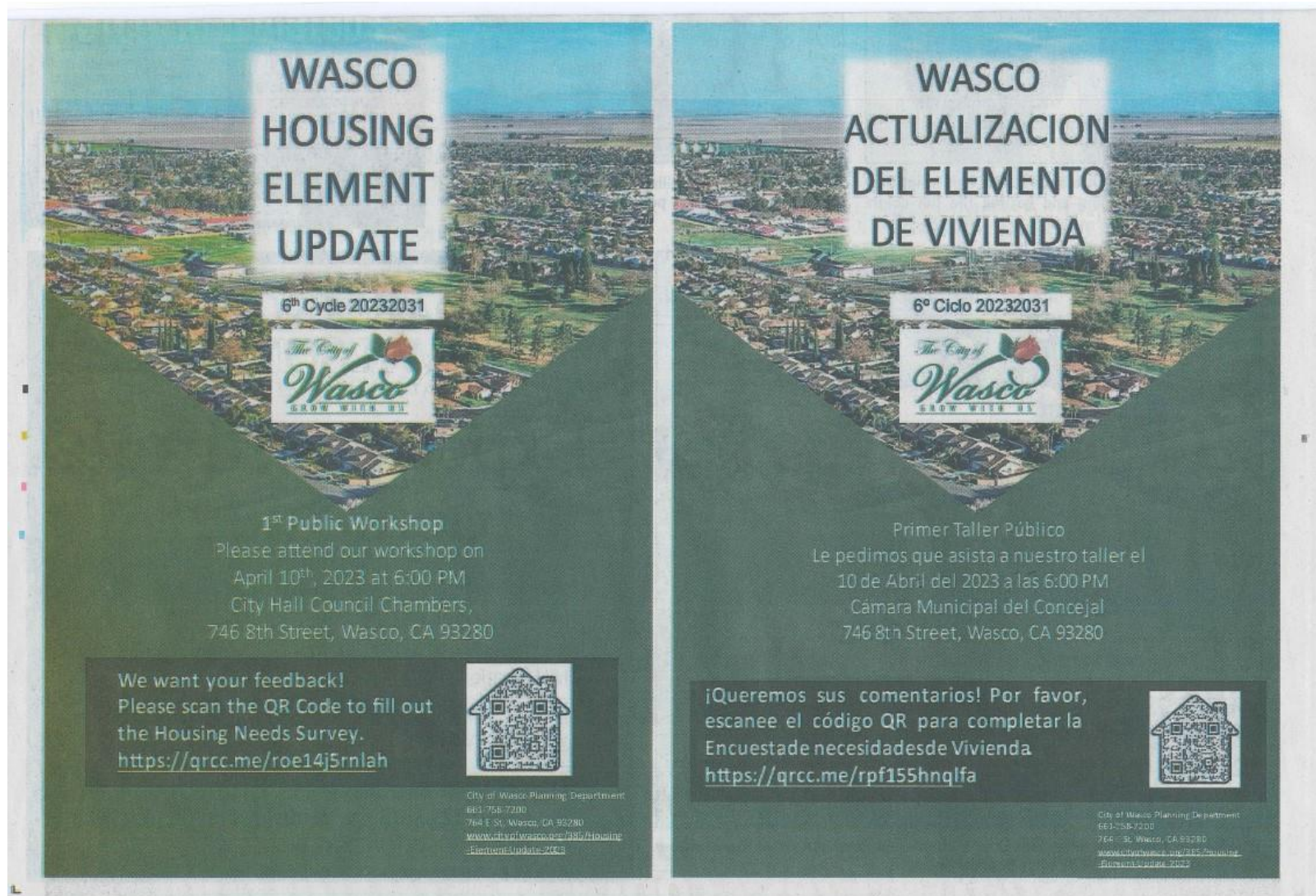




Figure VII-9  
1<sup>st</sup> HEU Workshop Newspaper article notification – Wasco Tribune (April 6<sup>th</sup>, 2023)

# Workshop to help plan for future housing

**VERONICA JACUINDE**  
Wasco Tribune

A Housing Element Update Workshop is set for Monday, April 10, to get public feedback on the city's plans for residential development over the next decade.

The Housing Element is one of the nine elements in the city's General Plan. The community development department is responsible for executing the Housing Element.

The General Plan is the city's "blueprint" for how it will grow and develop over time. The Housing Element provides a plan for meeting the housing needs of everyone in the community and must be updated every eight years.

Keri Cobb, community development director, said, "At the upcoming Housing

**WASCO**

Element Workshop, the city's consultant will explain what a housing element is, why it's important, what the update process and timeline are and how the community can get involved." A question and answer time will also be provided.

She said public input is a critical piece of any public planning effort. In anticipation of the workshop, there is a survey for residents to provide their input by scanning the QR code found on the city website.

"It is important that we communicate with the public about the planning process and then hear their input. This is the public's document, and we need to hear what the public believes are the community's greatest needs so we can be sure to plan appropriately."

Help shape our City's future! Please scan the QR code below to fill out the Housing Element Survey!



<https://qrcc.me/roe145miah>

**The Wasco Housing Element Update Workshop survey QR code.**

The workshop aims to educate the public about the Housing Element update process and explain ways they can get involved.

Cobb said there is currently no housing crisis in Wasco. But housing is a critical issue statewide, she added. However, new housing construction in Wasco has been steady for several years.

"There are many factors that are important to consider when planning for future housing. One of the key considerations is a provision of adequate infrastructure to support new housing. This is something the city has prioritized and will continue to prioritize during the next eight year housing element cycle."

There will be other workshops in the future, and the dates are to be determined.

The workshop will occur at 6 p.m. at the Wasco City Council chambers at 764 E St. For more information, contact the City of Wasco Planning Department.

Figure VII-10  
1st HEU Workshop Summary Newspaper Article – Wasco Tribune (April 13<sup>th</sup>, 2023)

# Wasco housing needs assessed

**VERONICA JACUINDE**  
Wasco Tribune

A Wasco Housing Element Update Workshop was held on Monday. The city's consultant, Infrastructure Engineers, presented and was on hand to hear comments and answer questions from the public.

Only one concern was raised from the public about the availability of moderately-priced and above housing.

A housing element is a legally required component of the City of Wasco's general plan. It analyzes a community's housing needs for all income levels and reviews strategies to respond to and provide for those housing needs.

It also facilitates establishing goals, policies, objectives and programs to address current and future housing needs.

The California Department of Housing and Community Development is the state agency responsible for certifying the housing element.

Consultant Tyler Currie, said that an HCD certified housing element is important because it enables the city to be eligible for various state and federal grants and other funding sources.

He also said the element helps identify strategies to solve local problems in housing and provides the city with a plan to address current and future housing needs.

Malia Durand, environmental planning manager for Infrastructure Engineers, said, "We're in very good hands. The city had an excellent fifth cycle housing element, and now the job is to update the housing element to ensure compliance with state housing law."

A housing element must be updated every eight years. This will be the city's sixth cycle for 2023-2031.

As part of the process, a Regional Housing Needs Assessment is mandated by the state as part of the periodic process for processing the updating of the local housing

See WASCO Page 6



**Keri Cobb, the city's community development director, with Malia Durand, environmental planning manager for consultant Infrastructure Engineers.**

Page 6  
THE SHAFTER PRESS | WASCO TRIBUNE  
Thursday, April 13, 2023

# Wasco housing needs assessed at meeting

**From Page 1**

needs of the city's general plan. This requires that the city adequately plan to meet the needs for housing demand. The Kern Council of Governments is the local COG that works with the HCD to develop Wasco's study.

Included in the housing element, in addition to the assessment, is an analysis of the previous element, a review of a constraints analysis and a look at housing resources and site inventories.

A site inventory is a comprehensive list of all potentially developable sites within a city or county.

It is a critical tool for local governments to plan for future growth and development and includes information about each site's location, size and zoning.

It helps to ensure that there is enough land available to meet the community's needs for housing, jobs and services and

is used to identify available land suitable for residential, commercial and industrial development.

It also monitors progress toward meeting state and regional planning goals.

There were public comments, and one that was brought up was that the housing element appeared to need more attention to housing needs for above-moderate incomes.

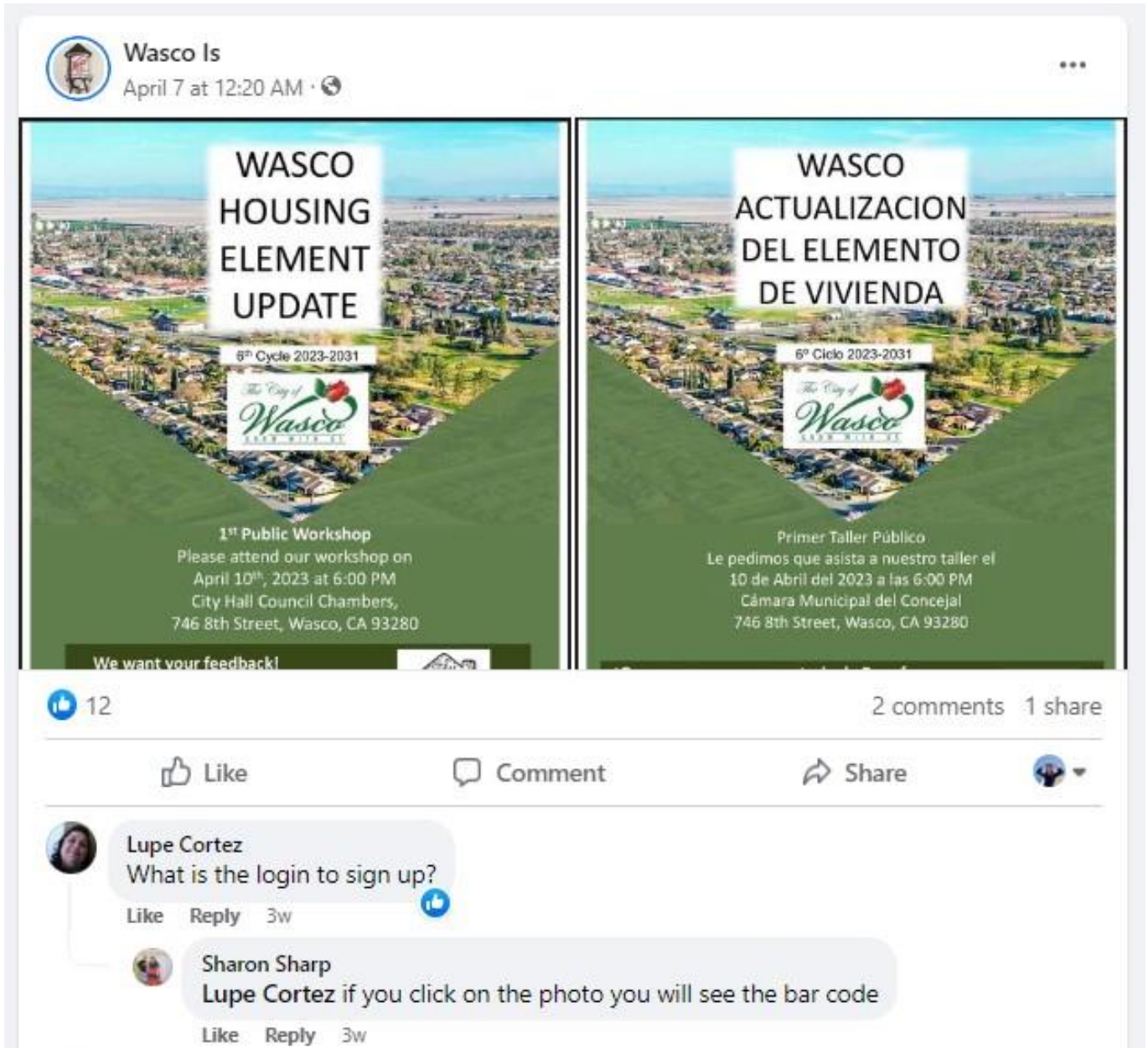
In response, Keri Cobb, the city's community development director, said that the RHNA addresses that the city needs a higher share or percentage of moderate and above moderate-income housing.

"There will be a discussion regarding this in the final document," Cobb said.

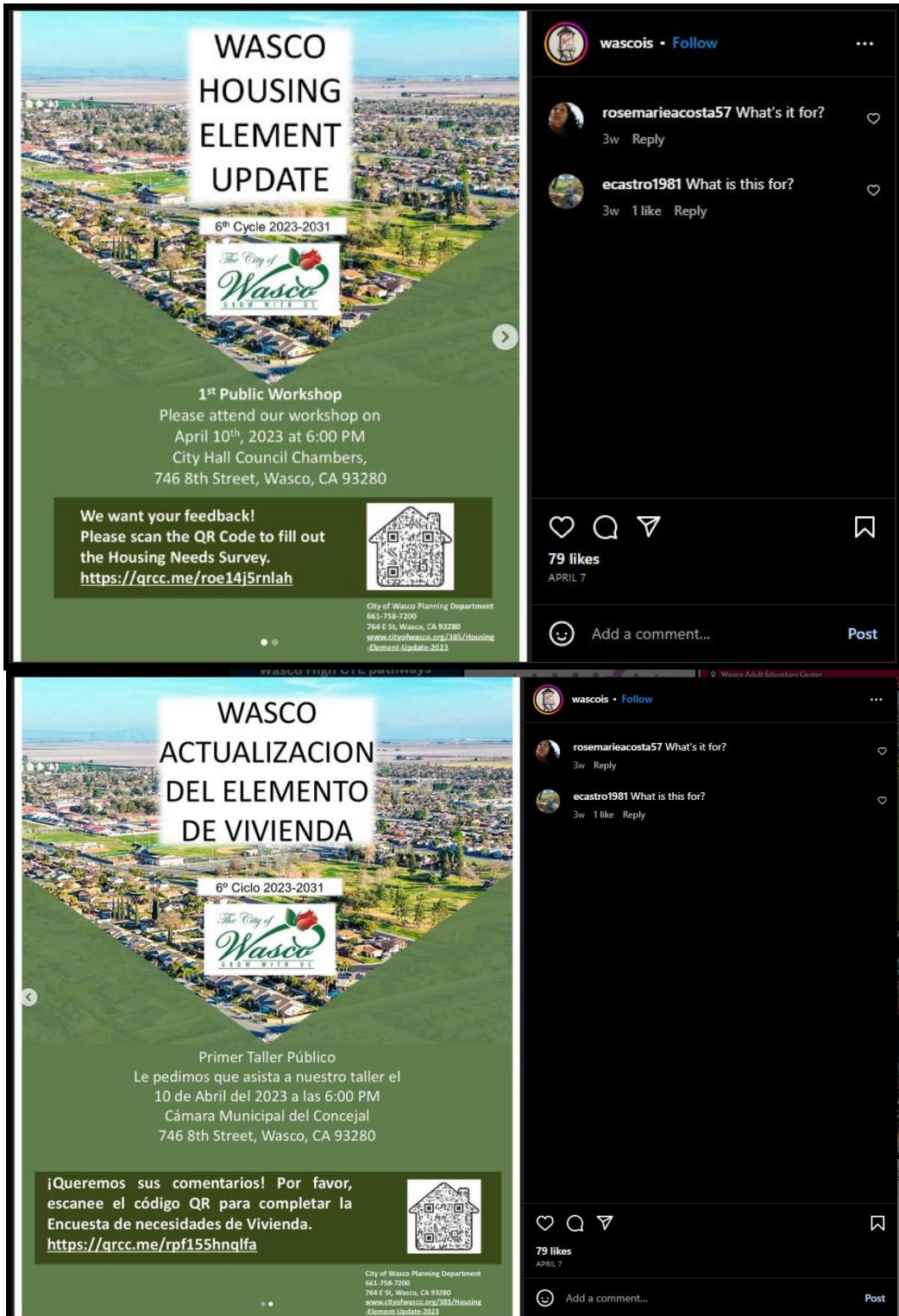
After the workshop, a draft document review will be expected by the summer of 2023 and City adoption by Fall 2023, with the HCD certification by the winter of 2023 or early 2024.



Figure VII-11  
Facebook Post – 1<sup>st</sup> HEU Workshop Flyer Post (April 7<sup>th</sup>, 2023)



**Figure VII-12**  
**1<sup>st</sup> HEU Public Workshop Flyer Post - Instagram Post**  
**Posted on April 7<sup>th</sup>, 2023**





**Figure VII-13**  
**1<sup>st</sup> HEU Public Workshop (April 10<sup>th</sup>, 2023)**

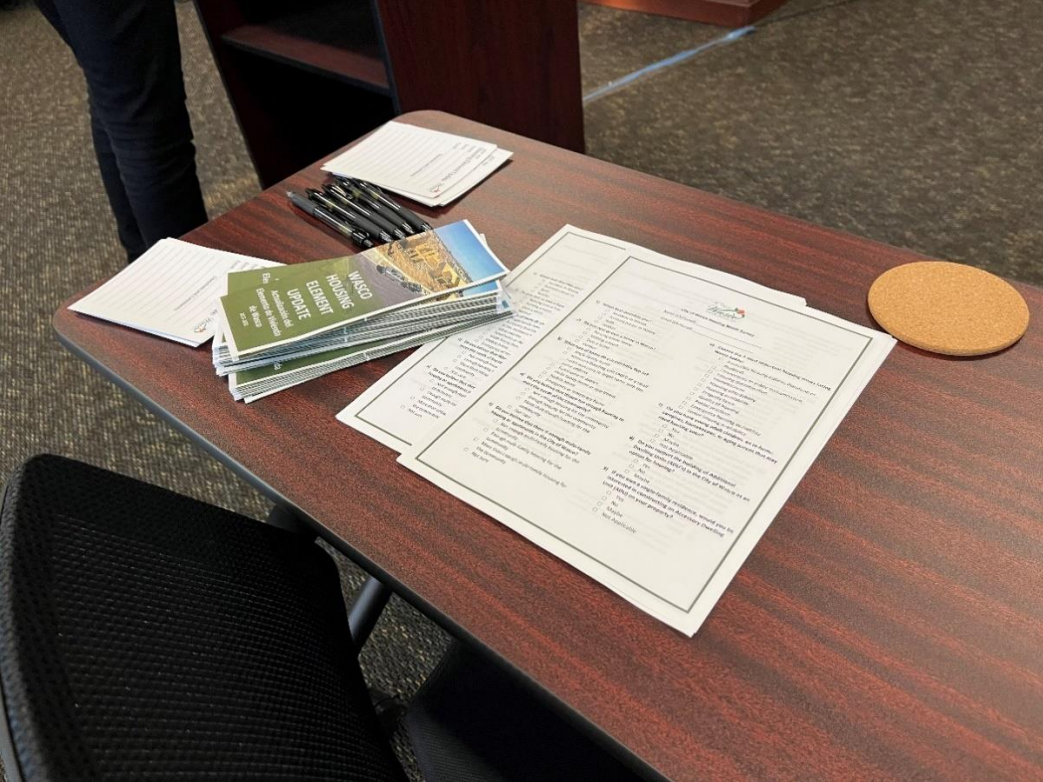


Figure VII-14  
City of Wasco’s Website – Survey Posting

## NEWS & ANNOUNCEMENTS

SEE WHAT IS GOING ON HERE



**Do you need help paying your water bill?**

CAPK Energy can reduce your utility costs. Water expenses continue to rise, and the drought impact has been felt.

If you're still paying bills on your payments, CAPK's Water Assistance program may be able to help you reduce your water or wastewater bills.

**How does the Water Assistance program work?**

The CAPK Energy team will help you complete an application, review all available information and will provide you with the best financial strategy for you. For assistance call 800.201.1234, water@wascoenergy.com or 509.624.3100.

**Make an appointment today to see if you qualify for Water Utility Assistance.**

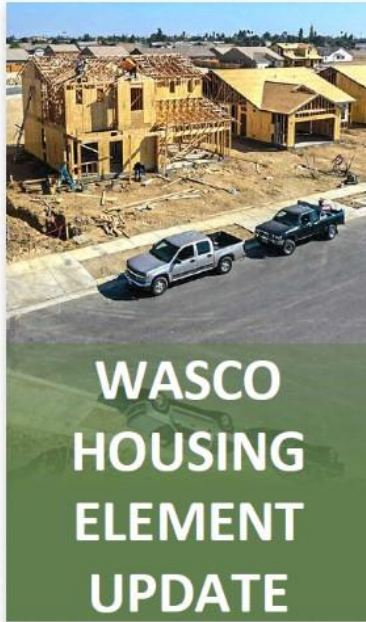
To schedule an appointment for assistance call 509.624.3100 or visit [www.energy.wascoenergy.com/water-assistance](http://www.energy.wascoenergy.com/water-assistance). There is no cost to see if you qualify, and any appointment fees will be reimbursed to you.




### CAPK's Water Assistance Program

CAPK's Water Assistance program may be able to help you reduce your water or wastewater bills. [Click here for more information](#)

[ADDITIONAL INFO...](#)



**WASCO HOUSING ELEMENT UPDATE**

### Housing & Safety Element Survey

Help shape our City's future! [Click here](#) and participate by filling out the Housing Element Survey!



### New Recycling Service

The City of Wasco has collaborated with American Refuse to implement a residential recycling collection for all Wasco residents starting in March. First pick-up will be on Friday, March 17, 2023. For more information on this program, [click here](#)



**Figure VII-15**  
**2<sup>nd</sup> HEU Public Workshop - Flyer (English & Spanish)**

The City of Wasco  
*Wasco*  
GROW WITH US

6TH CYCLE 2023-2031

# WASCO HOUSING ELEMENT UPDATE

**PUBLIC REVIEW PERIOD**  
June 12th, 2023 through July 12th, 2023

**2ND PUBLIC WORKSHOP**  
PLEASE ATTEND OUR PUBLIC WORKSHOP ON  
July 10th, 2023 at 6:00PM  
CITY HALL COUNCIL CHAMBERS  
-----  
746 8TH STREET  
WASCO, CA, 93280

WWW.CITYOFWASCO.ORG

The City of Wasco  
*Wasco*  
GROW WITH US

SEXTO CICLO 2023-2031

# ELEMENTO DE VIVENDA DE WASCO

**PERIODO DE REVISION PUBLICA**  
12 de Junio, 2023 a 12 de Julio, 2023

**SEGUNDA TALLER PUBLICA**  
POR FAVOR ATTENDER NUESTRA TALLER PUBLICA  
10 de Julio, 2023 a las 6:00PM  
CITY HALL COUNCIL CHAMBERS  
-----  
746 8TH STREET  
WASCO, CA, 93280

WWW.CITYOFWASCO.ORG


**Figure VII-16**  
**Fourth of July Pop-Up Event**  
**July 1<sup>st</sup>, 2023**





**Figure VII-17**  
**Housing Element Update Survey (English and Spanish)**  
 Survey conducted on July 1st, 2023

## HOUSING ELEMENT UPDATE SURVEY



PERSONAL INFORMATION:

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_

---

INSTRUCTIONS:

The City of Wasco is currently in the process of updating their 2023 – 2031 6th Cycle Housing Element Update. We need your help to provide insight on what you, a member of the community, believe is possibly lacking in the community.

QUESTIONS:	ANSWERS:										
Do you believe that the city of Wasco has enough job opportunities within a reasonable distance?	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;"><b>Yes</b></td> <td style="width: 33%; text-align: center;"><b>Sort of</b></td> <td style="width: 33%; text-align: center;"><b>No</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>Yes</b>	<b>Sort of</b>	<b>No</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
<b>Yes</b>	<b>Sort of</b>	<b>No</b>									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									
Do you believe there are plenty of resources available to assist the disabled population? If not, what would you like to see implemented?	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;"><b>Yes</b></td> <td style="width: 33%; text-align: center;"><b>Not Sure</b></td> <td style="width: 33%; text-align: center;"><b>No</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>Yes</b>	<b>Not Sure</b>	<b>No</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
<b>Yes</b>	<b>Not Sure</b>	<b>No</b>									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									
Do you believe Wasco has ample public transportation present throughout the city? If not, where would you like to see more transportation? _____	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;"><b>Yes</b></td> <td style="width: 33%; text-align: center;"><b>Sort of</b></td> <td style="width: 33%; text-align: center;"><b>No</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>Yes</b>	<b>Sort of</b>	<b>No</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
<b>Yes</b>	<b>Sort of</b>	<b>No</b>									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									
On a scale of 1 to 5, with 1 being the poorest rating and 5 being the highest rating, how would you rate the education system in the city of Wasco?	<table style="width: 100%; border: none;"> <tr> <td style="width: 20%; text-align: center;"><b>1</b></td> <td style="width: 20%; text-align: center;"><b>2</b></td> <td style="width: 20%; text-align: center;"><b>3</b></td> <td style="width: 20%; text-align: center;"><b>4</b></td> <td style="width: 20%; text-align: center;"><b>5</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>							
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							

ADDITIONAL COMMENTS:


\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## ENCUESTA DEL ELEMENTO DE VIVIENDA



INFORMACION PERSONAL :

NOMBRE: \_\_\_\_\_ CORREO ELECTRONICO: \_\_\_\_\_

---

INSTRUCCIONES:

The ciudad de Wasco esta en el proceso de actualizando su 2023 – 2031 Actualiacion de la Vivienda del Sexto Elemento. Necesitamos su ayuda a proporcionar vision en que tu, un miembro de esta comunidad, creer esta faltando en la comunidad.

PREGUNTAS:	RESPUESTAS:										
Usted creer que la ciudad de Wasco tiene suficiente oportunidades de trabajos que estan a una distancia resonible de la ciudad?	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;"><b>Si</b></td> <td style="width: 33%; text-align: center;"><b>No Estoy Seguro</b></td> <td style="width: 33%; text-align: center;"><b>No</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>Si</b>	<b>No Estoy Seguro</b>	<b>No</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
<b>Si</b>	<b>No Estoy Seguro</b>	<b>No</b>									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									
Usted creer que hay suficiente recursos disponible para asistir la poblacion incapacitada? So no, que quisieras ver implementado para ayudarles? _____	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;"><b>Si</b></td> <td style="width: 33%; text-align: center;"><b>No Estoy Seguro</b></td> <td style="width: 33%; text-align: center;"><b>No</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>Si</b>	<b>No Estoy Seguro</b>	<b>No</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
<b>Si</b>	<b>No Estoy Seguro</b>	<b>No</b>									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									
Usted creer que Wasco tiene amplia transportacion publica presente por toda la ciudad? Si no, donde quisieras ver mas transportacion? _____	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;"><b>Si</b></td> <td style="width: 33%; text-align: center;"><b>No Estoy Seguro</b></td> <td style="width: 33%; text-align: center;"><b>No</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>Si</b>	<b>No Estoy Seguro</b>	<b>No</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
<b>Si</b>	<b>No Estoy Seguro</b>	<b>No</b>									
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>									
En una escama dentro 1 a 5, con 1 siendo lo peor y 5 ser lo mas mejor, que numero le daria al systema de educacion de la ciudad de Wasco?	<table style="width: 100%; border: none;"> <tr> <td style="width: 20%; text-align: center;"><b>1</b></td> <td style="width: 20%; text-align: center;"><b>2</b></td> <td style="width: 20%; text-align: center;"><b>3</b></td> <td style="width: 20%; text-align: center;"><b>4</b></td> <td style="width: 20%; text-align: center;"><b>5</b></td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>							
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>							

COMMENTOS ADICIONALES :

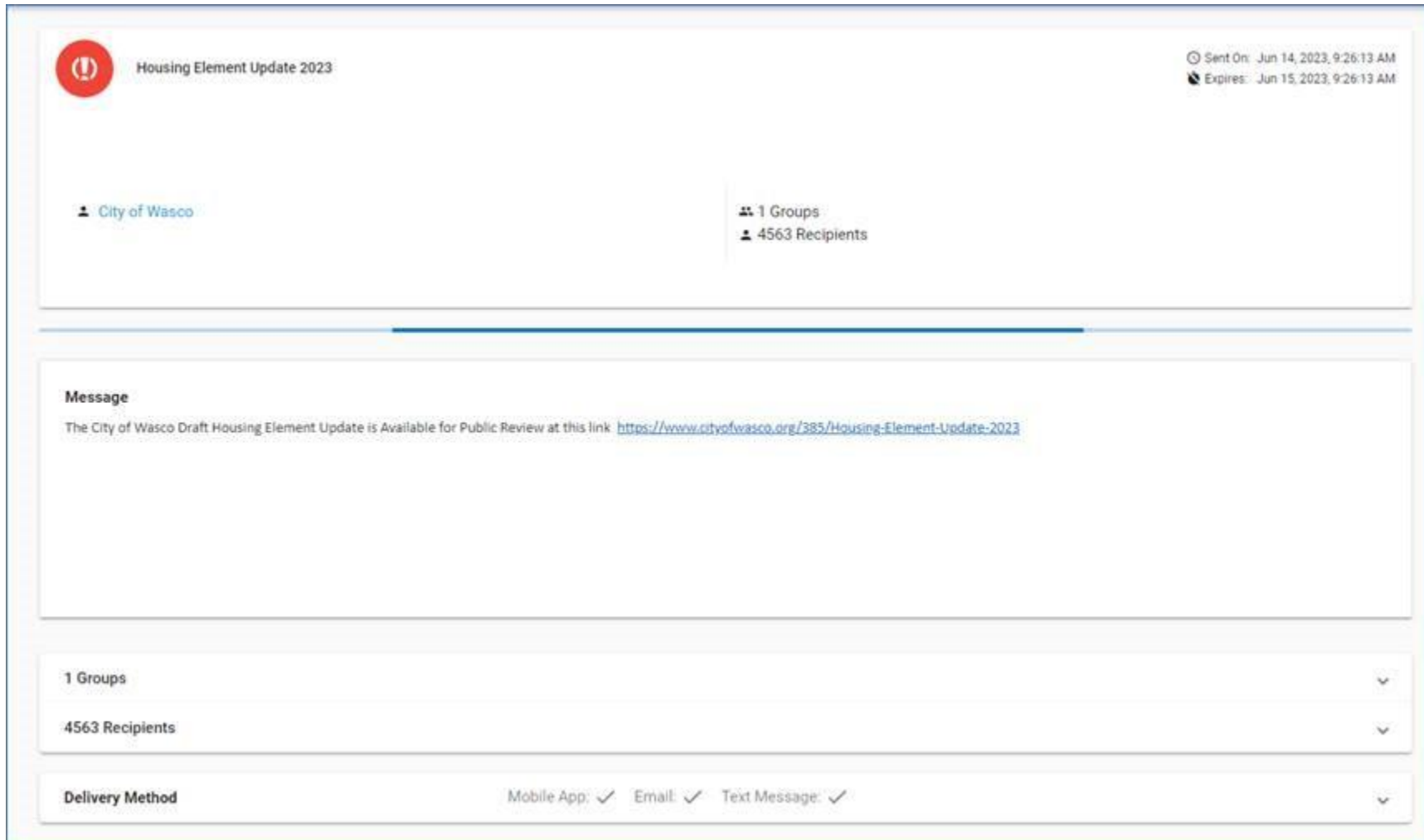
\_\_\_\_\_

\_\_\_\_\_

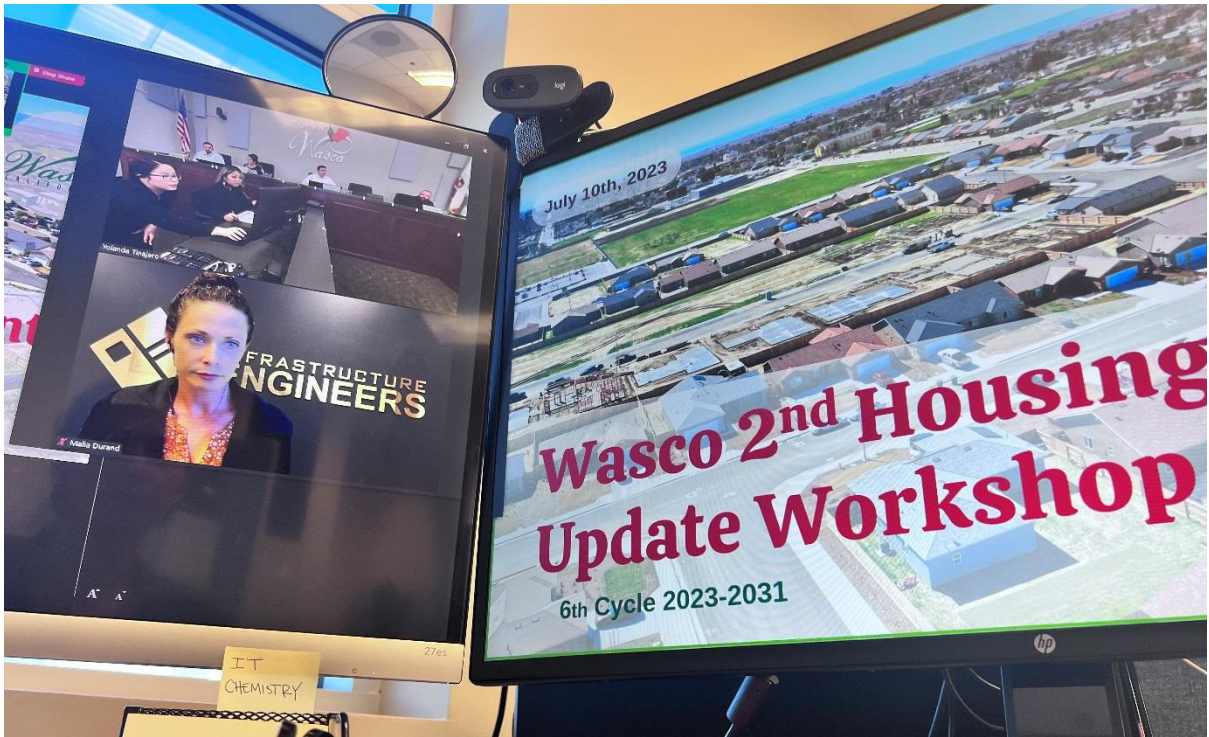
\_\_\_\_\_

\_\_\_\_\_

**Figure VII-18**  
**Draft Housig Element Update - Text Message Notice**  
**Sent on June 14th, 2023**

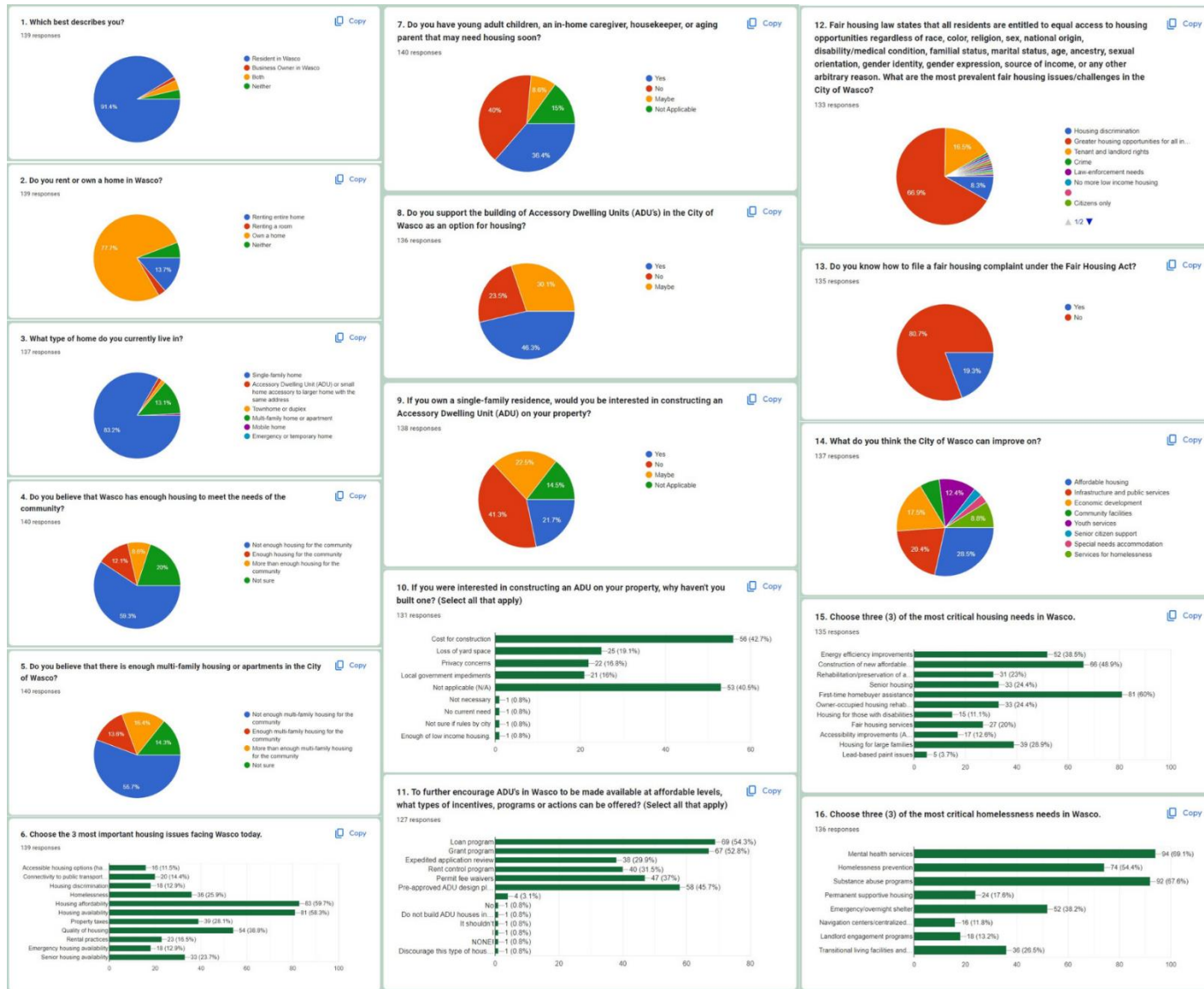


**Figure VII-19**  
**2nd HEU workshop (July 10th, 2023)**





**Figure VII-20:  
Online Survey Results**



**Figure VII-21**  
**Draft Housing Element Update Notice – Text Message Alert**  
**Sent on June 14<sup>th</sup>, 2023**

**Housing Element Update 2023** Sent On: Jun 14, 2023, 9:26:13 AM  
Expires: Jun 15, 2023, 9:26:13 AM

City of Wasco 1 Groups  
4563 Recipients

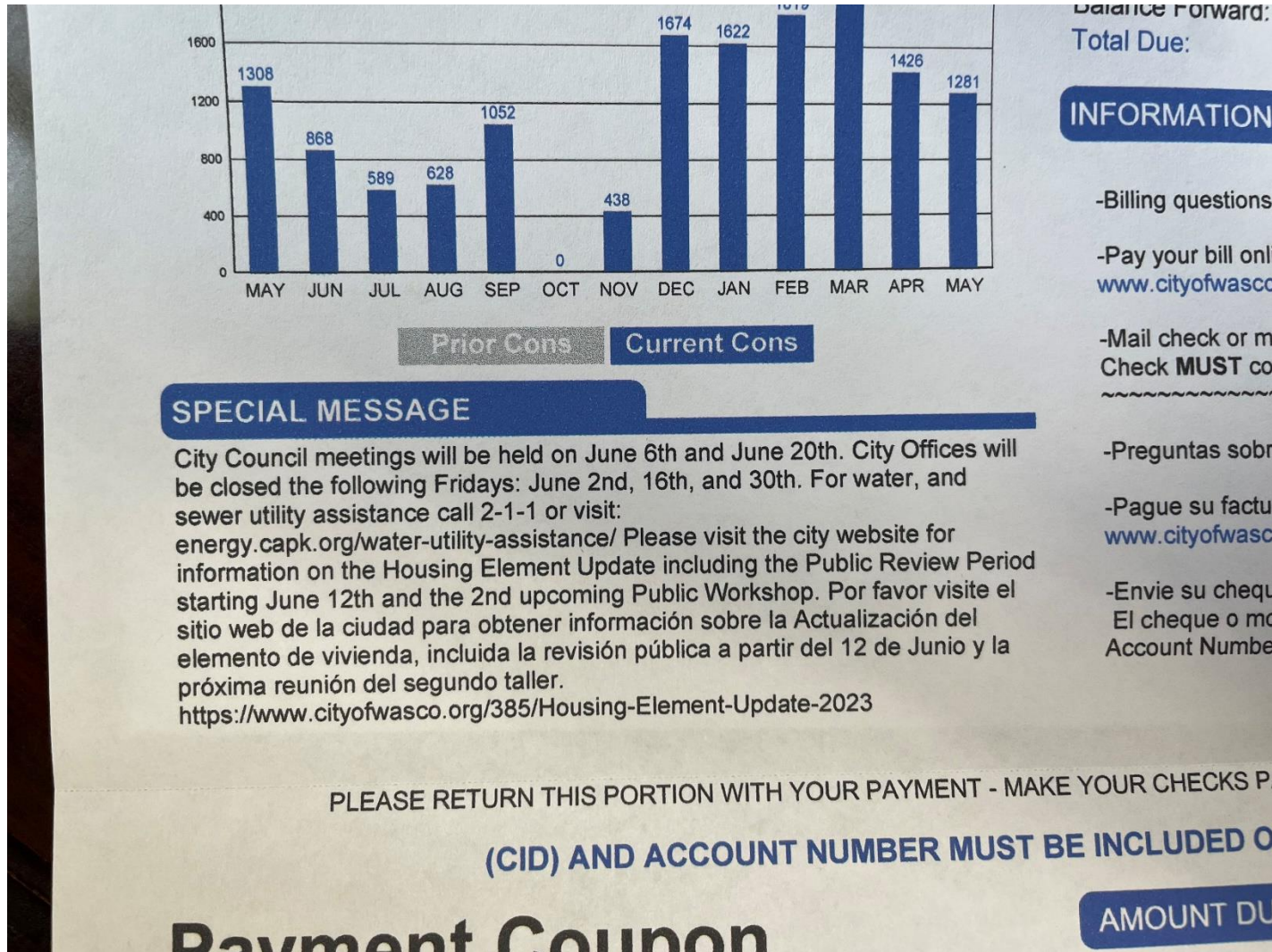
**Message**  
The City of Wasco Draft Housing Element Update is Available for Public Review at this link <https://www.cityofwasco.org/385/Housing-Element-Update-2023>

1 Groups  
4563 Recipients

**Delivery Method** Mobile App:  Email:  Text Message:



**Figure VII-22**  
**2<sup>nd</sup> HEU Public Workshop Notice – Water Bill Message**



## Figure VII-23 City of Wasco - Website Noticing June 2023

[Home](#) > [Departments](#) > [Community Development](#) > [Planning Division](#) > [Housing Element Update 2023](#)

### Housing Element Update 2023

#### Latest Updates

**"DRAFT HOUSING ELEMENT UPDATE (Public Review Period):** The Housing Element Draft is available for public review by following the link below or by scanning the QR code on the flyer. Public comments may be submitted on or before 6PM on July 12, 2023 by emailing Keri Cobb [kecobb@cityofwasco.org](mailto:kecobb@cityofwasco.org), by mail at City of Wasco, Attn: Keri Cobb, 764 E Street, Wasco, CA 93280. Comments may also be received by attending the Housing Element Workshop Meeting, on July 10, 2023 at 6:00PM at the City Hall, Council Chambers and providing comment during Public Comment.

[Wasco Draft Housing Element Update for Public Review \(PDF\)](#)

The 2nd Housing Element Public Workshop is scheduled for July 10 at 6:00pm. Please click the link below for more information.

[2nd Public Workshop for Wasco Housing Element Update \(PDF\)](#)

#### Informational Documents

[Wasco HEU Brochure \(PDF\)](#)

[Wasco HEU Flyer \(PDF\)](#)

[Wasco HEU Mailer \(PDF\)](#)

#### What is the purpose of the Housing Element?

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.

California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include nine elements: land use, transportation, conservation, noise, open space, safety, air quality, environmental justice, and housing.

The Housing Element provides policies and associated programs to accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock and provide housing opportunities for all economic segments of the community.

#### How can I get involved in the Housing Element Update process?

**Fireworks Festival** - Attend the Wasco Recreation and Parks District Fireworks Festival, Saturday July 1, 2023 at 4:00PM at Barker Park. Representatives working on the Housing Element Update will be at the City booth to answer any questions and gather community information in support of the update.

**Community Workshops** - Please attend our Housing Element workshop. Second Community Workshop to be held on:

July 10, 2023, at 6:00PM

City Council Chambers

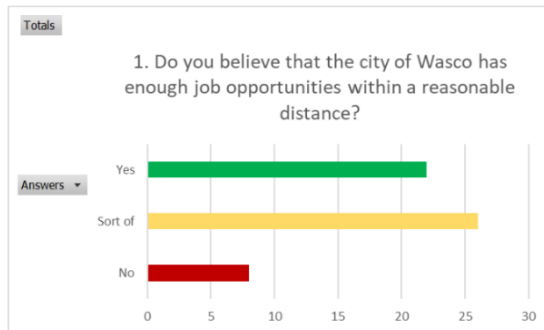
746 8th Street

Wasco, CA 93280

**Figure VII-24  
Housing Element Update Survey - Results**

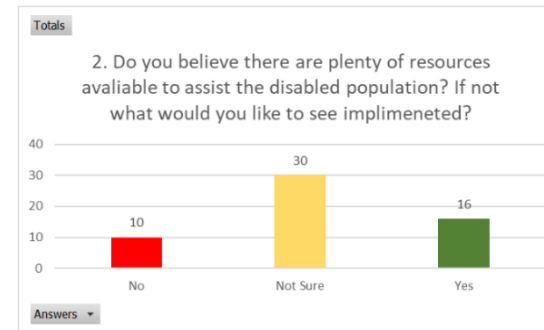
**Question 1**

Answers	Totals
No	8
Sort of	26
Yes	22
<b>Total</b>	<b>56</b>



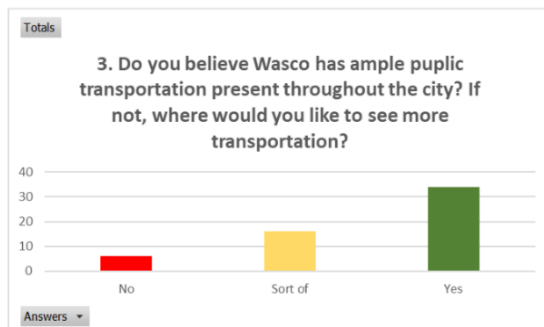
**Question 2**

Answers	Totals
No	10
Not Sure	30
Yes	16
<b>Total</b>	<b>56</b>



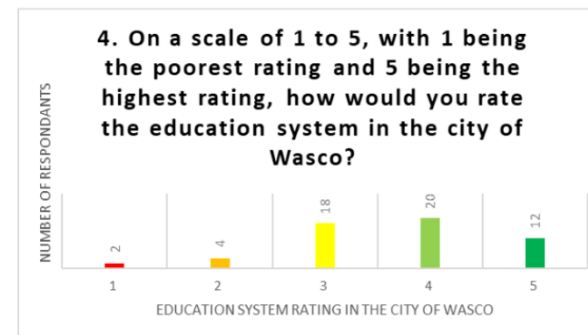
**Question 3**

Answers	Totals
No	6
Sort of	16
Yes	34
<b>Total</b>	<b>56</b>



**Question 4**

Answers	Totals
1 out of 5	2
2 out of 5	4
3 out of 5	18
4 out of 5	20
5 out of 5	12
<b>Total</b>	<b>56</b>



**SUMMARY OF PUBLIC COMMENTS AND RESPONSES**

Email Comment #1 Santa Rosa Rancheria Tachi-Yokut Tribe	
Comment A	Response to Comment A
<p>Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: SB 18: City of Wasco's 6th Cycle Housing Element Update, City of Wasco, Kern County, CA. The Tribe is requesting to be notified of and consulted with on all future projects relating to this Housing Element Update.</p> <p>The Tribe is also requesting that each project requires: a Sacred Land Files search through the Native American Heritage Commission, an archaeological record search, an archaeological survey, and to have all of the results sent to the Tribe upon completion.</p>	<p>The Housing Element Update is a State mandated document at its core and is intended to address the housing crisis communities are experiencing and to identify barriers and constraints that hinder development of housing for City residents in all income levels. One of the goals of the Housing Element is to streamline the housing development process so that developers are able to build affordable and equitable housing for low-income families without the burden of added costs and prolonged delays during the approval process.</p> <p>In an email dated June 26, 2023, from the Santa Rosa Rancheria Tachi-Yokut Tribe to the City of Wasco, the email states that the "Tribe is requesting to be notified of and consulted with on all future projects relating to this Housing Element Update. The Tribe is also requesting that each project requires: a Sacred Land Files search through the Native American Heritage Commission, an archaeological record search, an archaeological survey, and to have all of the results sent to the Tribe upon completion."</p> <p>The City will continue to notify and consult with the Tribe for all discretionary projects as required by SB 18 and in compliance with CEQA. A discretionary action requires the exercise of judgement or deliberation by a public body (such as the City's Planning Commission and City</p>

	<p>Council) in determining whether the project will be approved, or if a permit will be issued. As part of any discretionary action, the City will consider Tribal Resources per CEQA and SB 18 and in compliance with applicable law, including searching the Sacred Lands File, archaeological record searches, and archaeological surveys, if warranted. It will be the determination of City staff on the level of effort warranted based on the nature of the discretionary project being considered.</p> <p>For ministerial projects where compliance with SB 18 and/or CEQA has already occurred, the City will not notify or consult with the Tribe because such notification and consultation has already occurred during a previous discretionary process, such as a general plan update, general plan amendment, or other discretionary action where established law requires such compliance. Ministerial projects require only conformance with a fixed standard or objective measurement (such as the approved Zoning Ordinance or the California Building Code) and requires little or no personal judgment by a public official as to the wisdom or manner of carrying out the project.</p>
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San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment A	Response to Comment A
<p>The Housing Element is the blueprint for future growth and provides guidance for the community’s development. Without appropriate mitigation and associated policy, future development projects within the City may contribute to negative impacts on air quality due to increased traffic and ongoing operational emissions. Appropriate project siting helps ensure there is adequate distance between differing land uses, which can prevent or reduce localized and cumulative air pollution impacts from business operations that are in close proximity to receptors (e.g., residences, schools, health care facilities, etc.). Guidance and policies used to implement the Housing Element should include measures and concepts outlined in the following resources:</p> <p>□ CARB’s Air Quality and Land Use Handbook: A Community Health Perspective. The document includes tables with recommended buffer distances associated with various types of common sources (e.g., distribution centers, chrome platers, gasoline dispensing facilities, etc.), and can be found at: <a href="https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources">https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources</a></p>	<p>The HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. However, prior to project approval, and at the discretion of the City, the City may require development project applicants to submit a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with CARB’s Air Quality and Land Use Handbook and determine appropriate mitigation to air pollution impacts from business operations that are in close proximity to receptors (e.g., residences, schools, health care facilities, etc.).</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment B	Response to Comment B
<p><b>Assembly Bill 617</b>                      Assembly Bill 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantage communities. The Project lies near one of the impacted communities in the State selected by the California Air Resources Board (CARB) under the Assembly Bill (AB) 617 (2017, Garcia) and has the potential to expose sensitive receptors to increased air pollution within the nearby impacted community. The City of Shafter CERP was adopted by the District’s Governing Board in September 2019 and by CARB in February 2020 and identifies a wide range of measures designed to reduce air pollution exposure. Therefore, in an effort to reduce air pollution exposure to the impacted disadvantaged community, the District recommends the City incorporate mitigation measures outlined in the City of Shafter CERP for the Project. For more information regarding the CERP approved for the City of Shafter, please visit the District’s website at:  <a href="http://community.valleyair.org/selected-communities/shafter/">http://community.valleyair.org/selected-communities/shafter/</a></p>	<p>The City of Wasco is committed to working SJVAPCD, residents, community businesses and other key stakeholders to reduce the exposure of harmful air pollutants to disadvantaged communities. The City will assess the emission reductions measures and strategies included in the CERP and address them for development projects within the Housing Element area, as appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP.</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment C	Response to Comment C
<p><b>3. Future Development Project Related Emissions</b></p> <p>At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, PM2.5 standards. Per the Housing Element, it is anticipated there will be the need for building 1,086 new housing units from current projections. As such, the District recommends that the Housing Element stipulate that future development projects identify and characterize project construction and operational air emissions. The District recommends the air emissions be compared to the District significance thresholds as identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts: <a href="https://www.valleyair.org/transportation/GAMAQI.pdf">https://www.valleyair.org/transportation/GAMAQI.pdf</a>. The District recommends that future projects be mitigated to the extent feasible, and that future projects with air emissions above the aforementioned thresholds be mitigated to below these thresholds. As such, the Housing Element should incorporate where appropriate, a discussion of policies, which when implemented, will require assessment and characterization of project- level emissions, and subsequently require mitigation of air quality impacts to the extent feasible at the individual project-specific level. Environmental reviews of potential impacts on air quality should incorporate the following items:</p> <p><b>3a) Construction Emissions</b></p> <p>The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.</p> <p><b>3b) Operational Emissions</b></p> <p>Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District’s significance thresholds are identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts: <a href="https://www.valleyair.org/transportation/GAMAQI.pdf">https://www.valleyair.org/transportation/GAMAQI.pdf</a>.</p> <p>Recommended Mitigation Measure: At a minimum, project related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at: <a href="https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf">https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf</a></p>	<p>Prior to issuance of any construction permits, and at the discretion of the City, development project applicants may be required to prepare and submit to the City of Wasco a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Wasco Planning Division may require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds.</p>



San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment C	Response to Comment C
<p><b>3c) Recommended Model for Quantifying Air Emissions</b>                      Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: <a href="http://www.caleemod.com">www.caleemod.com</a>.</p>	

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment D	Response to Comment D
<p><b>4. Health Risk Screening/Assessment for Future Development Projects</b>                      For future development projects, the City should evaluate the risk associated with them for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions. To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for future development projects. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks. Prioritization (Screening Health Risk Assessment):                      A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation. To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found</p>	<p>The HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. However, prior to site specific project approvals, and at the discretion of the City, the City may evaluate new development proposals for sensitive receptors (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective. Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City prior to future project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA), the San Joaquin Valley Air Pollution Control District (SJVAPCD) and will follow the California Air Pollution Control Officers Association's (CAPCOA) methodology. A project with potentially significant health risks which include impacts related to TAC's, would require Measures to reduce risk</p>

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Comment D	Response to Comment D
<p>here:  <a href="http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls">http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls</a></p> <p><u>Health Risk Assessment:</u>                      Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA. This step will ensure all components are addressed when performing the HRA.                      A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District’s established risk thresholds, which can be found here: <a href="http://www.valleyair.org/transportation/ceqa_idx.htm">http://www.valleyair.org/transportation/ceqa_idx.htm</a>.                      A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.</p> <p>The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:</p> <ul style="list-style-type: none"> <li>• HRA (AERMOD) modeling files</li> <li>• HARP2 files</li> <li>• Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.</li> </ul> <p>For assistance, please contact the District’s Technical Services Department by:</p> <ul style="list-style-type: none"> <li>• E-Mailing inquiries to: <a href="mailto:hramodeler@valleyair.org">hramodeler@valleyair.org</a></li> <li>• Calling (559) 230-5900</li> </ul> <p>Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance with CARB’s Air Quality and Land Use Handbook: A Community Health Perspective located at <a href="https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources">https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources</a>.</p>	<p>impacts. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment E	Response to Comment E
<p><b>5. Ambient Air Quality Analysis</b>                      An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for any future development projects with emissions that exceed 100 pounds per day of any pollutant. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis. Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District’s website:  <a href="http://www.valleyair.org/ceqa">www.valleyair.org/ceqa</a>.</p>	<p>Prior to issuance of any construction permits, at the discretion of the City, development project applicants shall prepare and submit to the City of Wasco a technical assessment evaluating potential project construction-related air quality impacts. An AAQA analysis will be prepared that evaluates the impact of Project-related emissions of criteria pollutants (CO, NO2, SO2, PM10, PM2.5) and toxic air contaminants (TACs) (e.g., diesel particulate matter or DPM) along the ambient air boundary (defined as the edge of on-site construction area) and at existing nearby sensitive receptors within 1,000 feet of Project locations and 500 feet of Project construction routes to determine if sensitive receptors are exposed to substantial pollutant concentrations.</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment F	Response to Comment F
<p><b>6. Voluntary Emission Reduction Agreement</b>                      Future development projects within the Housing Element area with the potential to result in a significant impact on air quality should consider the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) as a mitigation measure. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District entered into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District’s incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with</p>	<p>Prior to issuance of any construction permits, at the discretion of the City, applicants for future development projects may enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA is intended to identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project. Under this agreement, project proponents may enter into an agreement where funds are used to develop and implement emission reduction projects.</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment F	Response to Comment F
<p>the latest generation technologies. In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.</p>	

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment G	Response to Comment G
<p><b>7. Clean Lawn and Garden Equipment in the Community</b>                      Since the Housing Element includes residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District’s Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas-powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <a href="http://www.valleyair.org/grants/cgym.htm">http://www.valleyair.org/grants/cgym.htm</a> and <a href="http://valleyair.org/grants/cgym-commercial.htm">http://valleyair.org/grants/cgym-commercial.htm</a>.</p>	<p>Comment noted. The City of Wasco will provide information on the Districts CGYM program to prospective future project proponents</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment H	Response to Comment H
<p><b>8. On-Site Solar Deployment</b>                      It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100 percent of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for future development projects.</p>	<p>New residential development in the City of Wasco will be required to accommodate solar energy connections or sources of on-site renewable energy, per the latest 2019 California Energy Code requirements. The Energy Code requires all new residential construction to achieve net-zero emissions associated with electricity usage using on-site renewable sources. This analysis has</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment H	Response to Comment H
	conservatively assumed 80 percent of electricity usage will be captured via on-site renewable sources (i.e., solar panels), as part of the project design.

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment I	Response to Comment I
<p><b>9. Electric Vehicle Chargers</b></p> <p>To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District’s Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero- emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations. Please visit <a href="http://www.valleyair.org/grants/chargeup.htm">www.valleyair.org/grants/chargeup.htm</a> for more information.</p>	<p>Comment noted. Implementation of residential development contemplated and facilitated by the HEU would be required to comply with California State Building Energy Efficiency Standards, green building standards, and appliance efficiency regulations. The City will consider installing electric vehicle chargers for future development projects.</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment J	Response to Comment J
<p><b>10. District Rules and Regulations</b>                      The District issues permits for many types of air pollution sources and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District’s regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes. The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <a href="http://www.valleyair.org/rules/1ruleslist.htm">www.valleyair.org/rules/1ruleslist.htm</a>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District’s Small Business Assistance (SBA) Office at (661) 392-5665.</p> <p><b>10a) District Rule 9510 - Indirect Source Review (ISR)</b>                      The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off- site emissions reductions.                      Accordingly, future development projects within the Housing Element may be subject to District Rule 9510 if upon full buildout, the project would equal or exceed any of the following applicability thresholds, depending on the type of development and public agency approval mechanism:                       District Rule 9510 also applies to any transportation or transit development projects where construction exhaust emissions equal or exceed two tons of NOx or two tons of PM.                      The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed</p>	<p>The City of Wasco acknowledges that individual projects resulting from implementation of the HEU would be subject to all District rules, including 4601 and 4901. Prior to issuance of any construction permits, at the discretion of the City, project proponents may be required to demonstrate to the City that they have obtained all required permits from the San Joaquin Valley Air Pollution Control District; and that all construction activities will continuously comply with applicable regulatory standards; including but not limited to SJVAPCD Regulation VIII, Control Measures for construction emissions of PM10. If it is determined that air quality impacts are found to be significant even after complying with District Rules 9510 and 9410, project proponents will be directed to enter into a VERA or other equal and feasible mitigation prior to the start of the first project activity generating emissions.</p> <p>The HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. Therefore, District Rule 9510 would not be applicable to the HEU as it is not a transportation project.</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment J	Response to Comment J
<p>development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions. In the case the individual development project is subject to District Rule 9510, per Section 5.0 of the rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency so that proper mitigation and clean air design under ISR can be incorporated into the public agency’s analysis. Information about how to comply with District Rule 9510 can be found online at: <a href="http://www.valleyair.org/ISR/ISRHome.htm">http://www.valleyair.org/ISR/ISRHome.htm</a>. The AIA application form can be found online at: <a href="http://www.valleyair.org/ISR/ISRFormsAndApplications.htm">http://www.valleyair.org/ISR/ISRFormsAndApplications.htm</a>. District staff is available to provide assistance with determining if future development projects will be subject to Rule 9510, and can be reached by phone at (559) 230-5900 or by email at <a href="mailto:ISR@valleyair.org">ISR@valleyair.org</a>.</p> <p><b>10b) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)</b>                      Future development projects may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <a href="http://www.valleyair.org/busind/comply/asbestosbultn.htm">http://www.valleyair.org/busind/comply/asbestosbultn.htm</a>.</p> <p><b>10c) District Rule 4601 (Architectural Coatings)</b>                      The future development projects may be subject to District Rule 4601 since they may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements, or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup, and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <a href="http://www.valleyair.org/rules/currnrules/r4601.pdf">http://www.valleyair.org/rules/currnrules/r4601.pdf</a></p> <p><b>10d) District Regulation VIII (Fugitive PM10 Prohibitions)</b>                      For future development projects, project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.                      Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of</p>	



San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment J	Response to Comment J
<p>5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950. The application for both the Construction Notification and Dust Control Plan can be found online at: <a href="https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx">https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx</a></p> <p>Information about District Regulation VIII can be found online at: <a href="http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm">http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm</a></p> <p><b>10e) District Rule 4901 - Wood Burning Fireplaces and Heaters</b>                      The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater. Information about District Rule 4901 can be found online at: <a href="http://valleyair.org/rule4901/">http://valleyair.org/rule4901/</a></p> <p><b>10f) Other District Rules and Regulations</b>                      Future development projects may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).</p>	

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Comment K	Response to Comment K
<p><b>11. Future Projects / Land Use Agency Referral Documents</b>                      Future development projects may require an environmental review and air emissions mitigation. A project’s referral documents, and environmental review documents provided to the District for review should include a project summary, the land use designation, project size, air emissions quantifications and impacts, and proximity to sensitive receptors and existing emission sources, and air emissions mitigation measures. For reference and guidance, more information can be found in the District’s Guidance for Assessing and Mitigating Air Quality Impacts at: <a href="https://www.valleyair.org/transportation/GAMAQI.pdf">https://www.valleyair.org/transportation/GAMAQI.pdf</a></p>	<p>Prior to issuance of any construction permits, at the discretion of the City, development project applicants may be required to prepare and submit to the City of Wasco Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation would be prepared in conformance with SJVAPCD methodology in assessing air quality</p>

San Joaquin Valley Air Pollution Control District Comment Letter #2	
Comment K	Response to Comment K
	impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Wasco Planning Division may require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.

## **APPENDIX A - AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

### **INTRODUCTION**

HCD's mission is "to promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians." When housing choice and access are limited because of race, sexual orientation, or disability status, there are far-reaching impacts on access to job opportunity, access to quality education, and on one's mental and physical health. To continue to ensure equal housing programs are enforced, California State Legislature passed Assembly Bill 686 (AB 686) in 2018, expanding protections and requirements in the Fair Employment and Housing Act (FEHA). This addition now requires state and local public agencies to address, combat, and relieve disparities from past patterns of segregation to create more inclusive communities. AB 686 protects the requirement to affirmatively further fair housing in California. Public agencies are required to examine existing and future policies, plans, programs, rules, practices, and other related activities and make proactive changes to promote inclusive communities.

To meet the housing needs of all segments of the community, the Housing Element must promote housing opportunities for all people.

Pursuant to Government Code Section 65583, cities and counties are required to take deliberate action to relieve patterns of segregation and foster inclusive communities. Housing Elements are now required to include the following:

- **Inclusive and Equitable Outreach:** Housing Elements must make diligent efforts to equitably include all community stakeholders in the Housing Element participation process.
- **Fair Housing Assessment:** All Housing Elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: 1) integration and segregation patterns and trends, 2) racially or ethnically concentrated areas of poverty, 3) disparities in access to opportunity, and 4) disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The Housing Elements must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, Housing Elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The Housing Element should include metrics and milestones for evaluating progress and fair housing results.

The assessment of fair housing practices examines existing conditions and demographic patterns, concentrated areas of poverty within the City, concentrated areas of low- and median-income

housing, and areas of low and high opportunity to identify segregated living patterns and replace them with integrated and balanced living patterns.

The purpose of this analysis is to replace segregated living patterns with truly integrated and balanced living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the diverse types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing regarding the accessibility of numerous opportunities, including jobs, transportation, good education, and health services.

### **FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act Government Code Section 12921(b), the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include, but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristics when renting or selling a housing unit; and
- disproportionate housing needs, including cost burden, overcrowding, substandard housing, and risk of displacement.

The City refers discrimination complaints directly to California Rural Legal Assistance in Delano or Kern County Fair Housing. The following resources are available to Wasco residents:

- **Kern County Planning and Natural Resources Department Fair Housing Coordinator:** The City partners with the Kern County Fair Housing Coordinator to implement various outreach and marketing programs to inform the public of fair housing laws and to assist with housing-related problems where appropriate. The City refers fair housing questions and complaints to the Fair Housing Coordinator who can investigate complaints, assist in mediation, and provide referrals to appropriate investigative/enforcement agencies. The Coordinator distributes 200 informational flyers per month to housing providers and advertises its toll-free telephone number throughout the County. The Coordinator has prepared a housing resource guide containing information about housing-related services provided throughout Kern County. The guides are "regionalized" and distributed

throughout the various portions of the county.<sup>5</sup>

- **Interim Housing Operations:** The Bakersfield Kern Regional Homeless Collaborative prepared a 10-year plan to combat and end homelessness in Kern County. The Collaborative provides a public resource directory for residents who are in need of homeless services. The directory has an extensive list of both governmental services such as The Housing Authority of Kern County and other private charity groups.
- **Eviction Prevention:** The Bakersfield Kern Regional Homeless Collaborative directory also provides a list of both governmental and private charity groups that provide financial support as well as legal services for low-income individuals. The City also works to provide referral services to FHF for fair housing services and complaints regarding evictions.
- **Payee Services:** Provides support and management of Supplemental Security Income (SSI) benefits, cash disbursement, and bill payment for people who are not able to independently take care of their own finances, which includes triage and basic needs support, giving clients' money as requested, payment of rent, and other living expenses, ongoing case management support, and independent living support.
- **Back Office Operations:** Back Office Operations can assist with providing a security deposit and move-in assistance; ongoing rapid re-housing monthly rent payments and landlord relations; unit inspections for new eviction prevention cases and rapid re-housing placements; and subcontractor relations and payments.
- **CAPK Low Income Housing Water Assistance Program:** Provides assistance with water and wastewater bills to low-income Wasco residents.

The City of Wasco's Code Compliance estimates that they refer approximately 10 households per year to California Rural Legal Assistance in Delano. All of these have been related to substandard living conditions resulting from lack of maintenance by the landlord. City staff has not received any complaints related to discrimination in the last 10 years. According to the Kern County Fair Housing Coordinator, 25 calls were received from Wasco during the previous housing cycle: 4 discrimination/fair housing, 8 rent increases, 8 habitability, and 5 eviction. California Rural Legal Assistance received 301 housing complaints from 2015-2023, many related to habitability issues, and 25 related to discrimination/fair housing. Notably, it is likely residents do not have adequate information or know their rights regarding fair housing to submit complaints. This is evidenced in the online survey published to Wasco's residents. When asked the question "Do you know how to file a fair housing complaint under the Fair Housing Act?" 80.7 percent of respondents stated they do not know how to file a fair housing complaint. The City will continue fair housing referral and undertake additional education efforts as described in Program H-16 in Chapter 6. The Kern County Fair Housing Coordinator has information and a hotline for residents to access at any time.

The City complies with State and federal housing laws as follows:

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<sup>5</sup> 5<sup>th</sup> edition City of Wasco Housing Element

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City’s ADA/504 Coordinator and Building Official.
- **Americans With Disabilities Act** – the City complies with the ADA through building permit review and issuance.
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols decision making, legal counsel and advisement.
- **Government Code Section 65008** – the City Zoning Code is written to ensure that the City’s actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the homeless, are not discriminatory. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, and reasonable accommodations).
- **Government Code Section 8899.50** – Appendix A of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City implements density bonus provisions in compliance with the Density Bonus Law as described in Chapter 5 (Housing Constraints).
- **Housing Accountability Act (Government Code Section 65589.5)** - the City has documented compliance with the HAA as described in Chapter 5 (Housing Constraints).
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via required annual reporting to HCD.
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- **Excessive subdivision standards (Government Code Section 65913.2)** – the City’s subdivision standards are typical or not excessive in compliance with the Government Code (see Chapter 5).
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

The City has not been involved in any past lawsuits, consent decrees or other related fair housing legal matters.

## **INTEGRATION AND SEGREGATION**

The 2020 US Census data defines Hispanic or Latin populations as persons of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race and defines the White Alone populations as persons having origins in any of the original peoples of Europe, the Middle East, or North Africa, such as persons of Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian descent. According to 2020 Census data, the largest minority population represented in Kern County and the City of Wasco is Hispanic or Latino, which make up 56.1 percent of the population in Kern County and 86.0 percent in the City of Wasco. The second greatest population is the White Alone-Not Hispanic/Latino population which represents 31 percent of the population in Kern County compared to 6.3 percent in the City of Wasco. Figure A-1 shows the racial demographics of Kern County. Throughout the entire county, there is large variation in percentage of total non-white population based on geographic area. The northwestern portion of the county, where the city of Wasco is located, is shown to be above 80 percent non-white. Figure A-2 and A-3 show that Wasco is highly Hispanic. The only area of the city that shows a lower categorization of 40-60 percent Hispanic or Latino is the westernmost portion that is exclusively made up of the prison.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) collaborated with independent organizations and research centers, collectively known as the "research partners," with the objective of providing evidence-based policy recommendations to further HCD's fair housing goals.

One of the outcomes of this collaboration was the creation of Opportunity Maps designed to support new policies focused on improving access to high-opportunity areas for families with children residing in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).

Opportunity mapping "is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes." To create an objective mapping tool, the Task Force used a hybrid approach by accounting for regional differences in assessing the opportunity for most places, while applying more rigid standards for high-poverty, racially segregated areas in all regions. To produce the opportunity map that shows areas of racially segregated and prevalent poverty areas, the Task Force filtered areas that met "consistent standards for both poverty (30 percent of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county) into a "High Segregation & Poverty" category. The share of each region that falls into the High Segregation & Poverty category varies from region to region."

Figures A-4 and A-5 on the following pages display areas of high segregation and poverty for Kern County and the City of Wasco, respectively. Kern County consists of multiple areas scattered throughout determined to be areas of high segregation and poverty (Figure A-4) while the City, has one area within the City boundary that are determined to be areas of high segregation and poverty (Figure A-5). This area of high segregation and poverty is located on the eastern portion



of the city that surrounds Highway 43. The limit of the area ends at Highway 46 in the north, Filburn St to the south, Broadway St to the west, and J St and Wasco Ave to the East. This area of segregation and poverty seems also to be correlated with a high concentration of non-white minorities and single female households with children. It is reasonable to assume that the reason for the high concentration of minorities and single female headed households in this tract is due to the cheaper housing that is found in this area with average home sales being around \$250,000. The City also suspects there is a higher concentration of subsidized housing in that area as well. This tract also runs directly adjacent to the railroad and does contain several commercial and industrial businesses. While this high segregation and poverty tract has businesses, this tract also has the lowest median household income compared to the rest of the City.

The “High Segregation and Poverty” tract also has some of the highest overpayments by owners (43 percent) and renters (65 percent) respectively. While there are areas of the City that had higher overpayment, the lack of resources and low median income imply that overpayment in this census tract has a stronger effect on residents in this area than in others. Because of this, the Census Tract is not receiving a large portion of housing units to accommodate the RHNA.

Overcrowding is generally minimal across in the central portion of the City ranging from 5-8 percent including the “High Segregation and Poverty” tract.

Access to opportunities in this census tract are consistent with the rest of the City. The City’s access to educational, environmental, and economic opportunities are relatively uniform across the City. The environmental opportunities within the high segregation and poverty tract may be slightly worse at a more microscopic level due to its proximity to the railroad tracks however the railroad will have an environmental effect across the City regardless. It should be noted that the Census Tract originally had 226 units of low-income farm labor housing located in a heavy industrial zone. These units have been relocated to an area outside of this Census Tract into an area with higher resource opportunities. This move is likely to affect the median income and demographics of this Census Tract increasing the median income and adjusting the ethnic diversity of the tract. More recent data may indicate that this tract is no longer considered a high segregation and poverty tract.

### ***Localized Perspective***

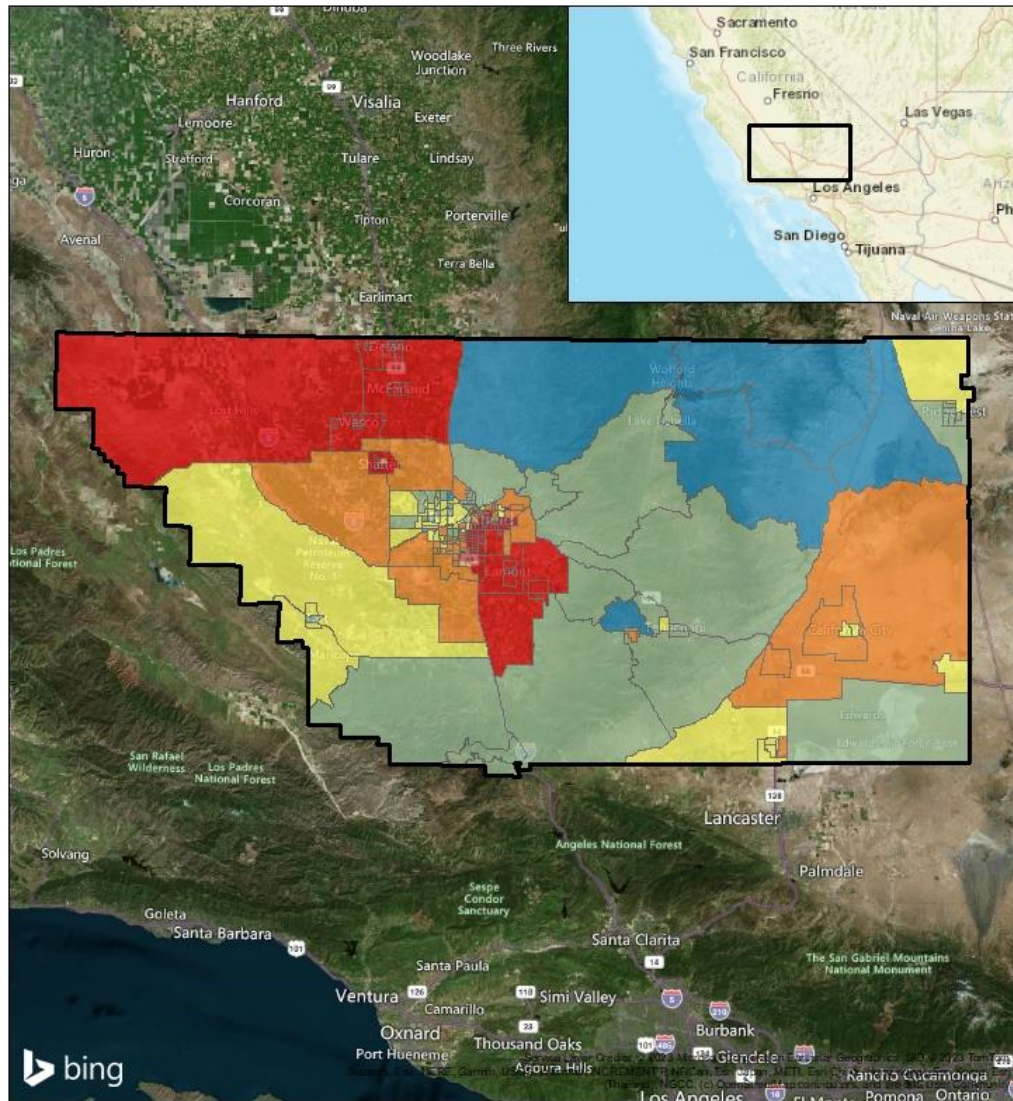
In 2017, this Census tract included 226 units of low-income farm labor housing located in a heavy industrial zone east of SR 43, the BNSF (formerly Burlington Northern Santa Fe) rail alignment and the ultimate California High-Speed Rail (CAHSR) alignment. These units were segregated from local schools, shopping and services by SR 43 and the rail alignments. Housing Program H-26 of the City’s 2015-2023 housing element identified relocation of this farm labor housing community to the west side of the rail alignments to integrate them into the community. The units were relocated adjacent to a new school and within close proximity to local shopping, parks and other services. The new units were completed in January 2019 and residents were relocated. If the HCD and CTCAC study were conducted today, the results may not show this as an area of high segregation and poverty.

The area identified as a “High Segregation and Poverty” tract encompasses the oldest part of the

City including the City's downtown core. The original town grew up in this area around the railroad tracks. As a result, many of the structures and public improvements in this area are some of the City's oldest. As a result, some infrastructure in the area is in need of more significant repair or replacement as compared to infrastructure in other newer neighborhoods in the City. Parts of this tract are missing sidewalk or lack ADA compliant curb ramps. In contrast, the newer parts of the community were built with ADA compliant sidewalk and curb ramps. As a result of aging infrastructure, this area is also where the majority of the City's water and sewer main breaks occur as compared with newer neighborhoods where the infrastructure is newer and in better condition.

The City is currently making significant public investment in the southern 1/3 of this area as well as the downtown core (see Fair Housing Issues, Contributing Factors, and Priorities, Goals, and Actions in Appendix A and Program H-17), since this is the oldest part of the City and property maintenance is an issue in this area. The majority of structures that are identified as needing rehabilitation will be found in this area.

**Figure A-1  
Racial Demographics Percent Non-White (2021) (Kern County)**



**Figure A-1 - Racial Demographics (ACS 2017-2021) - Percent Non-White (Kern County)**

City of Wasco 2023-2031 HEU

**Legend**

Kern County Boundary

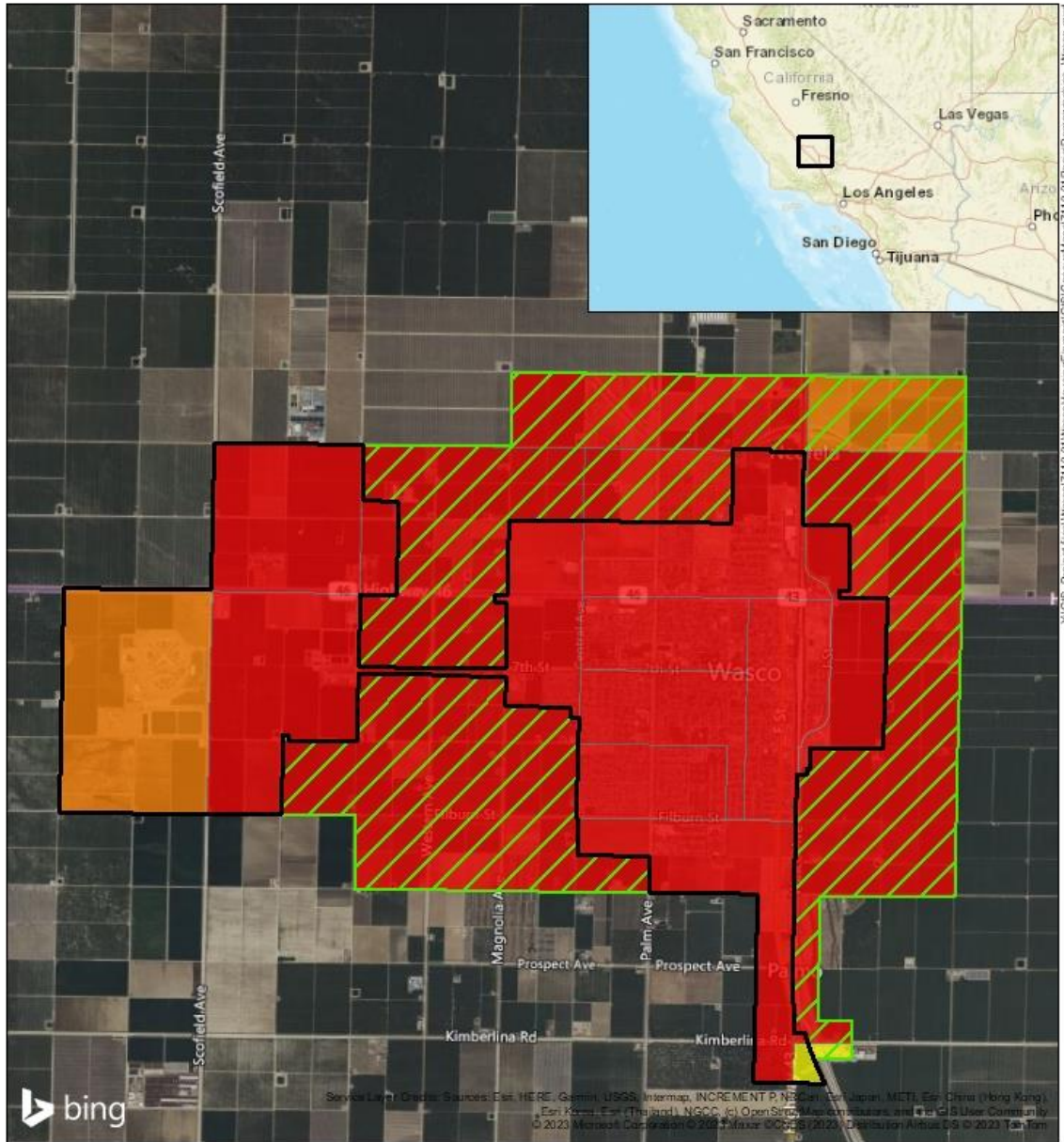
Percent of Total Non-White Population	
	< 20%
	20% - 40%
	40% - 60%
	60% - 80%
	> 80%

Map Date: 5/24/2023

0 10.5 21 42 Miles



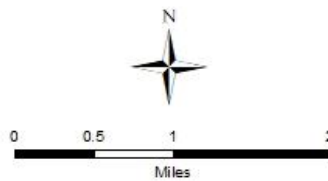
**Figure A-2  
Racial Demographics Percent Non-White (2021) (Wasco)**



**Figure A-2 - Racial Demographics (ACS 2017-2021) - Percent Non-White (Wasco)**

**Legend**

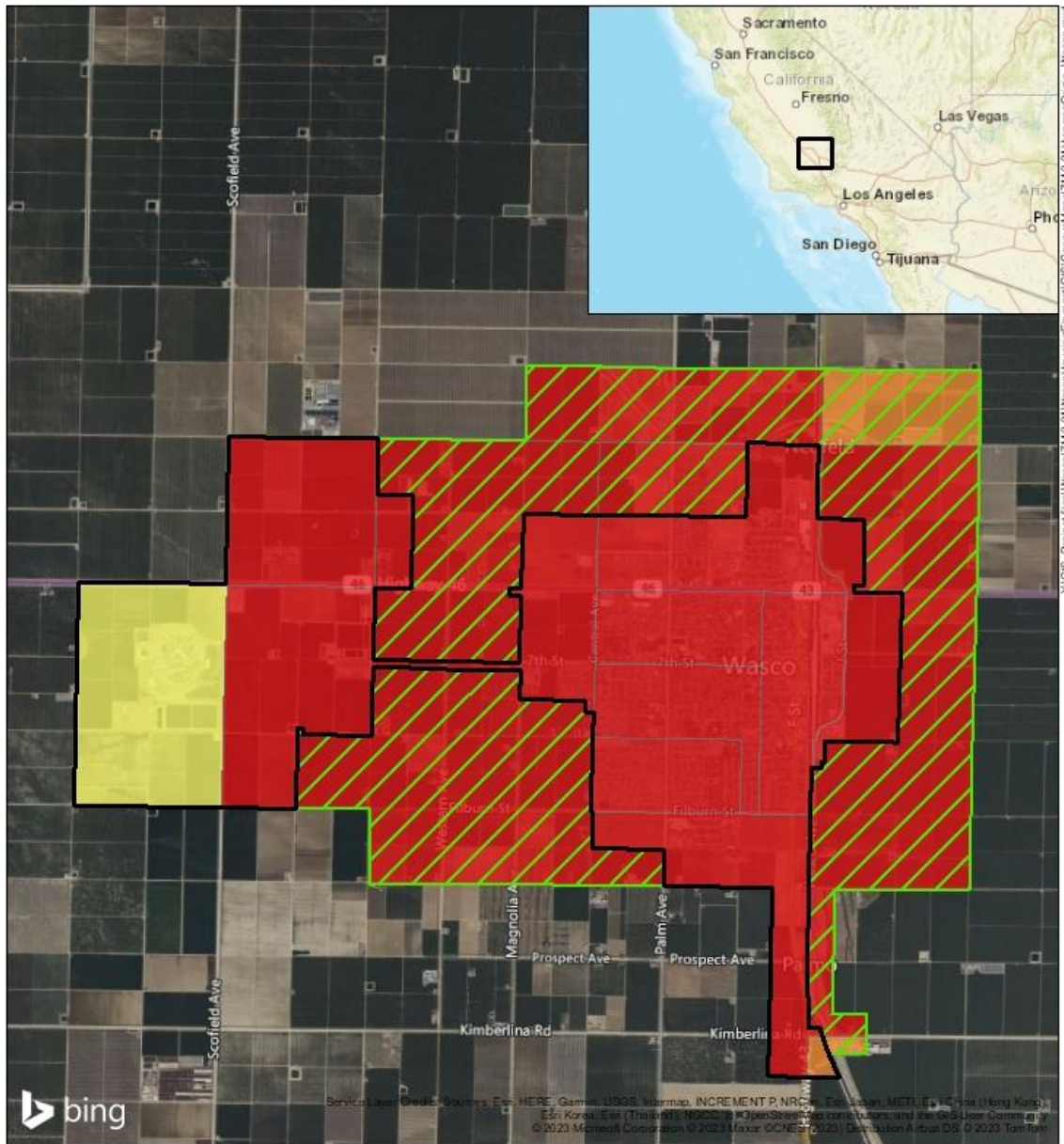
- Wasco City Limits
  - Sphere of Influence
  - Percent of Total Non-White Population**
  - < 80%
  - 80% - 90%
  - 90% - 100%
- Map Date: 5/24/2023



City of Wasco 2023-2031 HEU








**Figure A-3  
Predominant Population (Wasco)**

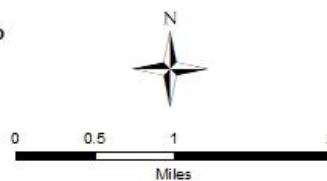


**Figure A-3 - Predominant Population (ACS 2016-2020)  
Percent Hispanic (Wasco)**

**Legend**

-  Wasco City Limits
  -  Sphere of Influence
- | Percent of Population that is Hispanic or Latino                                    |            |
|---|------------|
|  | 40% - 60%  |
|  | 60% - 80%  |
|  | 80% - 100% |

Map Date: 5/24/2023



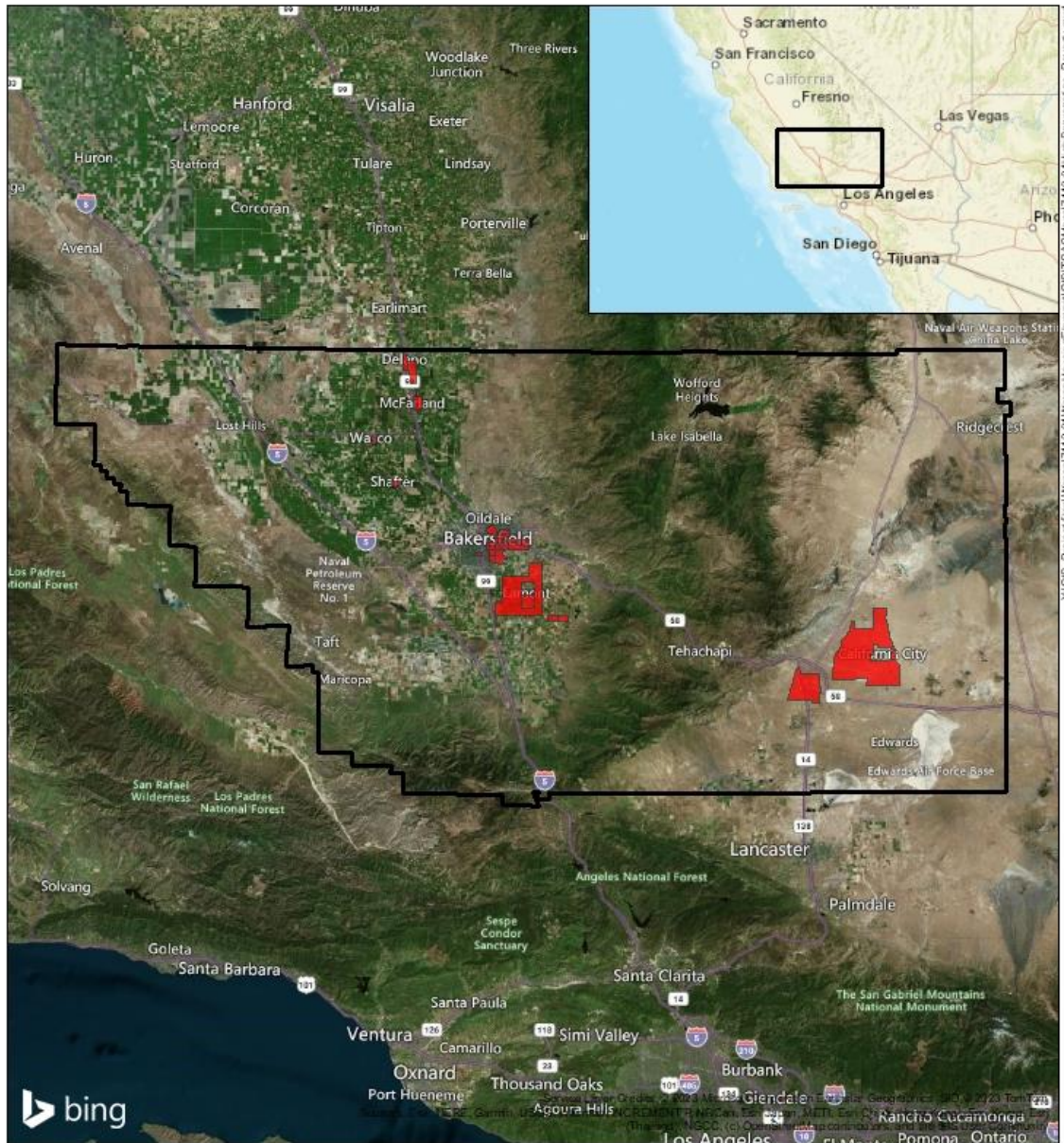
City of Wasco 2023-2031 HEU



Y:\GIS\_Project files\Wasco\7110-01 Wasco Housing Element\GIS\Census\Map\7110-01 Hispanic Origin - Wasco.mxd





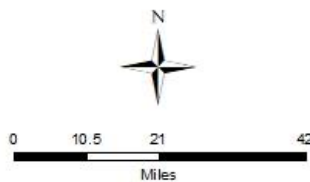
**Figure A-4**  
**TCAC Areas of High Segregation and Poverty (2021) (Kern)**



**Figure A-4 - TCAC Areas of High Segregation & Poverty (2023) (Kern County)**

**Legend**

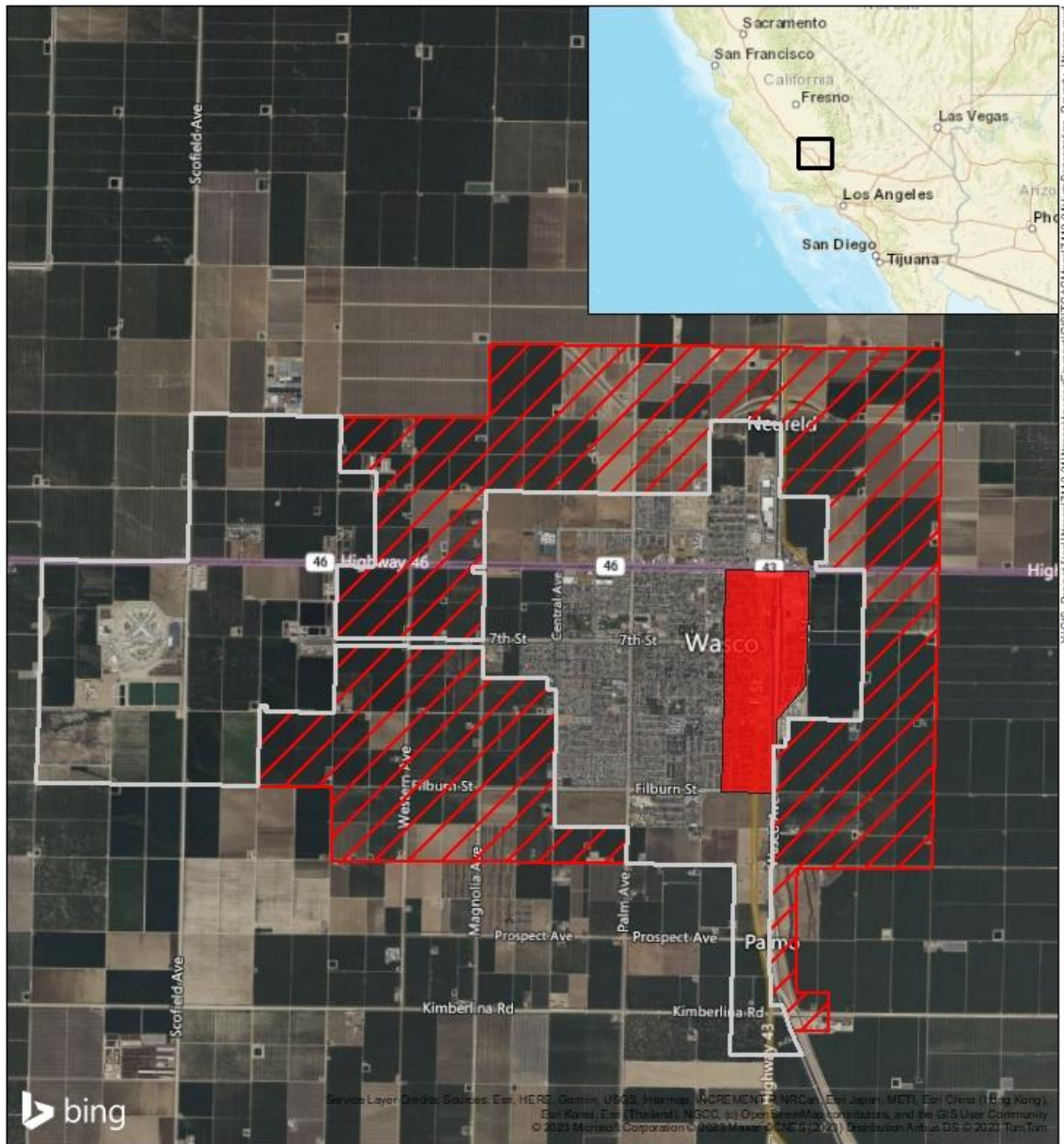
-  Kern County Boundary
-  TCAC Area of High Segregation and Poverty



Map Date: 5/24/2023

City of Wasco 2023-2031 HEU




**Figure A-5  
TCAC Areas of High Segregation and Poverty (2021) (Wasco)**

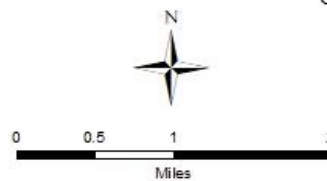


**Figure A-5 - TCAC Areas of High Segregation & Poverty (2023) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

-  Wasco City Limits
-  Sphere of Influence
-  TCAC Area of High Segregation and Poverty



Map Date: 5/24/2023



## **DISABILITY**

Per California Government Code Section 12926, a “disability” includes but is not limited to, any physical or mental disability. Disabilities often prevent a person from working, restrict mobility, and/or make caring for oneself difficult. Disabled persons often need specialized housing depending on the type and severity of disability related to potential limited earning capacity. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care facilities). Other support services like daily living skills and employment assistance should also be a part of the disabled housing solution. Examples of housing accessibility can be widened doorways/hallways, wheelchair ramps, modified bathrooms (lowered countertops, grab bars, adjustable shower heads, etc.), and specialized sensory devices such as smoke alarms.

Housing opportunities for disabled persons are impeded by practices in both the private and public sectors. For instance, "denied reasonable modification/accommodation" is often cited as an alleged act in housing discrimination complaints. Additionally, apartment rental ads often state, "no pets allowed," even though disabled persons may have service or companion animals. In the public sector, housing opportunities can be impeded because a community has not adopted a reasonable accommodation procedure, or if adopted, has not made the procedure widely known in the community. HCD identifies disability as the basis for 54 percent of all housing discrimination complaints. Figures A-6 and A-7 on the following page show the percentage of the population by census tract that has a disability in Kern County and City of Wasco, respectively. The City does not have a large population of people with disabilities. One area has a higher percentage of disabled person at 13 percent compared to the rest of the City that is less than 10 percent. This area is bordered by Central Ave to the west, Broadway Street to the east, and Highway 46 and 7<sup>th</sup> street to the north and south respectively.

Given the City’s low population of disabled residents, with the highest percentage of concentration of disabled residents in any area of the City being 13 percent near the city center, it is not likely to be considered a major barrier to fair housing in the City. This determination is supplemented by the fact that the area of highest percentage of disabled residents happens to be in the area that has a higher median income between \$50,000 and \$75,000 median household income as shown in Figure A-12. While it is unlikely that the City has a fair housing issue regarding disabled persons, resources are available for disabled residents to find opportunities in Wasco for fair housing. As previously mentioned, the City implements ADA and ICC Code compliant standards for both public and private projects and offers exceptions to land use policies, procedures, and development standards to ensure that the needs of people with disabilities are taken into account. Additional resources include The Housing and Opportunity Foundation of Kern, a county-wide non-profit organization dedicated to helping low-income residents find fair housing, The United Way of Kern County which allows donors to know that their donations are going straight into addressing the fair housing issues seen in many Kern County cities, through a variety of programs that push for the betterment of regional health, childhood literacy, and economic resilience, which could greatly benefit disabled residents that have a distinct lack of mobility, and the Kern Regional Center which is a non-profit Department of Developmental Services branch that serves and supports individuals with developmental disabilities throughout Kern, Inyo and Mono counties. Additionally, the City

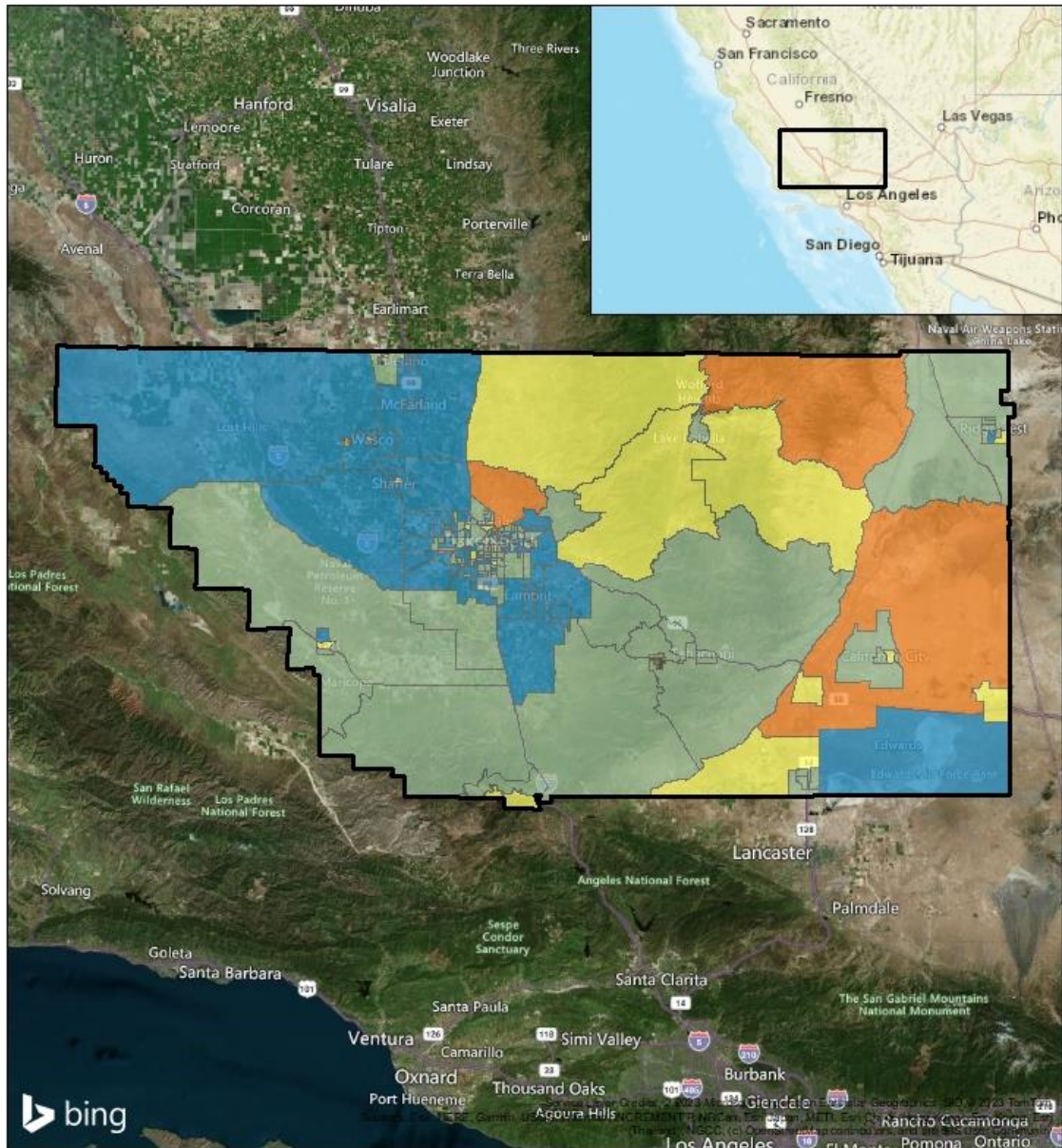
of Wasco also assists its disabled residents with a reasonable accommodation ordinance. In accordance with Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereinafter Acts), the policy provides “individuals with disabilities reasonable accommodation to rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities.” The policy further discusses the procedure and requirements to file for reasonable accommodation. Further discussion of reasonable accommodation is provided in Chapter 5.

These resources are highly important to reduce lack of mobility, poverty, and overcrowding issues that disabled Wasco residents face.

***Localized Perspective***

Currently there is no localized data identifying contributing factors nor are there any factors indicating that there is a significant detrimental effect to the residents of the City. As previously mentioned, the City implements ADA and ICC Code compliant standards for both public and private projects and offers exceptions to land use policies, procedures, and development standards to ensure that the needs of people with disabilities are taken into account. Therefore, the current policies and actions taken by the City appear sufficient, however the City will continue to gather information to ensure the needs of its residents are met.





**Figure A-6  
Population with a Disability (ACS 2017-2021) (Kern County)**

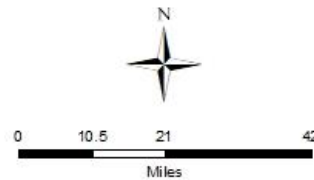


**Figure A-6 - Population with a Disability (ACS 2017-2021) (Kern County)**

City of Wasco 2023-2031 HEU

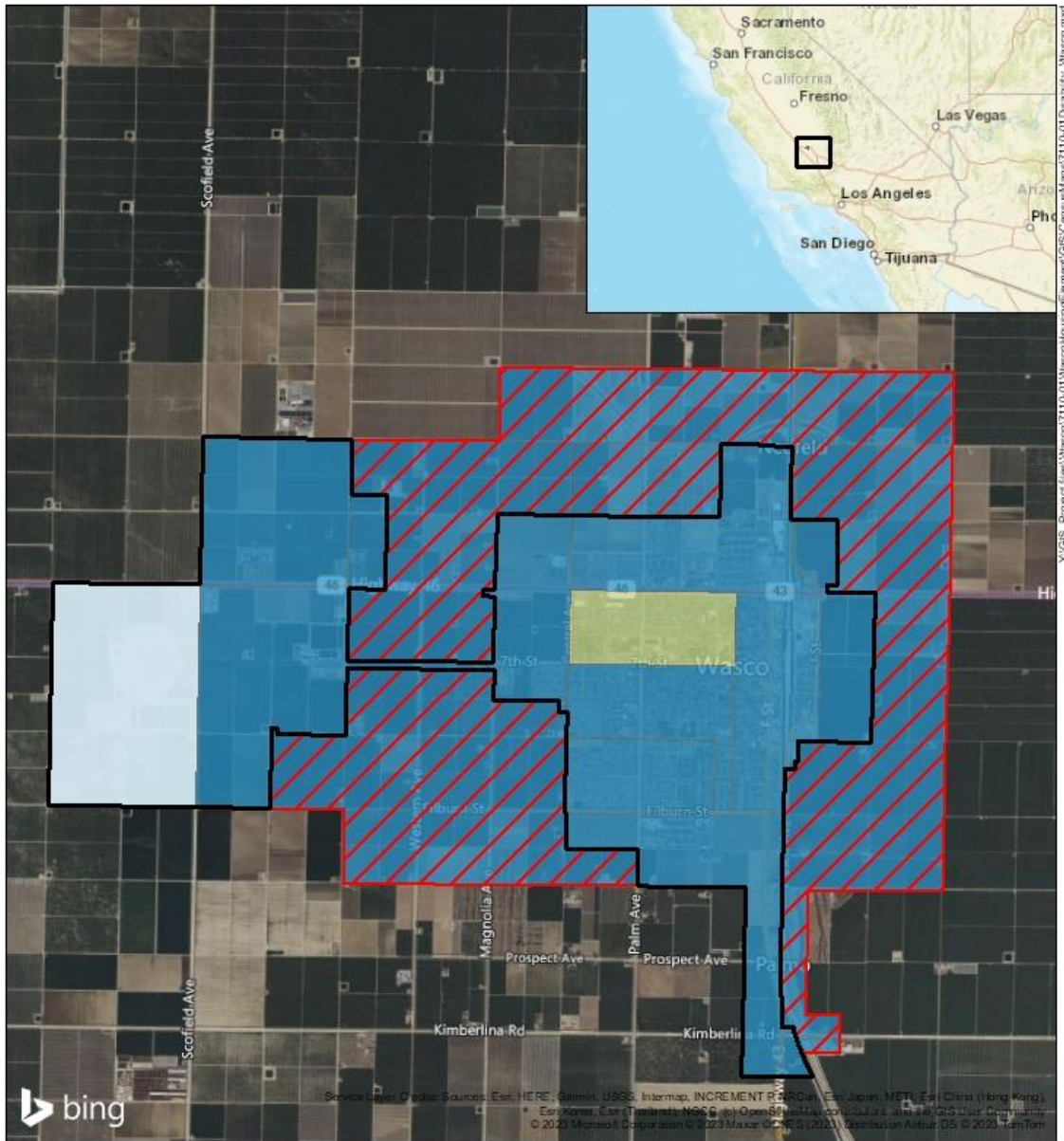
**Legend**

-  Kern County Boundary
  - Percent of Population with a Disability**
  -  < 10%
  -  10% - 20%
  -  20% - 30%
  -  30% - 40%
  -  > 40%
- Map Date: 5/24/2023





**Figure A-7  
Population with a Disability (ACS 2017-2021) (Wasco)**



**Figure A-7 - Population with a Disability (ACS 2017-2021) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

- Wasco City Limits
- Sphere of Influence

**Percent of Population with a Disability**

- < 10%
- 10% - 20%
- No Data

Map Date: 5/24/2023



## **FAMILIAL STATUS**

Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments, such as limiting the number of children in a complex or confining children to a specific location, are also fair housing concerns. Figures A-8 and A-9 show the percentage of the population that is married with children in Kern County and the City of Wasco, respectively.

Single-parent households are protected by fair housing laws. Female-headed households experience many housing problems such as affordability, overcrowding, insufficient housing choice, and discrimination. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible daycare, health care, and other supportive services. Figures A-10 and A-11 show the percentage of the population that is single female-headed households in Kern County and the City of Wasco, respectively.

The Couple Household with Children Maps and Percent Female Householder with Children, No Spouse/Partner Present in Households are categorized to accurately show the variation in the percentages of households that contain married couples with children in 5 different categories. The data for each of these maps is pulled from the American Community Survey 5-year Census data, which has a 90 percent margin of error. Individual polygons on the maps are the city's area broken up by tract, of which there are a sizeable number, allowing the ability to show locational variation in these statistics.

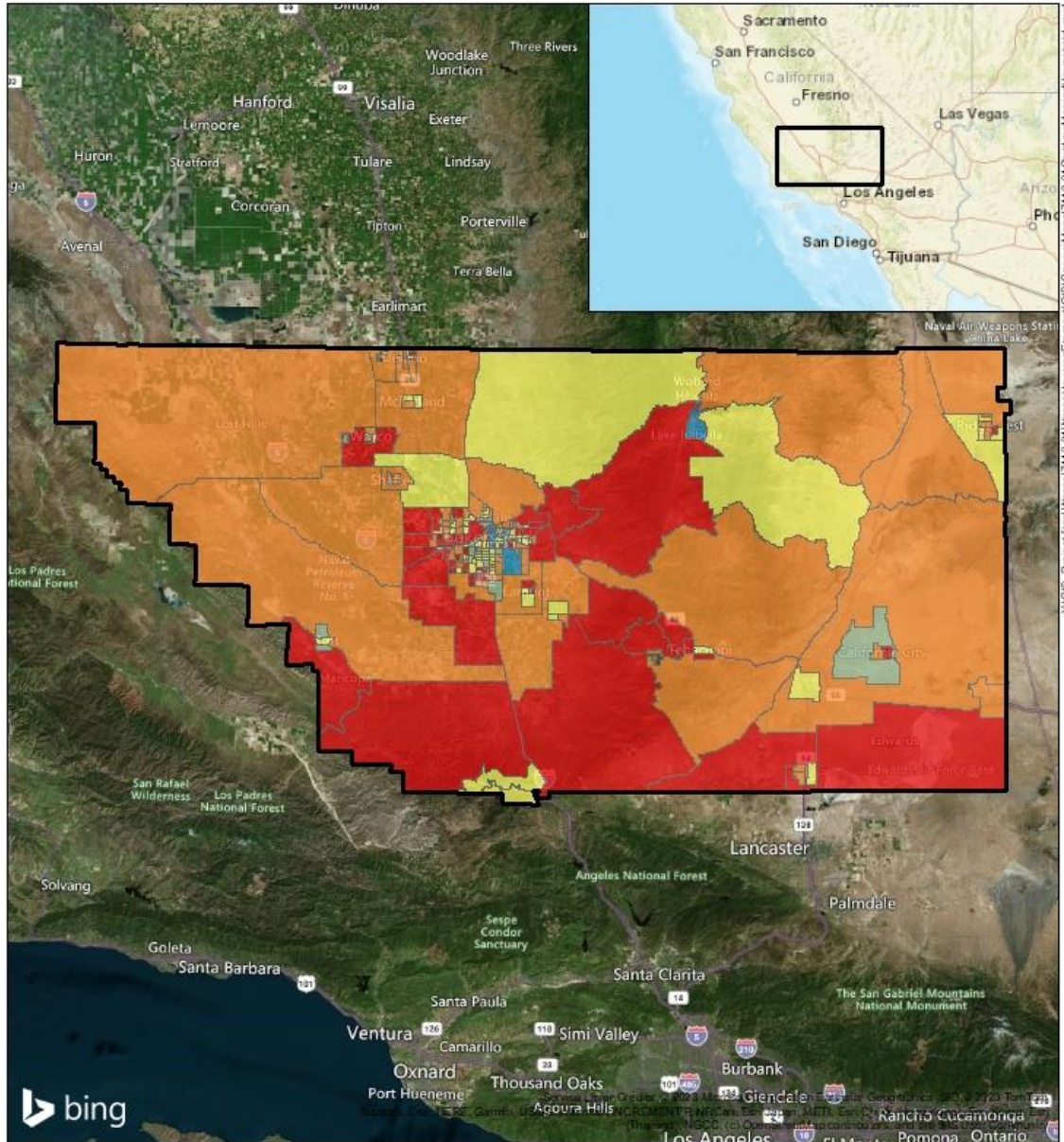
Figure A-8 shows that the city center has the lowest percentages of married couples with children. The highest percentage of married couples with children is 66 percent in the denser parts of the City. Conversely, the largest percentage of single female householders with children are the two lowest areas of married couples with children. One these areas is identified as an area of "High Segregation and Poverty" as previously identified in Figure A-5. This pattern indicates some level of housing issue as this identified trend in the city center is shown to have other issues present, such as higher rates of residents with disabilities, median household incomes lower than \$35,000, segregation, severe overcrowding, a lack of job proximity, and other poor quality of life ratings.

### ***Localized Perspective***

The City suspects that a possible reason for a larger concentration of single female households within the "high segregation and poverty" census tract is due to a higher concentration of subsidized housing in that area. There is no other localized data identifying contributing factors nor are there any factors indicating that there is a significant detrimental effect to the residents of the City. The City provides a list of affordable housing locations and contact information on their website that include housing for protected status households. The current policies and actions taken by the City appear sufficient, however the City will continue to gather information to ensure the needs of its residents are met.



**Figure A-8**  
**Percent Married – Couple Households with Children (Kern County)**



**Legend**

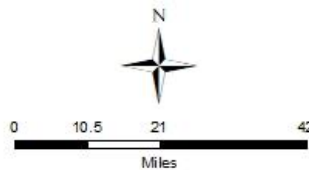
Kern County Boundary

**Percent of Children in Married-Couple Households**

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

**Figure A-8 - Percent Married - Couple Households With Children (Kern County)**

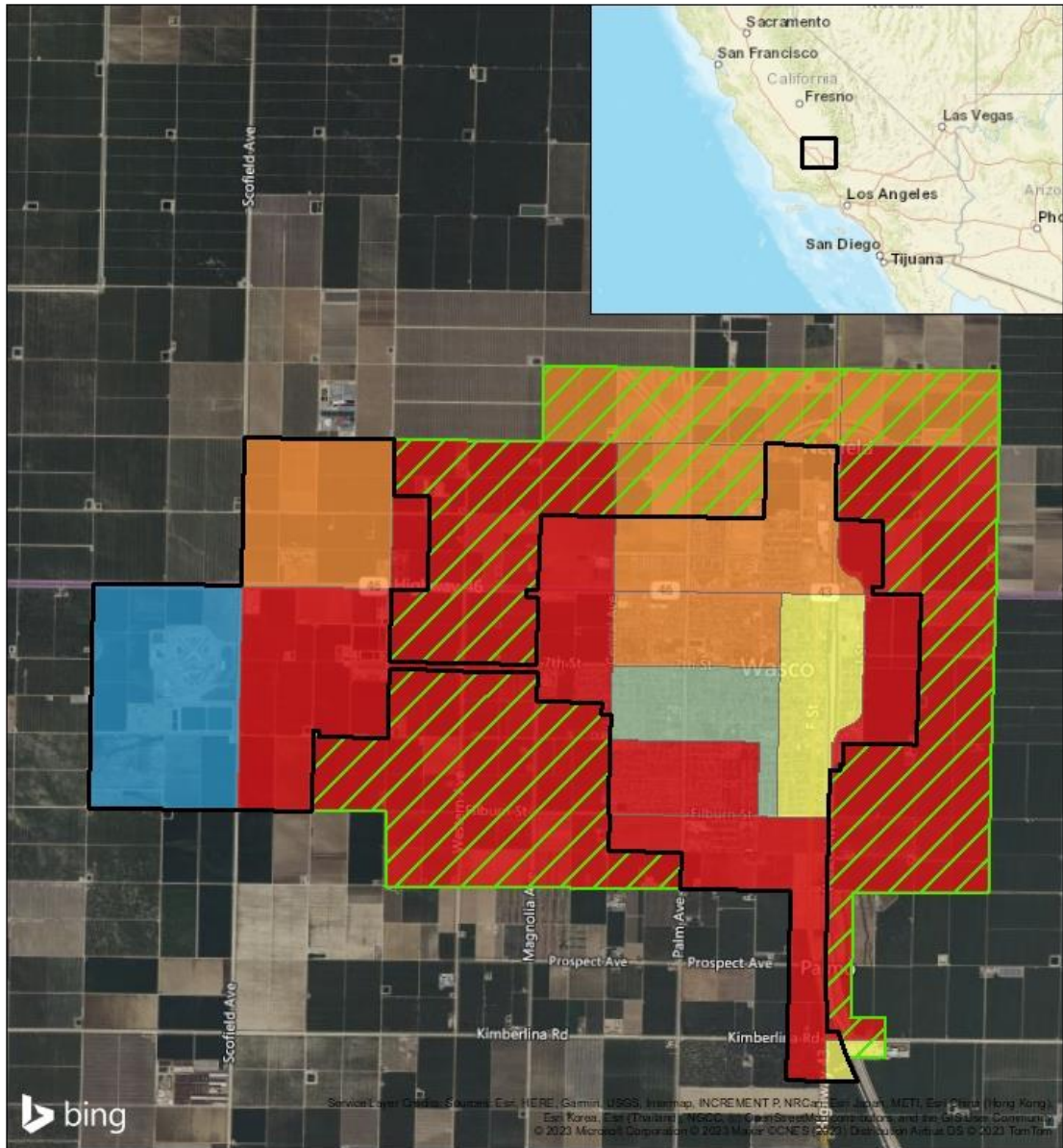
City of Wasco 2023-2031 HEU



Map Date: 5/24/2023



**Figure A-9  
Percent Married – Couple Households with Children (Wasco)**



**Legend**

- Wasco City Limits
- Sphere of Influence

**Percent of Children in Married-Couple Households**

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

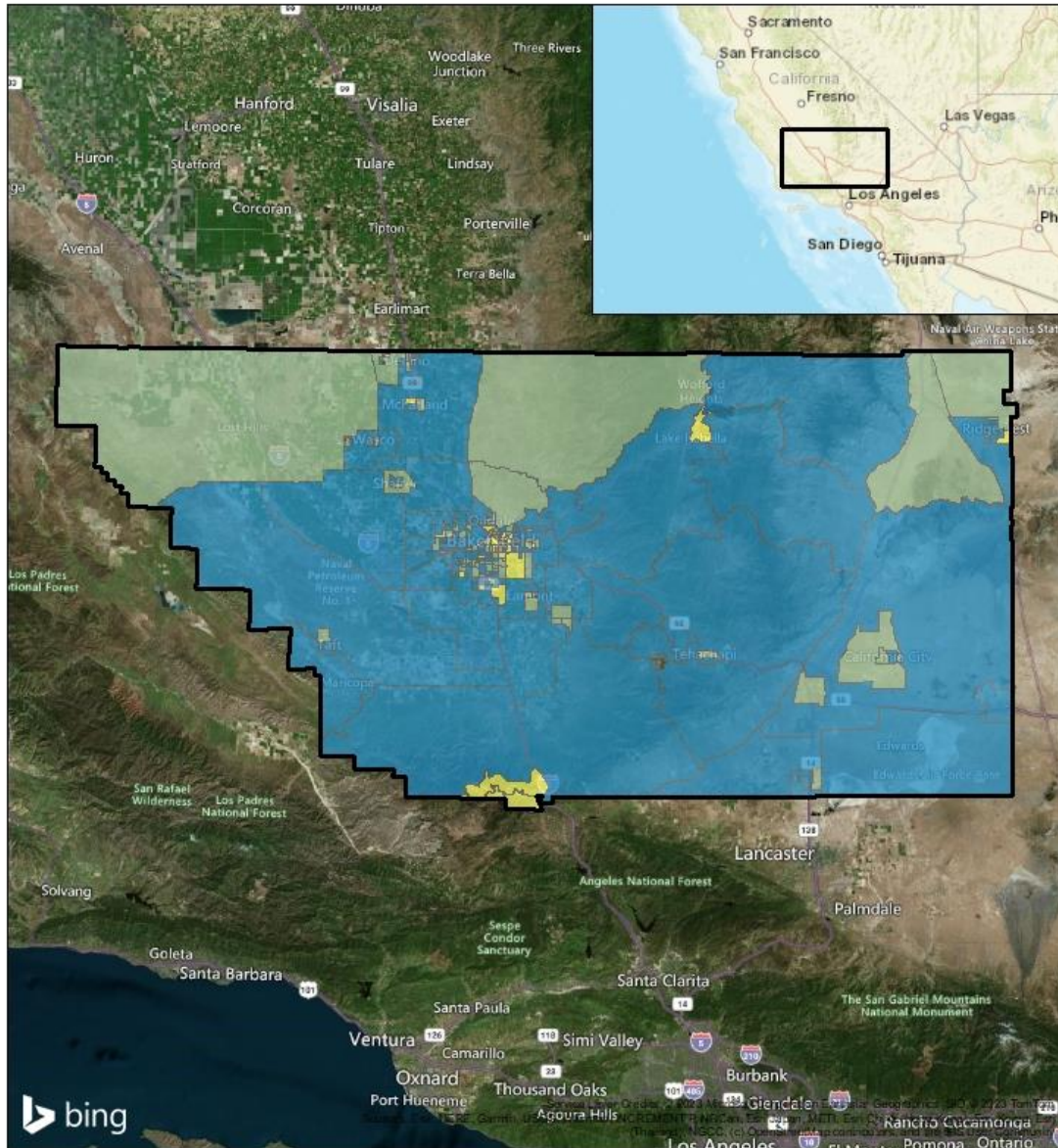
Map Date: 5/24/2023

**Figure A-9 - Percent Married - Couple Households With Children (Wasco)**

City of Wasco 2023-2031 HEU



**Figure A-10**  
**Percent Female Householder with Children, No Spouse/Partner Present in Households (Kern County)**

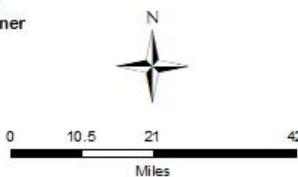


**Figure A-10 - Percent Female Householder With Children - No Spouse/Partner in Households (Kern County)**

**Legend**

- Kern County Boundary
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Map Date: 5/24/2023

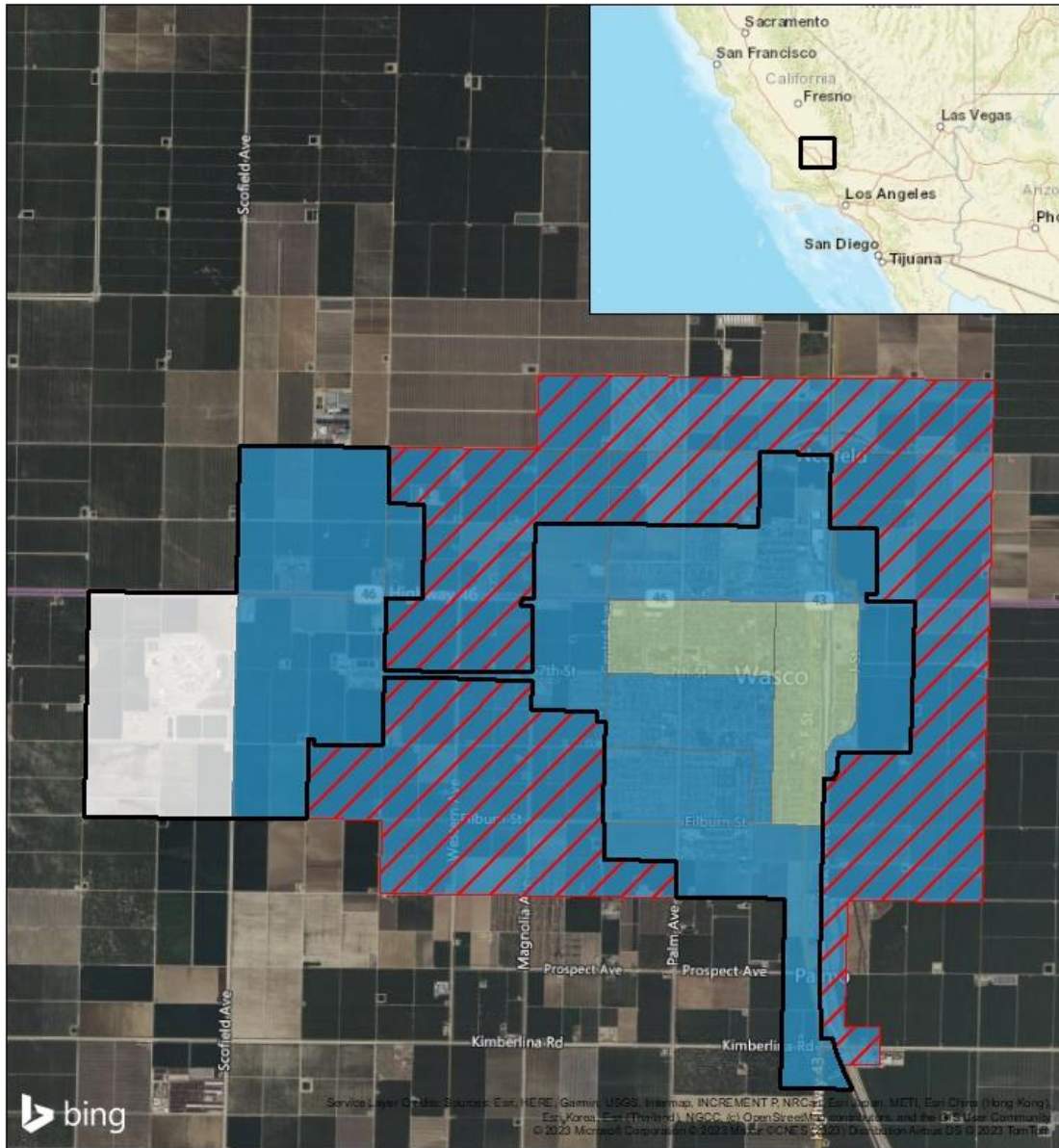


City of Wasco 2023-2031 HEU





**Figure A-11**  
**Percent Female Householder With Children, No Spouse/Partner Present in Households (Wasco)**

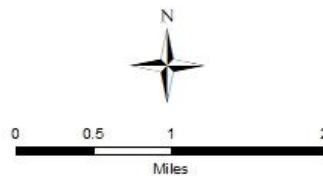


**Legend**

- Wasco City Limits
  - Sphere of Influence
  - Percent of Children in Female Householder, No Spouse/Partner Present Households - Margin of Error**
  - < 20%
  - 20% - 40%
  - 40% - 60%
  - 60% - 80%
  - > 80%
  - No Data
- Map Date: 6/7/2023

**Figure A-11 - Percent Female Householder With Children - No Spouse/Partner Households (Wasco)**

City of Wasco 2023-2031 HEU



## **INCOME**

Median household income is a key community indicator to determine housing needs. The median income marks the halfway point of a community's income distribution. According to the 2020 Census, the median household income in the United States was \$67,521 which was a decrease of 2.9 percent from 2019 (\$69,560). In 2021, the US median household income increased to \$70,784. In California, the median household income for the same period was \$84,097. The median household income for Kern County was \$58,824 and the City of Wasco's median household income was \$40,532. Figures A-12 and A-13 show the median household income of the population by census tracts for Kern County and the City of Wasco, respectively.

The US Census Bureau defines poverty using a "set of money income thresholds that vary by family size and composition." The official poverty thresholds do not differ geographically but are adjusted for inflation using the consumer price index which is an index of the variation in prices paid by typical consumers for retail goods and other items. The definition of poverty also considers money before taxes. The US 2020 Census showed the official poverty rate in the United States to be 11.4 percent which is up from 10.5 percent in 2019. In California, the official poverty rate for the same time was 11.5 percent, similar to the US poverty rate of 11.4 percent. Figures A-14 and A-15 show the percentage of the population that is below the poverty line per census tracts in Kern County and the City of Wasco, respectively.

Based on the data, the City of Wasco has a low median income when compared to the US, California, and Kern County. Additionally, based on area median income (AMI), in 2020, 42.2 percent of households earn less than \$35,000 and an additional 17.7 percent of households earned between \$35,000 and \$50,000 as stated in Chapter 3 Table 3.16. Over half of households in Wasco earn less than the median household income of City. In addition, the majority of the City is overpaying on rent or mortgages and are overcrowded. It can be surmised that income plays a large role in this and that it is likely an issue of fair housing.

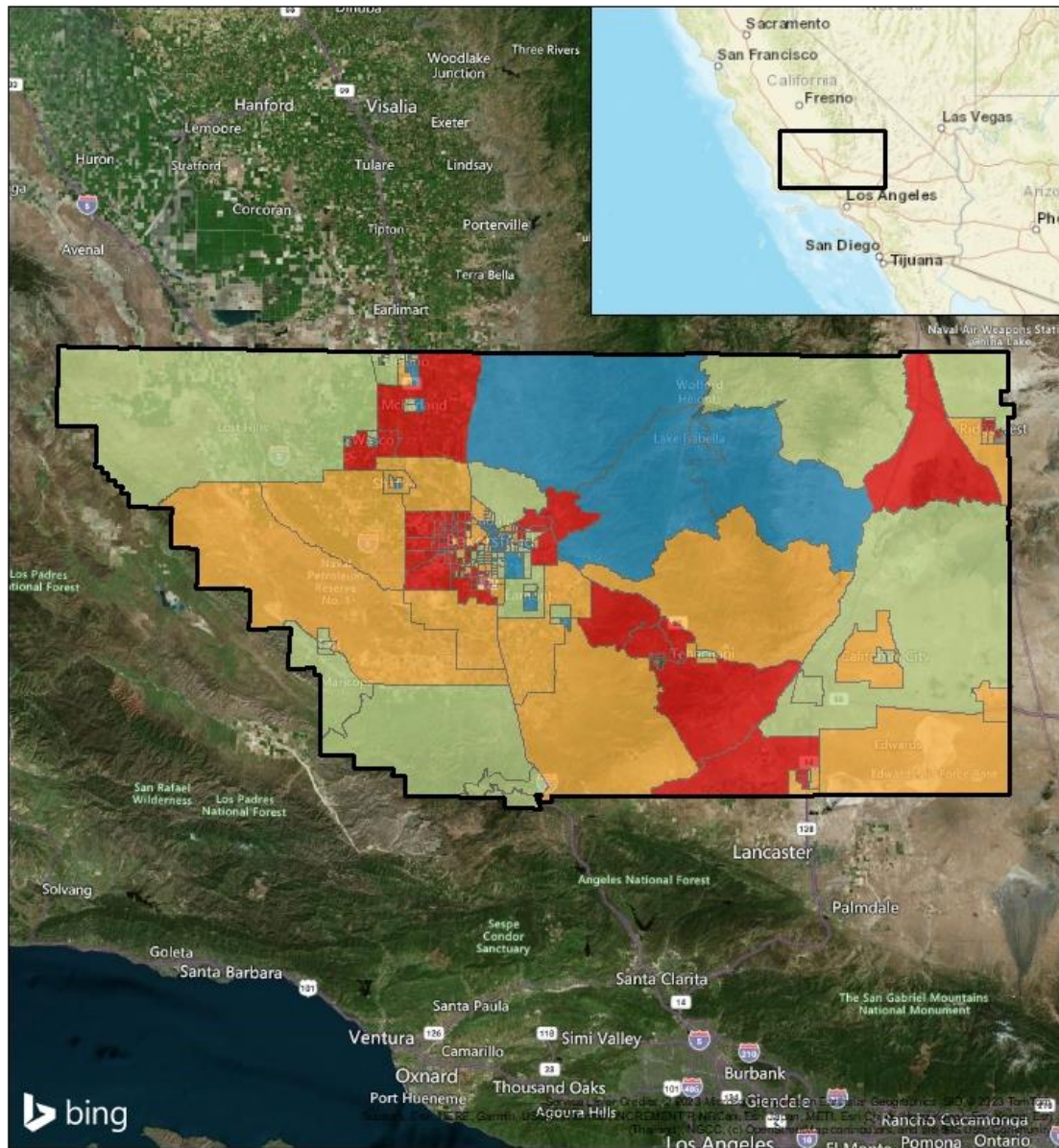
To address income issues, the City has access to monies such as CDBG funds to assist in funding for housing projects and funding for rental and utility payment assistance. The City recognizes that more programs and policies are needed to assist residents in regard to payments for rent, mortgages, utilities and will continue to seek extra funding from outside sources while also continuing to foster the development of affordable housing for all income brackets.

### ***Localized Perspective***

The City's residents are employed primarily in agriculture, forestry, fishing and hunting, and mining. According to Data USA, the average wage for workers is \$44,023. This is only \$4,000 above the median income for the entire City of Wasco. With the large number of migrant workers and a relatively low wage, this is likely a reason for the lower income and poverty. The City of Wasco recognizes that they are a low-income disadvantaged community. In order to combat this issue, the City recognizes that improvement to incomes is largely dependent on access to better paying jobs and the required education necessary to obtain those jobs. Workforce education and business attraction and retention is critical to improving incomes for Wasco residents.



**Figure A-12  
Median Income (ACS 2017-2021) (Kern County)**



**Figure A-12 - Median Household Income (ACS 2017-2021) (Kern County)**

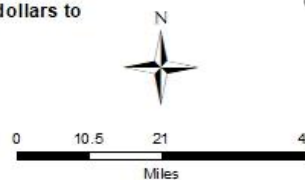
**Legend**

Kern County Boundary

**Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)**

- < \$35,000
- \$35,000 - \$50,000
- \$50,000 - \$75,000
- > \$75,000

Map Date: 5/24/2023

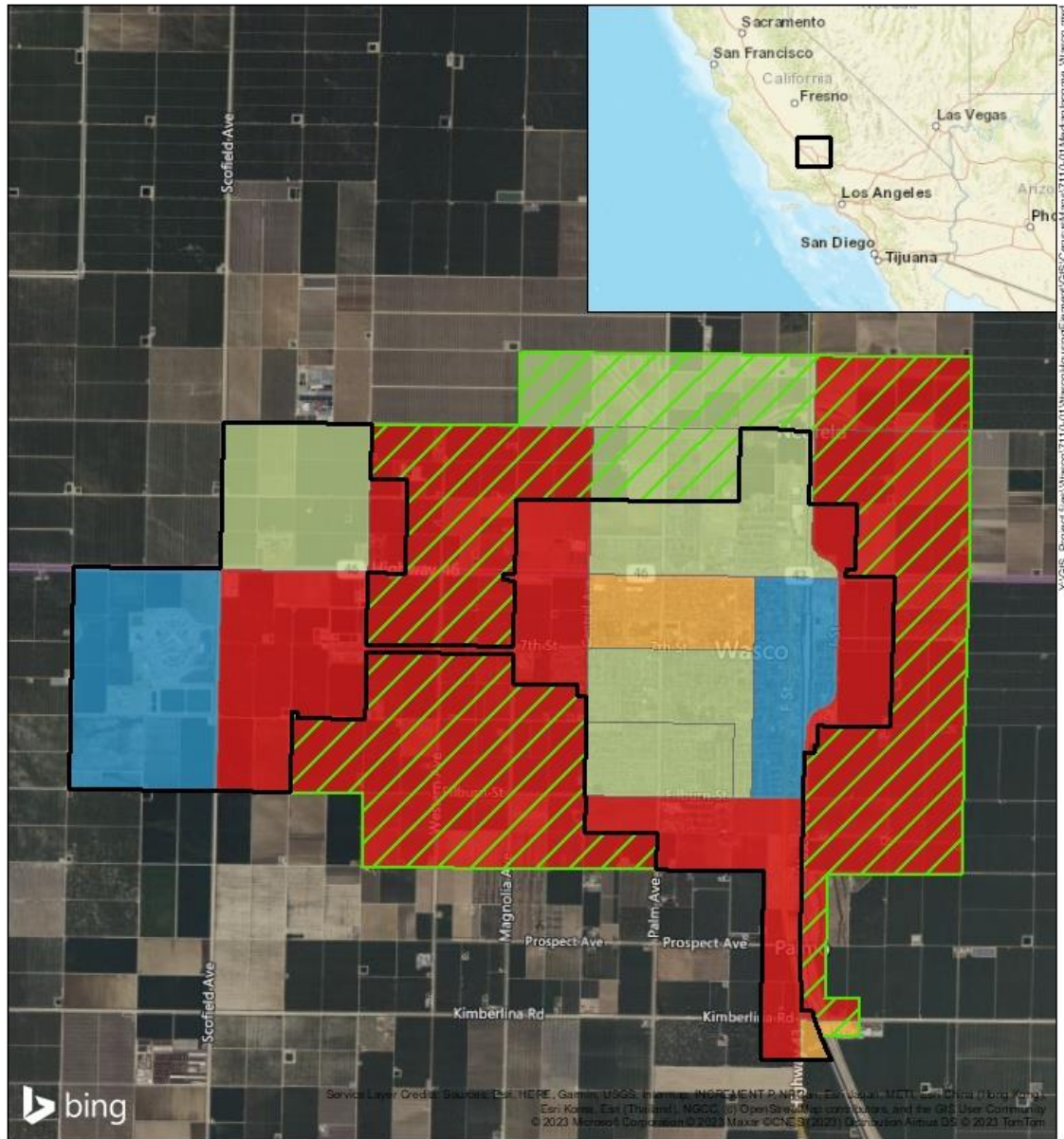


City of Wasco 2023-2031 HEU



Y:\GIS\_Project Files\Wasco\7110-01\Work\HousingElement\GIS\Census\Maps\7110-01-MedianIncome.mxd

**Figure A-13  
Median Income (ACS 2017-2021) (Wasco)**



**Legend**

- Wasco City Limits
- Sphere of Influence

**Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)**

- < \$35,000
- \$35,000 - \$50,000
- \$50,000 - \$75,000
- > \$75,000

**Figure A-13 - Median Household Income (ACS 2017-2021) (Wasco)**

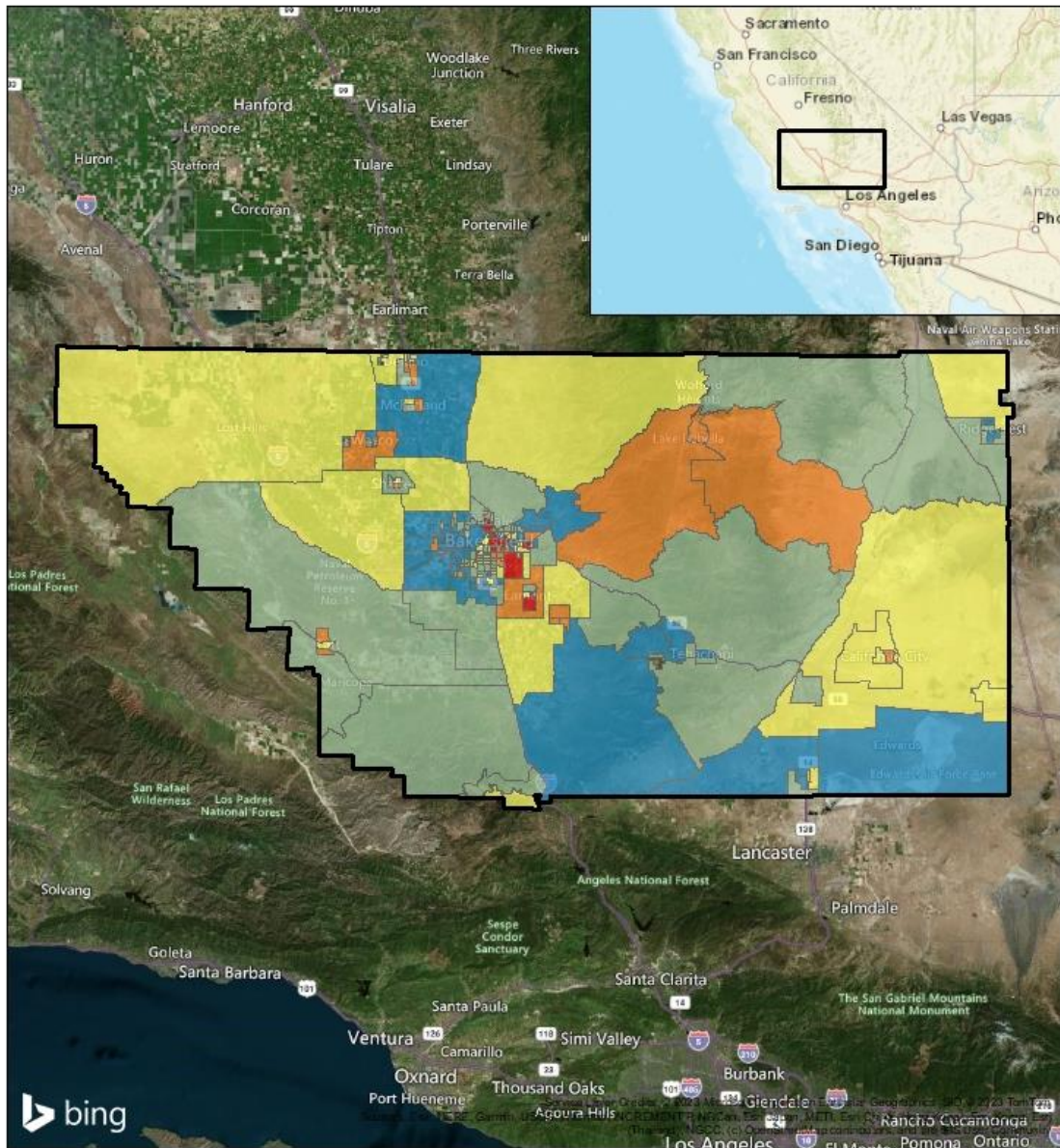
City of Wasco 2023-2031 HEU



Map Date: 5/24/2023

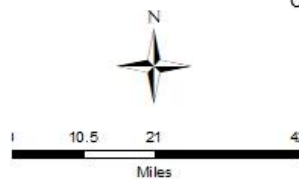


**Figure A-14  
Poverty Status (ACS 2017-2021) (Kern County)**

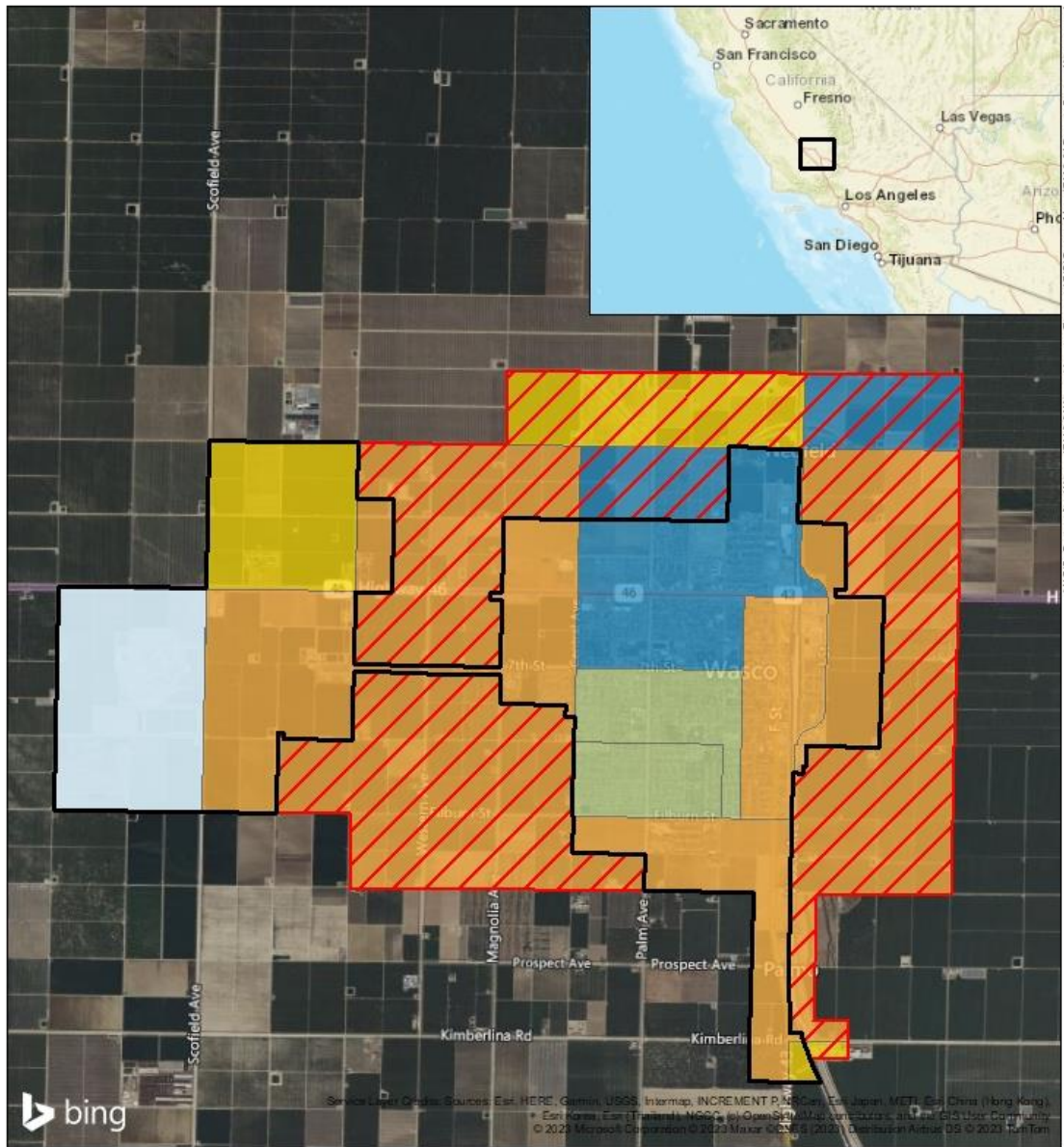


**Figure A-14 - Poverty Status (ACS 2017-2021) (Kern County)**

City of Wasco 2023-2031 HEU



**Figure A-15  
Poverty Status (ACS 2016-2020) (Wasco)**



**Figure A-15 - Poverty Status (ACS 2017-2021) (Wasco)**

**Legend**

Wasco City Limits	<b>Percent of Population whose income is below poverty level (last 12 months)</b>	
Sphere of Influence	< %10	
	10% - 20%	
	20% - 30%	
	30% - 40%	
	No Data	

City of Wasco 2023-2031 HEU

Map Date: 5/24/2023

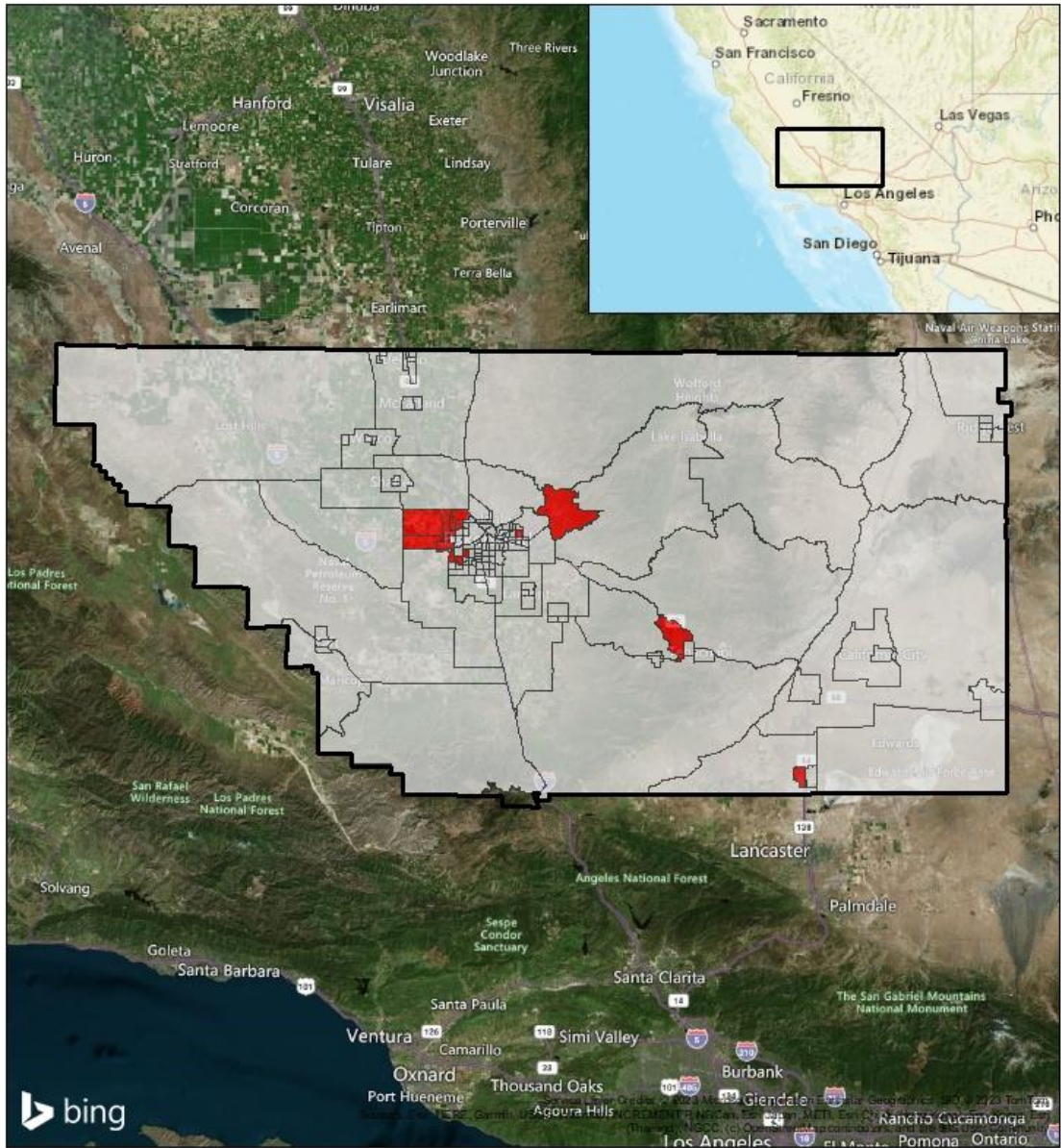
**RACIALLY AND ETHNICALLY CONCENTRATED AREAS*****Racially/Ethnically Concentrated Areas of Affluence***

Racially/Ethnically Concentrated Areas of Affluence (RCAAs) are identified as neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. According to HUD's policy report, the White population are the most racially segregated group in the United States, and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color; conversely, distinct advantages are associated with residence in affluent, White communities.

Figures A-16 & A-17 show RCAA areas in Kern County and the City of Wasco, respectively. There are four RCAAs in Kern County as shown in Figure A-16. As shown by Figure A-17 there are no areas within the City of Wasco that are racially/ethnically concentrated areas of affluence nor are there any within the immediate vicinity of the City that could be affected by actions taken by the City.






**Figure A-16**  
**Racially Concentrated Areas of Affluence (ACS 2015-2019) (Kern County)**



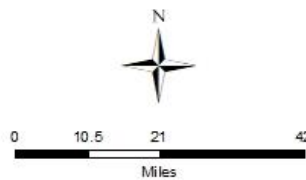
**Figure A-16 - Racially Concentrated Areas of Affluence (ACS 2015-2019) (Kern County)**

City of Wasco 2023-2031 HEU

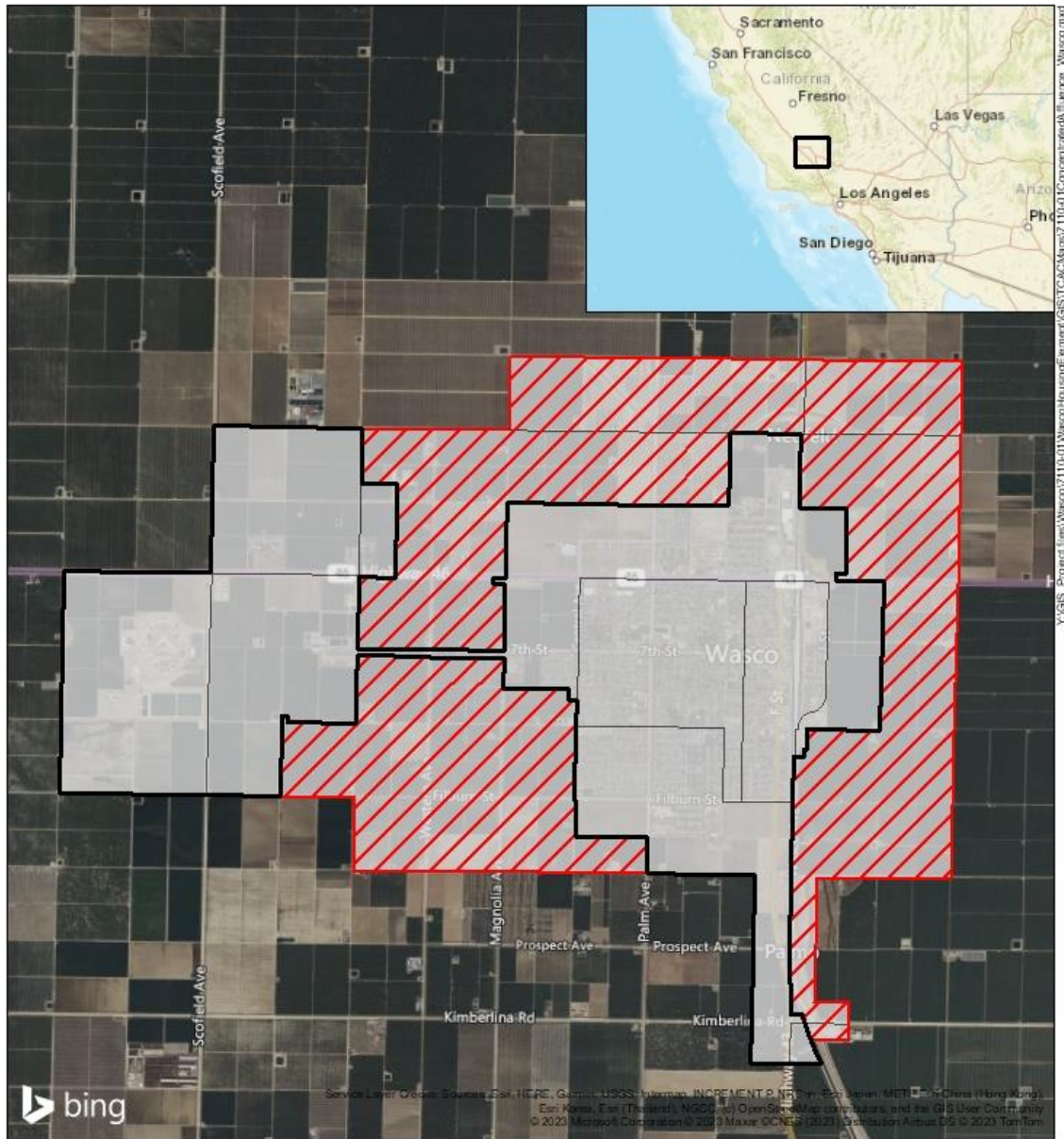
**Legend**

-  Kern County Boundary
-  Not a RCAA
-  RCAA

Map Date: 5/24/2023






**Figure A-17**  
**Racially Concentrated Areas of Affluence (ACS 2015-2019) (Wasco)**



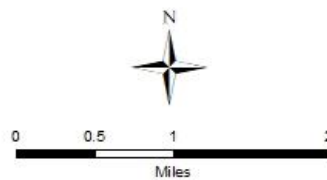
**Figure A-17 - Racially Concentrated Areas of Affluence (ACS 2015-2019) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

-  Wasco City Limits
-  Sphere of Influence
-  Not a RCAA

Map Date: 5/24/2023





## **ACCESS TO OPPORTUNITIES**

AFFH defines Access to Opportunity as “a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often times means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

### ***TCAC/HCD Opportunity Maps***

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) collaborated with independent organizations and research centers, collectively known as the "research partners," with the objective of providing evidence-based policy recommendations to further HCD's fair housing goals. One of the outcomes of this collaboration was the creation of Opportunity Maps designed to support new policies focused on improving access to high-opportunity areas for families with children residing in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).

### ***Methodology***

These Opportunity Maps utilize composite scores derived from three distinct domains, each consisting of a set of indicators (refer to Table A-1). The maps incorporate a filtering mechanism to identify areas characterized by poverty and racial segregation. The process involves initially filtering census tracts based on poverty criteria, followed by an assessment of racial segregation. To ensure a comprehensive evaluation of opportunity across different regions, the research partners adopted a hybrid approach for the CTCAC/HCD Opportunity Map. While accounting for regional variations, they also established stricter standards for areas exhibiting high levels of poverty and racial segregation throughout all regions. The filters used in this methodology encompass the following criteria:

- High Poverty: Tracts where at least 30 percent of the population falls below the federal poverty line.
- Racial Segregation: Tracts displaying an overrepresentation of people of color relative to the county.

By employing this approach, the Opportunity Maps aim to provide a nuanced understanding of opportunity disparities while considering regional nuances and addressing areas with concentrated poverty and racial segregation.



**Table A-1**  
**Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 4.0 indicators
Education	Math proficiency Reading proficiency High school graduation rates Student poverty rate

Source: California Tax Credit Allocation Committee, Methodology for the 2023 CTCAC/HCD Opportunity Map, January 2023

### ***Regional Impacts***

The Kern County map in Figure A-18 identifies that all levels of resources are throughout the county. Most areas of high segregation and poverty that are located inside the county, are centralized in and around the City of Bakersfield.

There are two nearby high segregation and poverty tracts located outside of Wasco. One is located approximately 12 miles northeast of Wasco, in the city of McFarland. The other is located approximately 8 miles southeast of Wasco, in the City of Shafter.

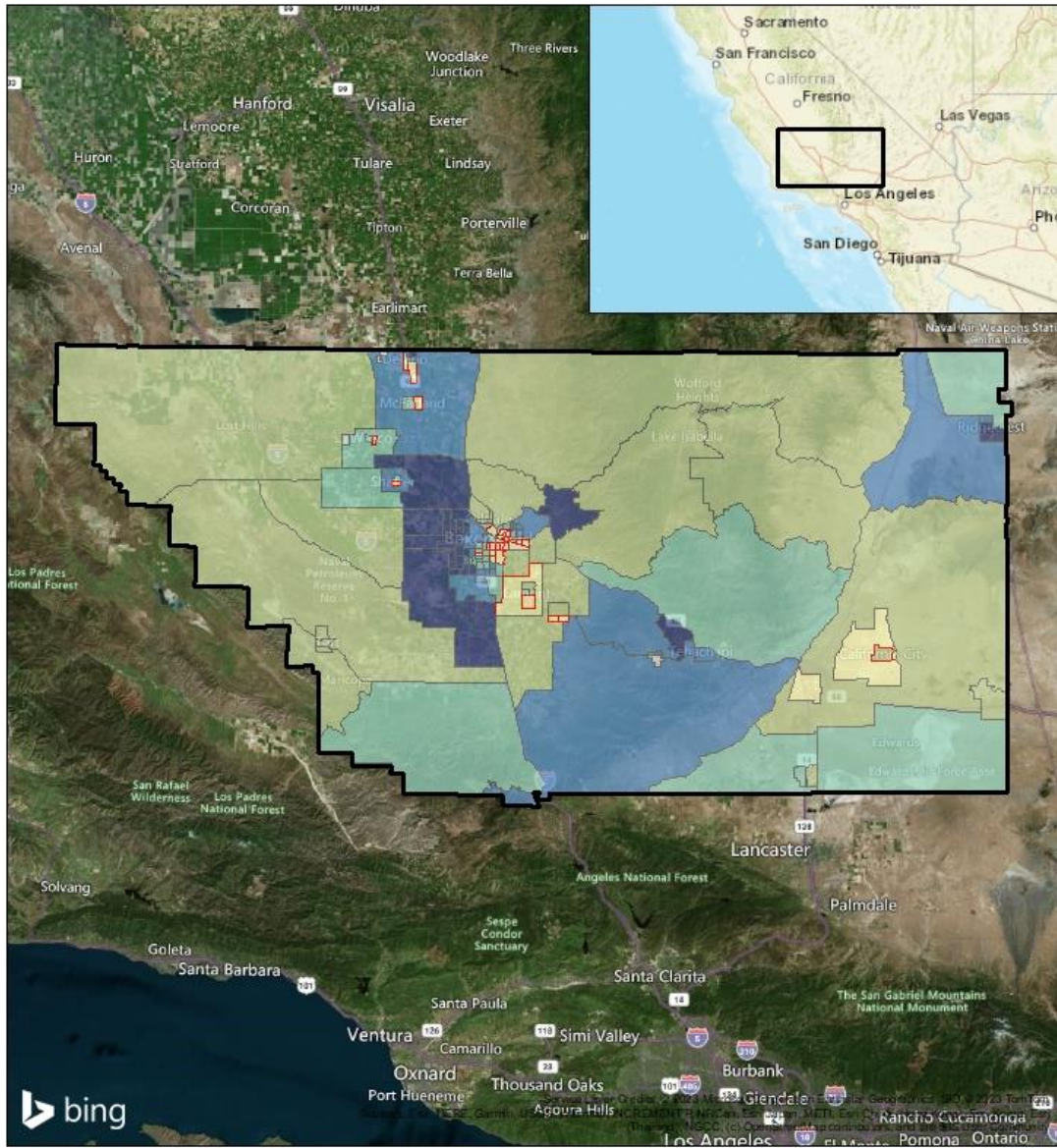
### ***City Impacts***

According to the TCAC/HCD Opportunity Map for the City of Wasco, Wasco is comprised generally of moderate resource opportunities (Figure A-19), however, there is one tract of high segregation and poverty. There are some sectors of the City that are higher resource areas and lower resource areas. These areas are fragments of larger census tracts that fall within the city limits and are not necessarily representative of the resources in those areas of the City. The identified high segregation and poverty tract is displayed in yellow with a red outline. This tract is located on the eastern portion of the City that surrounds Highway 43. The limits of the area ends at Highway 46 in the north, Filburn St to the south, Broadway St to the west, and J St and Wasco Ave to the East. The white tract located on the far west side of town displays no data due to the tract only housing Wasco State Prison.

***Localized Perspective***

The City overall has generally good access to resources. The economic Development Department shows that access to retail and other commercial services are within a 10-minute drive of the City. However despite accessible resources, the City has indicated previously that access to higher paying jobs and the education necessary to obtain these jobs are two of the largest limiting factors to improving the City's composite score. Additionally, challenges recruiting law enforcement professionals to work in the area, coupled with early release laws and the impacts of Prop 47 make it more difficult to address criminal activity in an effective manner creating higher rates of violent crime. The City will continue to support local education and workforce training initiatives and will continue its economic development efforts. Additionally, the City hosts community breakfast events which typically take place the Wednesday after the first City Council meeting of each month to engage with its residents to gain more insight into the resource needs of the community.

**Figure A-18  
TCAC/HCD Opportunity Map (Kern County)**



**Legend**

Kern County Boundary

**Opportunity Category**

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- No Data

**Figure A-18 - TCAC Opportunity Areas - Composite (HCD, 2023) (Kern County)**

City of Wasco 2023-2031 HEU

N

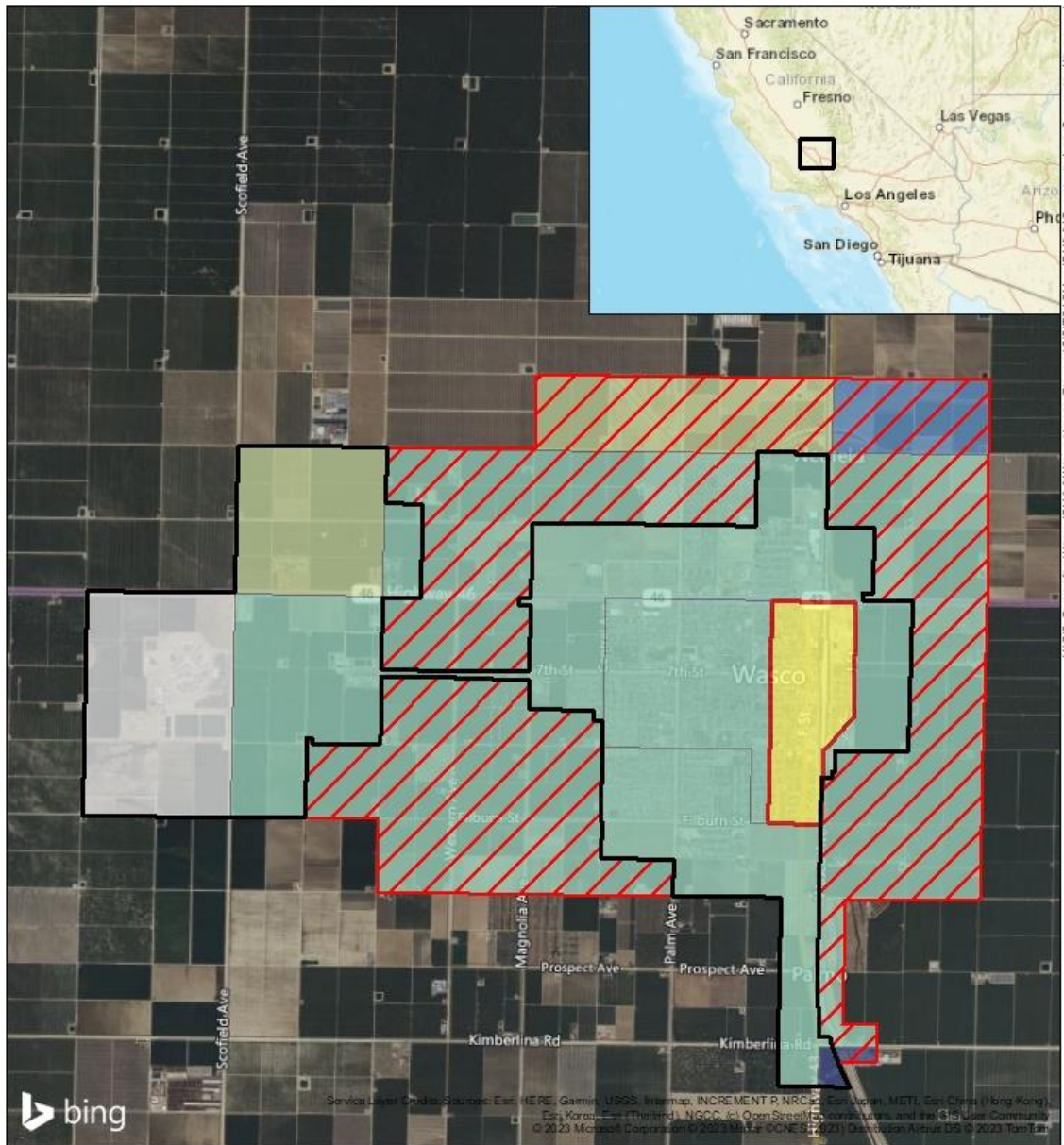
10.5    21    42

Miles

Map Date: 5/24/2023



**Figure A-19**  
**TCAC/HCD Opportunity Map (Wasco)**

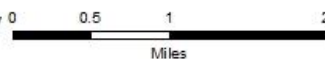


**Figure A-19 - TCAC Opportunity Areas - Composite (HCD, 2023) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

- |                     |                             |
|---------------------|-----------------------------|
| Wasco City Limits   | <b>Opportunity Category</b> |
| Sphere of Influence | Highest Resource            |
|                     | High Resource               |
|                     | Moderate Resource           |
|                     | Low Resource                |
|                     | High Segregation & Poverty  |
|                     | No Data                     |



Map Date: 5/24/2023

**Education****Methodology**

The education domain score is calculated using the following indicators: math proficiency, reading proficiency, high school graduation rates, and student poverty rate. Math proficiency uses the percentage of 4th graders who meet or exceed math proficiency levels. Reading proficiency takes the percentage of 4th graders who meet or exceed literacy standards. High school graduation rate uses the percent of high school cohorts that graduated on time. And lastly, student poverty rates are the percent of students not receiving free or reduced-price lunch. Education domain scores are indicators of educational opportunity. The educational domain score ranges from 0 to 100. The higher the score, the higher the educational opportunity.

**Regional Impact**

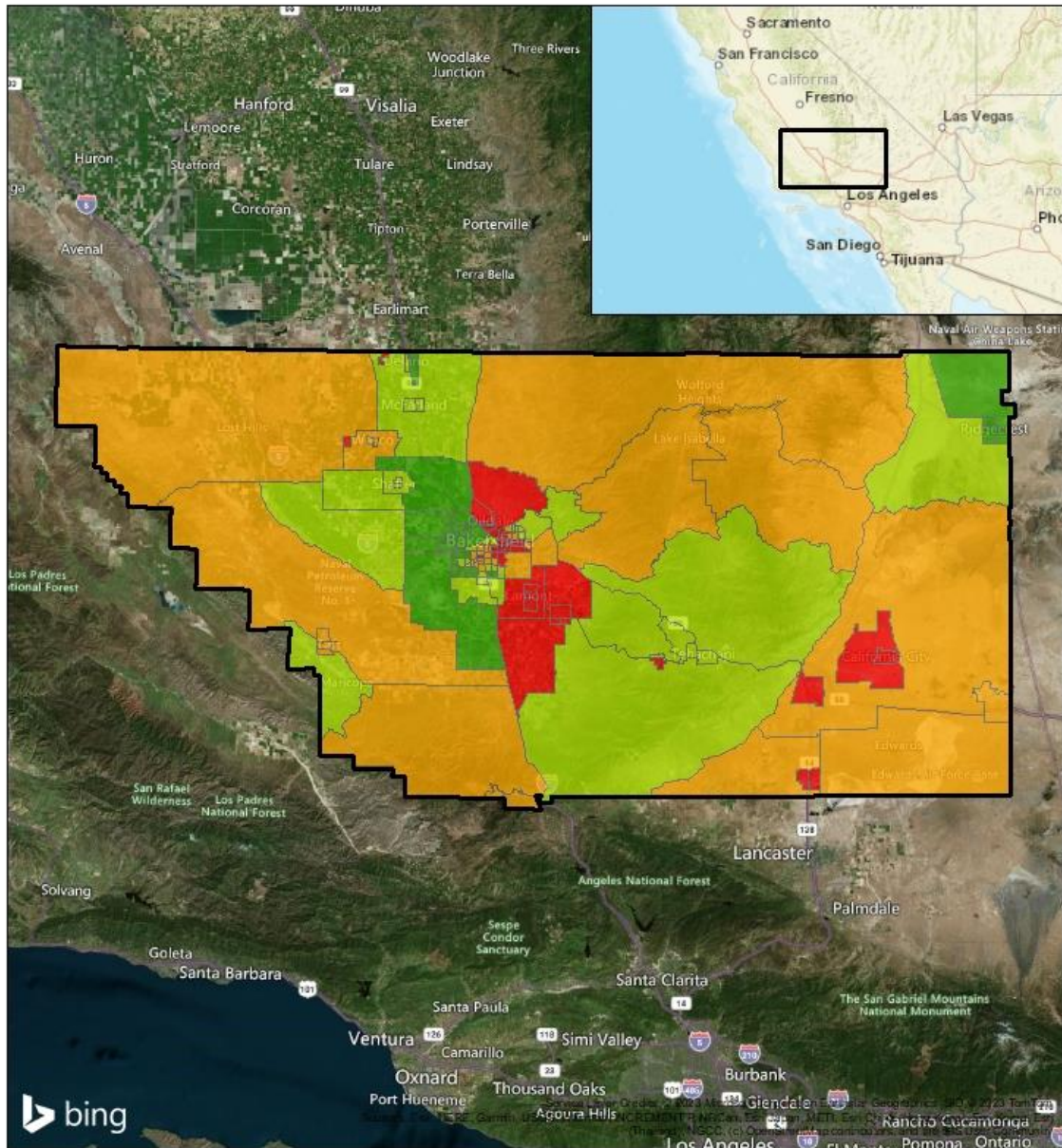
The same rating system applies to the Kern County educational domain score. Kern County's educational domain score ranges from less positive educational outcomes (< 0.25) through more positive educational outcomes (1) (Figure A-20).

**City Impact**

In the City of Wasco, school proficiency indices ranged from 42.5 through 50 (Figure A-21). There are two small portions of tracts that fall within the City of Wasco's sphere of influence that have a higher rating on the educational domain score. They are located in the upper and lower east side corners as shown in Figure A-21. Both of these tract fragments are part of larger tracts (as seen in Figure A-20) and do not accurately reflect the educational domain score in the City of Wasco. Additionally, the far west tract in red consists of Wasco State Prison, therefore, also does not accurately reflect the education level in the city. Accordingly, all of Wasco falls within the 0.25-0.50 education domain score category (orange).



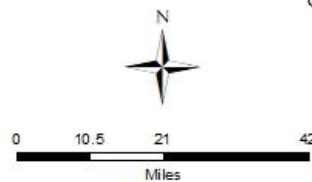
**Figure A-20**  
**TCAC/HCD Educational Opportunity (Kern County)**



**Figure A-20 - TCAC Opportunity Areas - Educational Opportunity (HCD, 2023) (Kern County)**

**Legend**

- Kern County Boundary
- Education Domain Score**
- 0.75 - 1 (More Positive Education Outcomes)
- 0.5 - 0.75
- 0.25 - 0.5
- < 0.25 (Less Positive Education Outcomes)



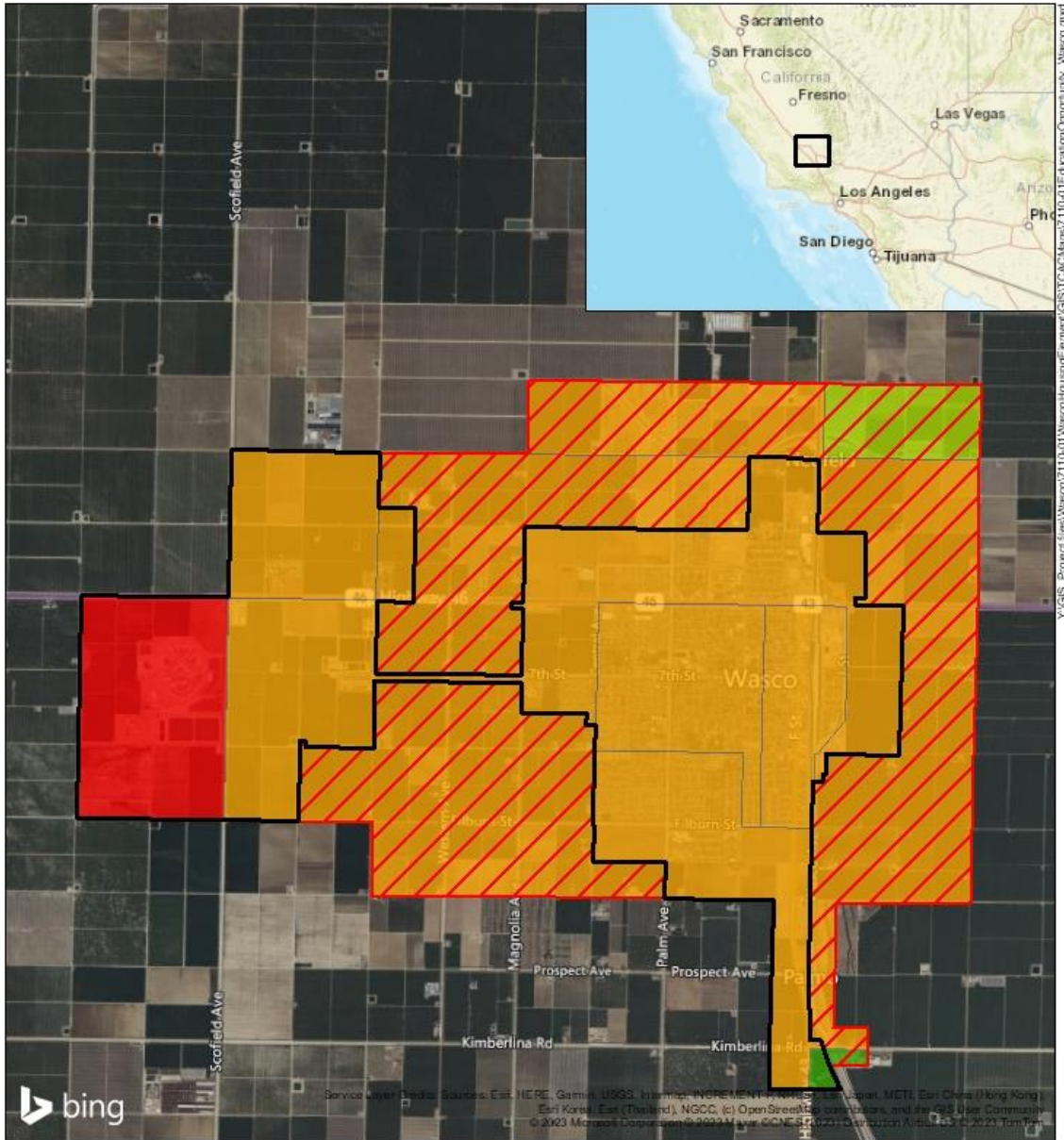
City of Wasco 2023-2031 HEU



Map Date: 5/24/2023



**Figure A-21**  
**TCAC/HCD Educational Opportunity (Wasco)**



**Legend**

- Wasco City Limits
- Sphere of Influence

Education Domain Score	
	0.75 - 1 (More Positive Education Outcomes)
	0.50 - 0.75
	0.25 - 0.50
	< 0.25 (Less Positive Education Outcomes)

Map Date: 5/24/2023

**Figure A-21 - TCAC Opportunity Areas - Educational Opportunity (HCD, 2023) (Wasco)**

City of Wasco 2023-2031 HEU

N

0 0.5 1 2  
Miles

**Wasco**  
CALIFORNIA

### ***Other Relevant Factors***

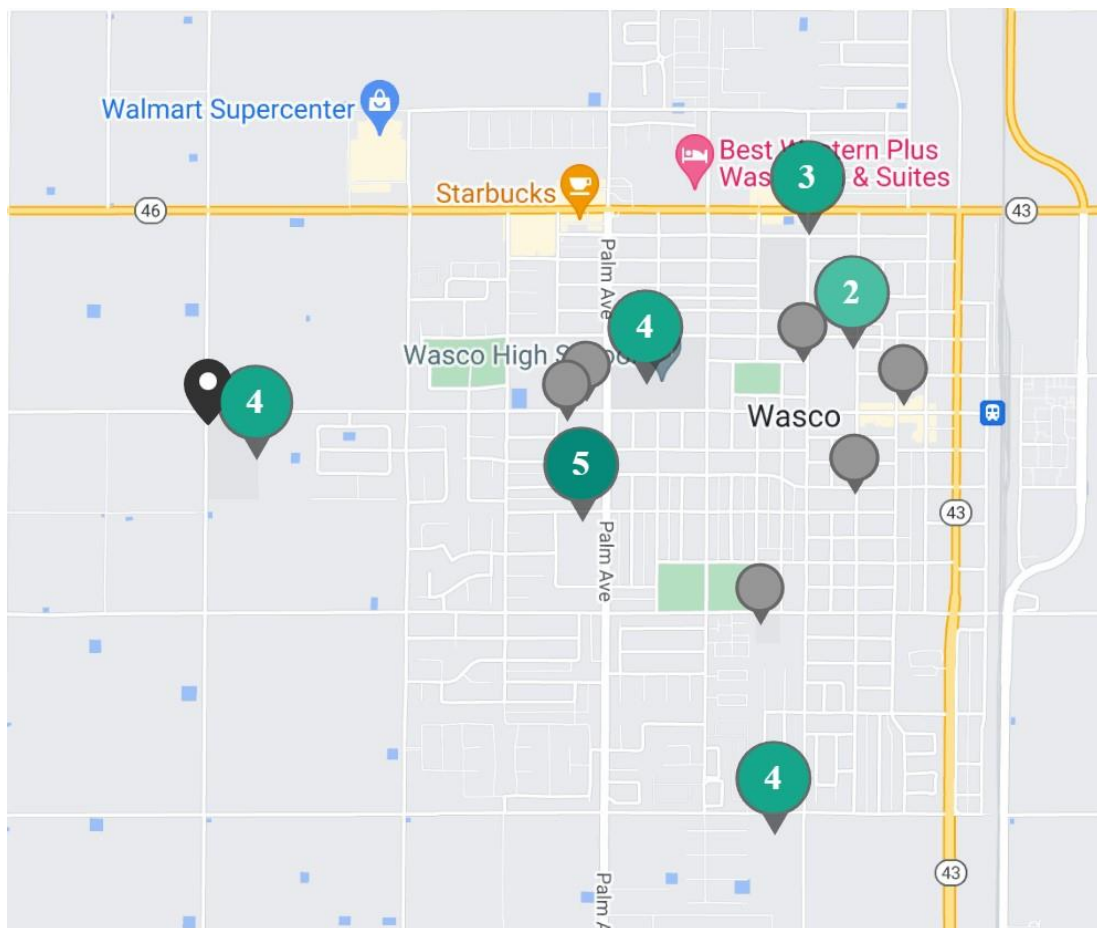
Greatschools.org is a non-profit organization that applies a rating system to schools across the United States. The Great Schools Summary rating is based on three factors: Test Scores, Academic Progress, and Equity. The rating system uses a 1-10 scale, where 10 is the highest rating and 1 is the lowest. Ratings at the lower end of the scale (1-4) signals that a school is “below average”, 5-6 indicates that a school is “average”, and 7-10 indicates that a school is “above average.”

Figure A-22 shows that the schools located in the City of Wasco are rated between 2-5. Meaning that the schools here fall within the “below average” and “average” ranges. Lower to middle level educational opportunities across the City of Wasco and are also reflected on the TCAC Education Score map.

### ***Area of Segregation Analysis***

The school with the lowest score (2) is located just outside the tract of high segregation and poverty, implying that there may be a disparity in educational access to opportunity in this area.

**Figure A-22**  
**GreatSchools Ratings**



**Familial Status**

A geographical connection between educational opportunity and familial status can be seen in some tracts in Wasco.

As seen in the “Percent Married - Couple Households with Children (Wasco)” map (Figure A-23), there are two tracts with a noticeably lower percent of married-couple households with children. One of these tracts is the same tract that is identified as the tract of high segregation and poverty, bounded by Highway 46 in the north, Filburn St to the south, Broadway St to the west, and J St and Wasco Ave to the East. The percentage of children in married couple households in this tract is 42.6 percent. Located on the border of this tract lies Karl F. Clemens Elementary School, which scored a 2 out of 10 on the GreatSchools.org rating system (Figure A-22). The lower percent of married couple households with children and low GreatSchools Rating indicates that there may be a disparity in access to opportunities in this tract.

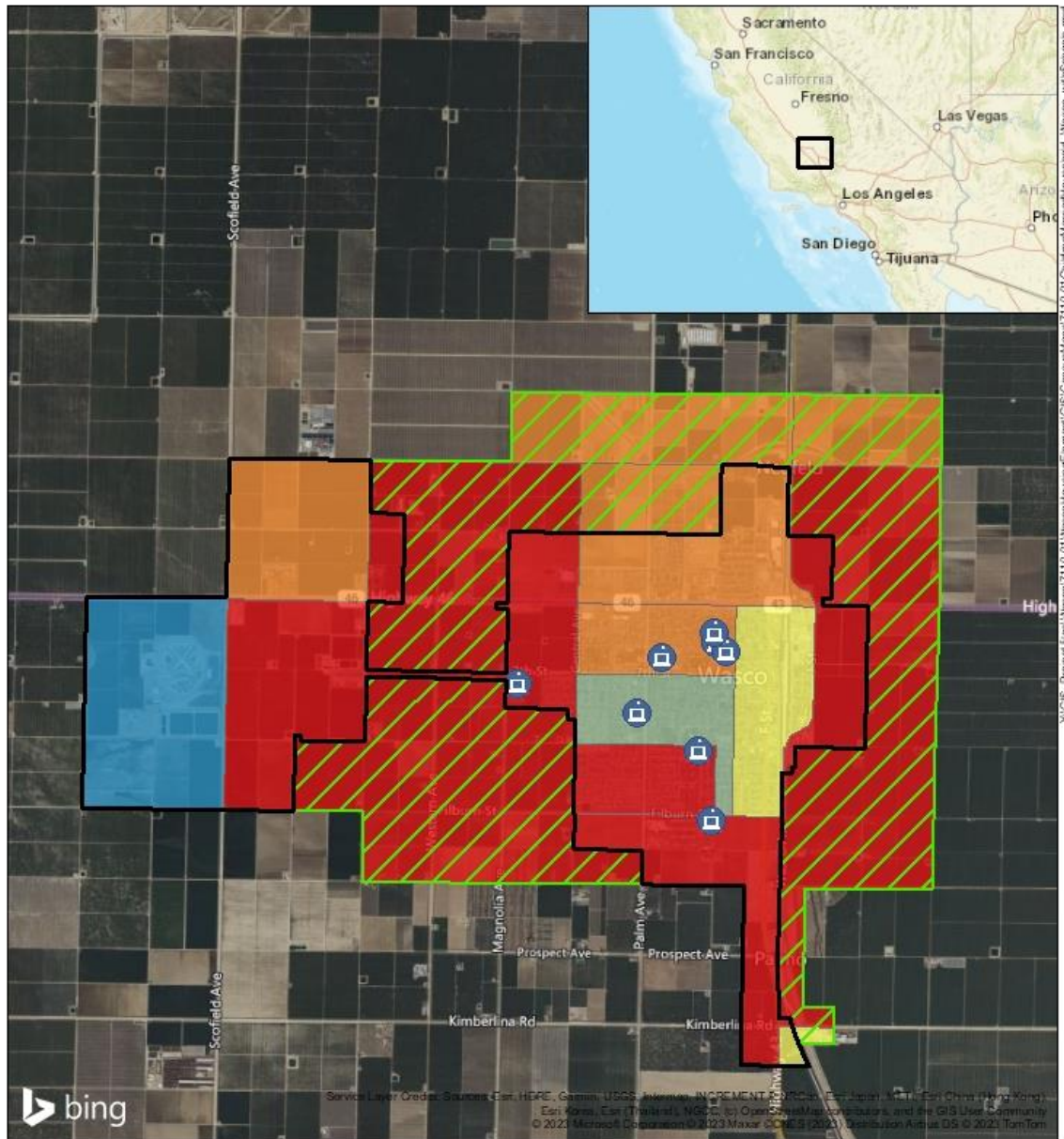
The second tract with a noticeably low percent of married couple households with children is bounded by 7th St., Filburn St., Broadway St., and Central Ave. The percentage of children in married couple households in this tract is 34.2 percent. This tract has the lowest percentage of married couple households in the city of Wasco. The only school located within this tract is Palm Avenue Middle School, which scored a 4 out of 10 on the GreatSchools Rating system.

As seen in the “Percent Female Householder with Children - No Spouse/Partner Households (Wasco)” map (Figure A-24), there are two tracts with a noticeably higher percent of children in female households with no spouse. One of these tracts is the same tract that is identified as the tract of high segregation and poverty, bounded by Highway 46 in the north, Filburn St to the south, Broadway St to the west, and J St and Wasco Ave to the East. The percentage of children in female households with no spouse is 22.1 percent. Located on the border of this tract lies Karl F. Clemens Elementary School, which scored a 2 out of 10 on the GreatSchools.org rating system (Figure A-22). This higher percentage of children in female households with no spouse and low GreatSchools Rating indicates that there may be a disparity in access to educational opportunities in this tract.

The second tract with a noticeably higher percentage of children in female households with no spouse is bounded by Highway 46, Broadway Street, 7th Street, and Central Avenue. The percentage of children in married couple households in this tract is 24.5 percent. While multiple schools are located within this tract, all of the schools score between a 3 and 4 on the GreatSchools Rating System (Figure A-22), indicating that the schools are academically below state average. Due to the below average school ratings and higher percentage of children in female households with no spouse, there may be a disparity in access to educational opportunities in this tract.



**Figure A-23**  
**Percent Married - Couple Households with Children with School Locations (Wasco)**



**Legend**

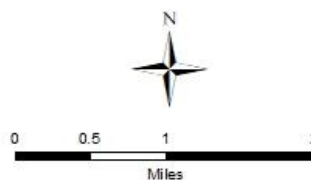
- Wasco City Limits
- Sphere of Influence
- School Sites 1920

**Percent of Children in Married-Couple Households**

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

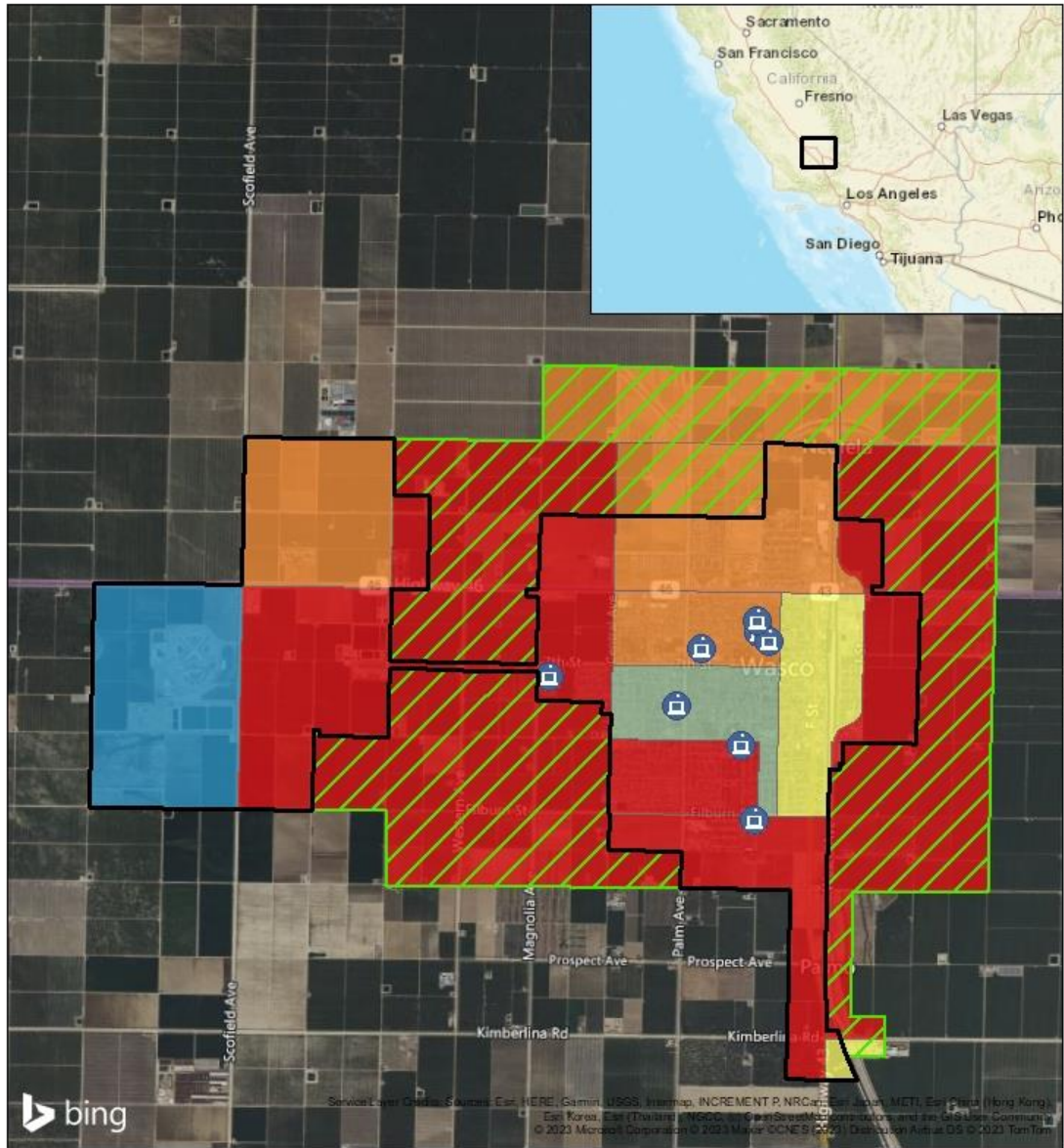
**Figure A-23 - Percent Married - Couple Households With Children (Wasco)**

City of Wasco 2023-2031 HEU



Map Date: 5/24/2023

**Figure A-24**  
**Percent Female Householder with Children – No Spouse/Partner with School Locations**  
**(Wasco)**



**Legend**

- Wasco City Limits
- Sphere of Influence
- School Sites 1920

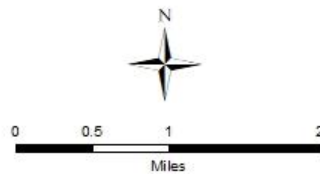
**Percent of Children in Married-Couple Households**

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Map Date: 5/22/2023

**Figure A-XX - Percent Married - Couple Households With Children (Wasco)**

City of Wasco 2023-2031 HEU



***Disability Analysis***

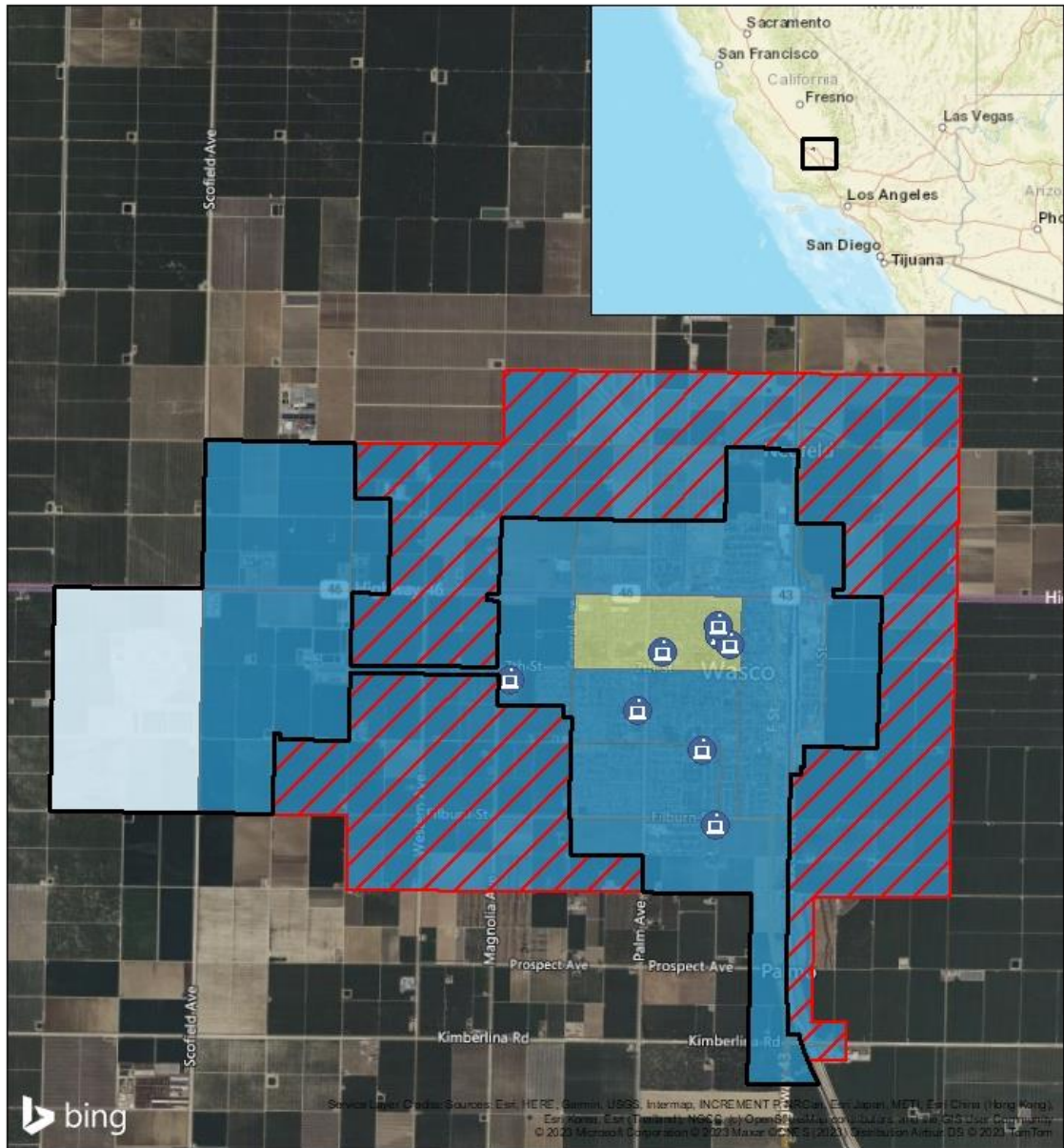
There is one tract with a slightly higher percentage of population with disability, bordered by Central Ave to the west, Broadway Street to the east, and Highway 46 and 7th street to the north and south respectively (see Figure A-25). The population with a disability in this tract is 13 percent, making it slightly higher than the rest of the City. Multiple schools are located within this tract, with all of the schools scoring between a 3 and 4 on the GreatSchools Rating System (Figure A-22), indicating that the schools are academically below state average. Due to the below average school ratings and slightly higher percentage of population with disability, there may be a disparity in access to educational opportunities in this tract.

***Localized Perspective***

The City has previously indicated that education of its residents and improving access to better paying jobs is critical to the future success of the community. The City had 226 units of low-income farm labor housing located in a heavy industrial zone east of SR 43, the BNSF rail alignment and the ultimate CAHSR alignment. These units were segregated from local schools, shopping and services by SR 43 and the rail alignments. Housing Program H-26 of the City's current Housing Element identified relocation of this farm labor housing community to the west side of the rail alignments to integrate them into the community. The units were relocated to be adjacent to a new school and within close proximity to local shopping, parks and other services. The new units were completed in January 2019 and residents were relocated. However, while the City and its educational institutions have made diligent efforts to improve access to quality educational opportunities, there are still other underlying factors contributing to the low education scores. Other factors could include Wasco's large immigrant population where families who are new to the United States must play "catch up" in terms of reading proficiency and other metrics used to determine the education domain score. As previously mentioned, the Wasco school districts participate in the Migrant Education Program. The program assists states in supporting high-quality and comprehensive educational programs and services to children of migrant families during the school year and, as applicable, during summer or intersession periods, that address the unique educational needs of migratory children. While the City does its best to provide quality resources to its residents, the City could provide more information to the community regarding the value of education and the opportunities available to its residents.



**Figure A-25  
Population with a Disability with School Locations (Wasco)**



**Legend**

- Wasco City Limits
- Sphere of Influence
- School Sites 1920

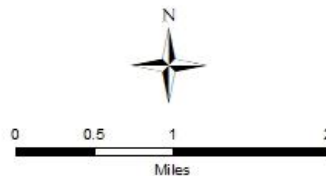
**Percent of Population with a Disability**

- < 10%
- 10% - 20%
- No Data

Map Date: 5/24/2023

**Figure A-25 - Population with a Disability  
(ACS 2017-2021) (Wasco)**

City of Wasco 2023-2031 HEU



## ***Economic***

### ***Methodology***

As shown in Table A-1, the economic domain is made up of the following indicators: poverty, adult education, employment, and job proximity. Poverty is measured by the percent of the population with income above 200 percent of the federal poverty line. Adult education is measured by the percent of adults with a bachelor's degree or above. Employment is measured by percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces. And lastly, job proximity is measured by the number of jobs filled by workers with less than a BA that falls within a given radius of each census tract population weighted centroid. Economic domain scores are indicators of economic opportunity. The economic domain score ranges from 0 to 1. The higher the score, the higher the economic opportunity.

### ***Regional Impact***

Kern County's economic domain score ranges from less positive economic outcomes (0 - 0.2) through more positive educational outcomes (> 0.8 - 1). Higher economic scores generally cluster in more urban areas as compared to more rural areas as seen in Figure A-26.

### ***City impact***

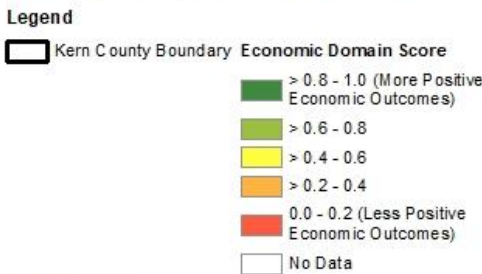
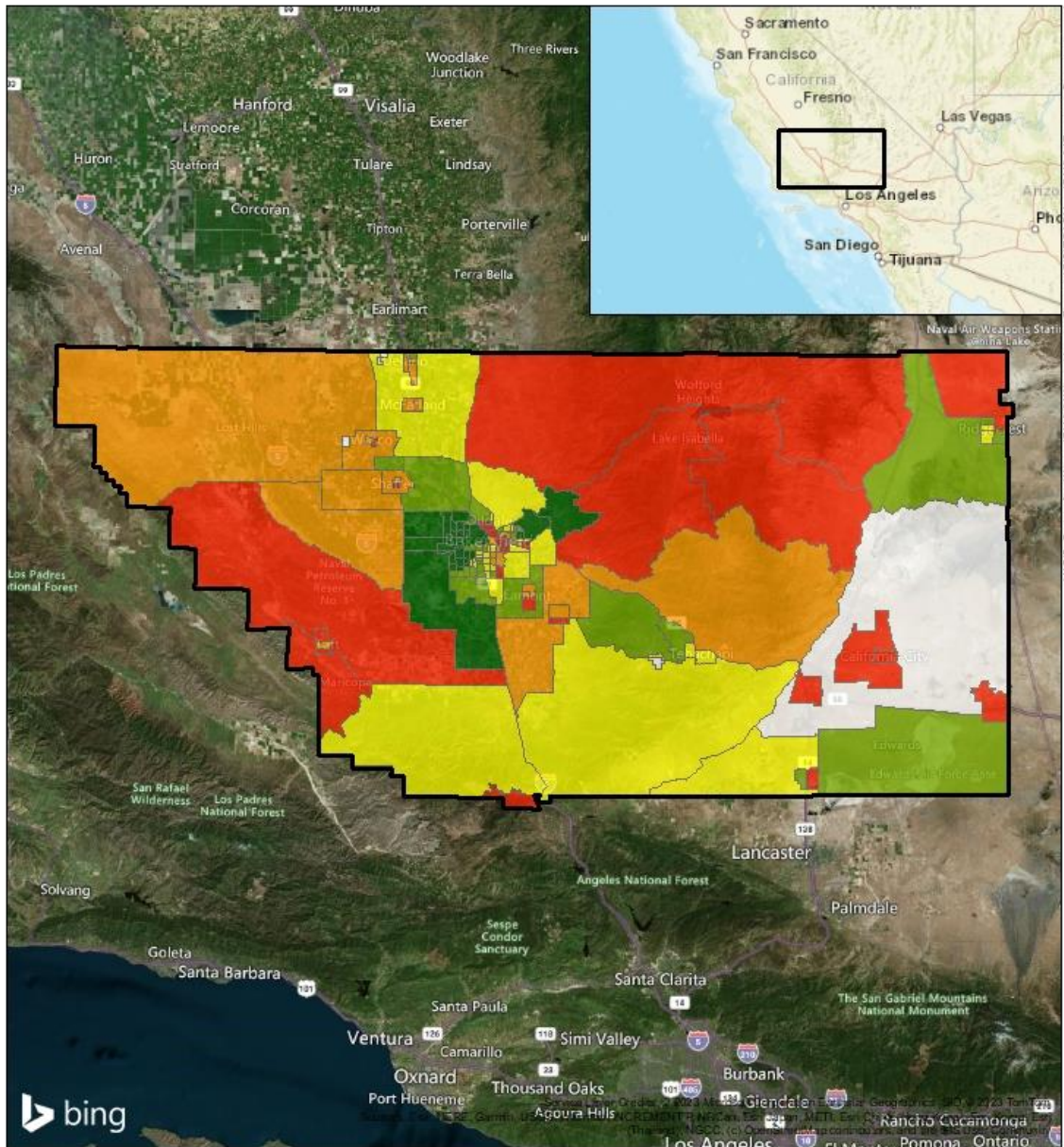
In the City of Wasco, economic domain scores ranged from 0.103 through 0.37 (Figure A-27). There are two small portions of tracts that fall within the City of Wasco's sphere of influence that have a higher rating on the economic domain score. They are located in the upper and lower east side corners as shown in Figure A-27. Both of these tract fragments are part of larger tracts (as seen in Figure A-26) and do not accurately reflect the economic domain score in the City of Wasco. Additionally, the far west tract in white consists of Wasco State Prison, and therefore also does not accurately reflect the economic level in the city.

### ***Localized Perspective***

While the City has made strides to improve the economic opportunities to its residents such as the move of 226 farmworker housing units to an area across from a new school and nearby shops, the City has identified issues of educational opportunities leading to accessibility of higher paying jobs. This contributing factor hinders the overall economic score of the City. The City does have an Economic Development Department to help foster and grow businesses in the City. The most recent market guide for the City shows a number of retail and commercial businesses developed in the City with the most recent being a Ross clothing store set to open in March 2023. The Economic Development Department hosts business news and insights to show new changes to the City as well as provides easy access to various business applications.

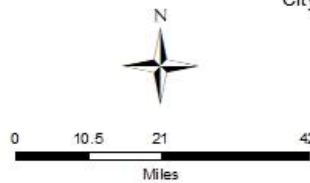


**Figure A-26**  
**TCAC/HCD Economic Opportunity (Kern County)**



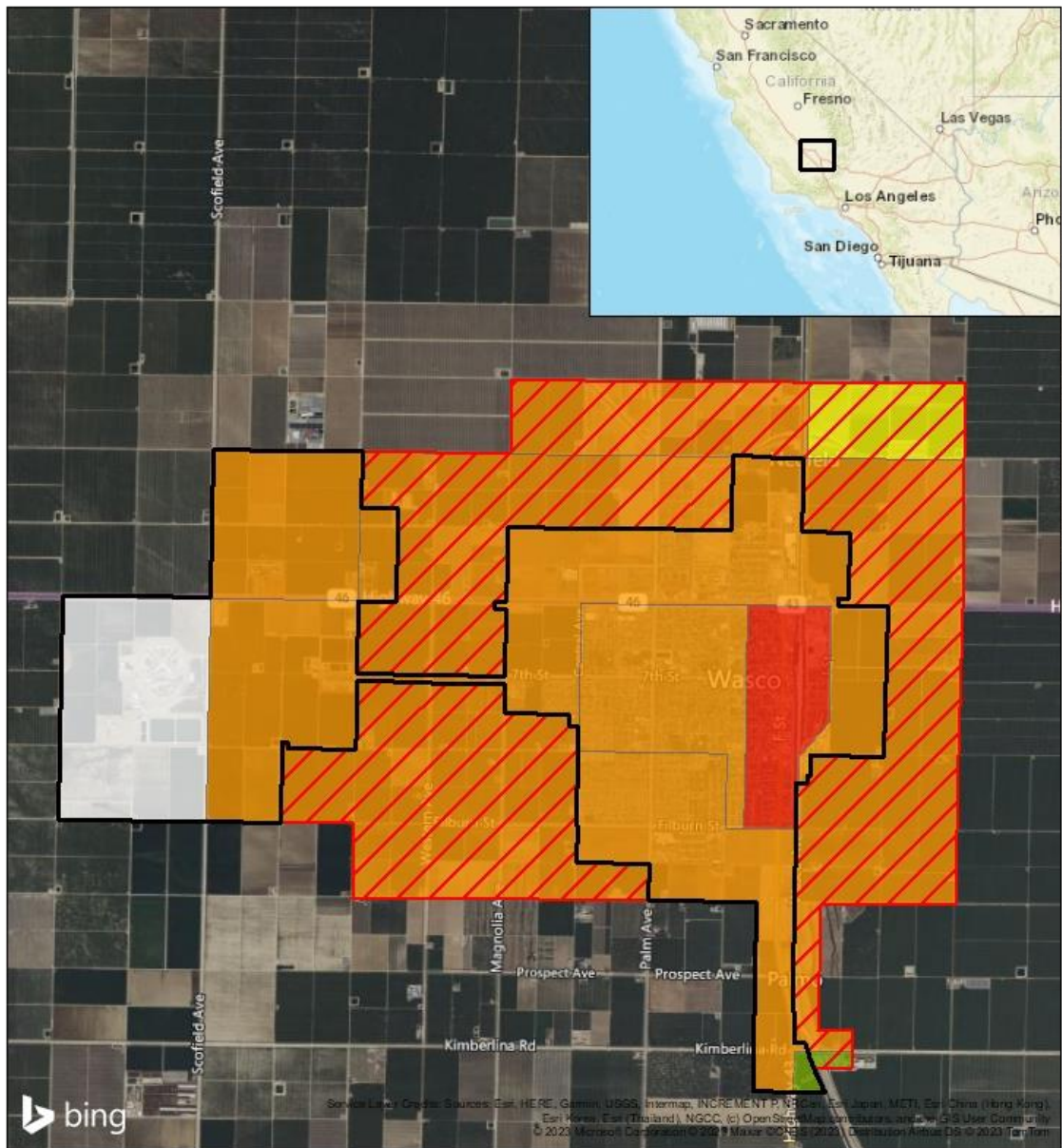
**Figure A-26 - TCAC Opportunity Areas - Economic Score (HCD, 2023) (Kern County)**

City of Wasco 2023-2031 HEU



Map Date: 5/24/2023

**Figure A-27**  
**TCAC/HCD Economic Opportunity (Wasco)**



**Legend**

Wasco City Limits	<b>Economic Domain Score</b>
Sphere of Influence	< 0.8 - 1.0 (More Positive Economic Outcomes)
	> 0.6 - 0.8
	> 0.4 - 0.6
	> 0.2 - 0.4
	0.0 - 0.2 (Less Positive Economic Outcomes)
	No Data

**Figure A-27 - TCAC Opportunity Areas - Economic Score (HCD, 2023) (Wasco)**  
 City of Wasco 2023-2031 HEU



Map Date: 5/24/2023



***Transportation***

Transportation provides residents with the ability to access resources such as employment opportunities, community resources, medical care, and recreational opportunities. A lack of accessibility to transportation in a city can impact many aspects of residents' lives. Better transit equates to more employment opportunities, which in turn creates a higher quality workforce within a region. A reliable source of transportation helps to increase household spending flexibility, which contributes to upward mobility. Additionally, increased connection to healthcare facilities and high-quality food options contributes to an overall increase in a community's health.

***Methodology***

AllTransit™ (Produced by TransitCenter) uses a variety of data to assemble a "Performance Score". The connections to other routes, jobs accessible in a 30-minute transit ride, and the number of workers using transit to travel are all considered when calculating the Performance Score of a given city. Performance Scores are calculated on a scale from 1 to 10, with 10 being the most ideal.

***Regional Impact***

According to the most recent data posted (2023), Kern County has an AllTransit Performance Score of 3.1 (Figure A-28). A low combination of trips per week are made and the number of jobs accessible results in few people taking transit to work. Trips per week may be low due to the size of Kern County, which equates to 8,163mi<sup>2</sup>. Additionally, cities within Kern County have poor connectivity to one another. Wasco, for example, only has one major highway connecting it to any of its closest neighboring cities. Improving connectivity to surrounding cities would increase access to opportunities.

***City Impact***

According to the most recent data posted (2023), Wasco has an AllTransit Performance Score of 2.2 (Figure A-29). This is a low score and indicates that Wasco residents have a very low combination of trips per week and number of jobs accessible enabling negligible number of people to take transit to work. This indication is also reflected in the "Proximity of Jobs" section below, which shows that Wasco has very few jobs within a 45-min commute. While this may be an indicator of a lack of job opportunities within the City, it could also be an indicator of poor transportation services. Funding such as CDBG funds could be used to expand transportation services throughout the city.

While Figure A-29 shows that F Street has the highest connectivity, access to jobs, and frequency of service in the City of Wasco, the rest of Wasco lacks the same level of transportation accessibility. An improvement in transportation services and accessibility would lead to greater access to job opportunities and a higher economic score.

**Localized Perspective**

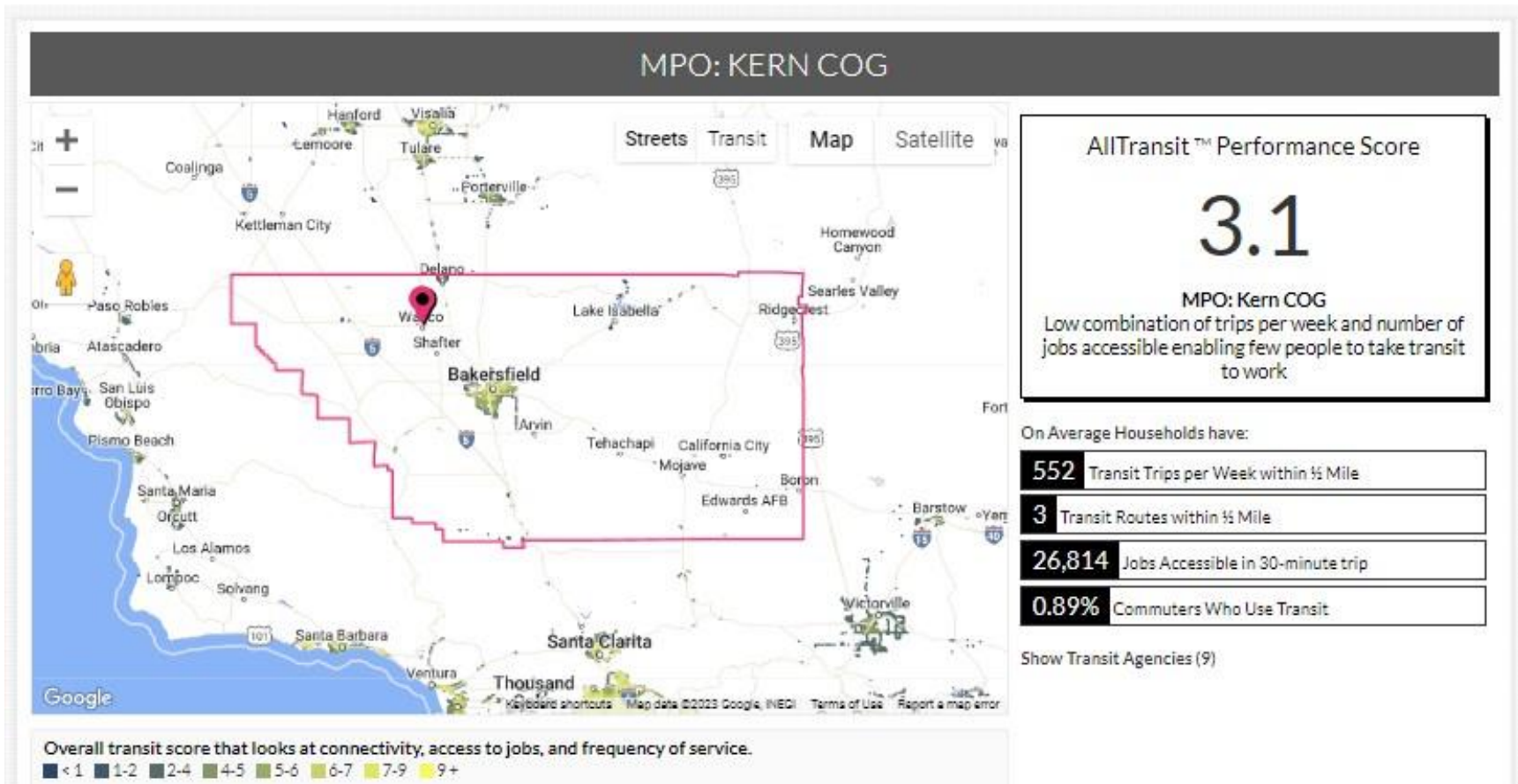
The City of Wasco is connected to Kern Transit which provides bus service to communities across the county. The City is connected via the 110 route which services Shafter, Wasco, McFarland, and Delano to the main hub in Bakersfield. Kern Transit also offers the 115 Lost Hills route that is by request on Thursday. Bus fares for the 110 are minimal ranging from \$2 - \$5 depending on how far. Wasco also hosts an Amtrak station allowing movement to Bakersfield and Los Angeles. In addition to the Kern County transit, the City offers an on-demand dial-a-ride service within City limits. Unfortunately, the majority of jobs in the City are agriculture based and in rural locations and so do not typically lend themselves to transit. Possible ways to improve transit could be the identification of a solution to provide public transit to agricultural jobs or incentives to carpooling or employer provided transportation.

**Table A-2**  
**AllTransit™ Performance Scores**

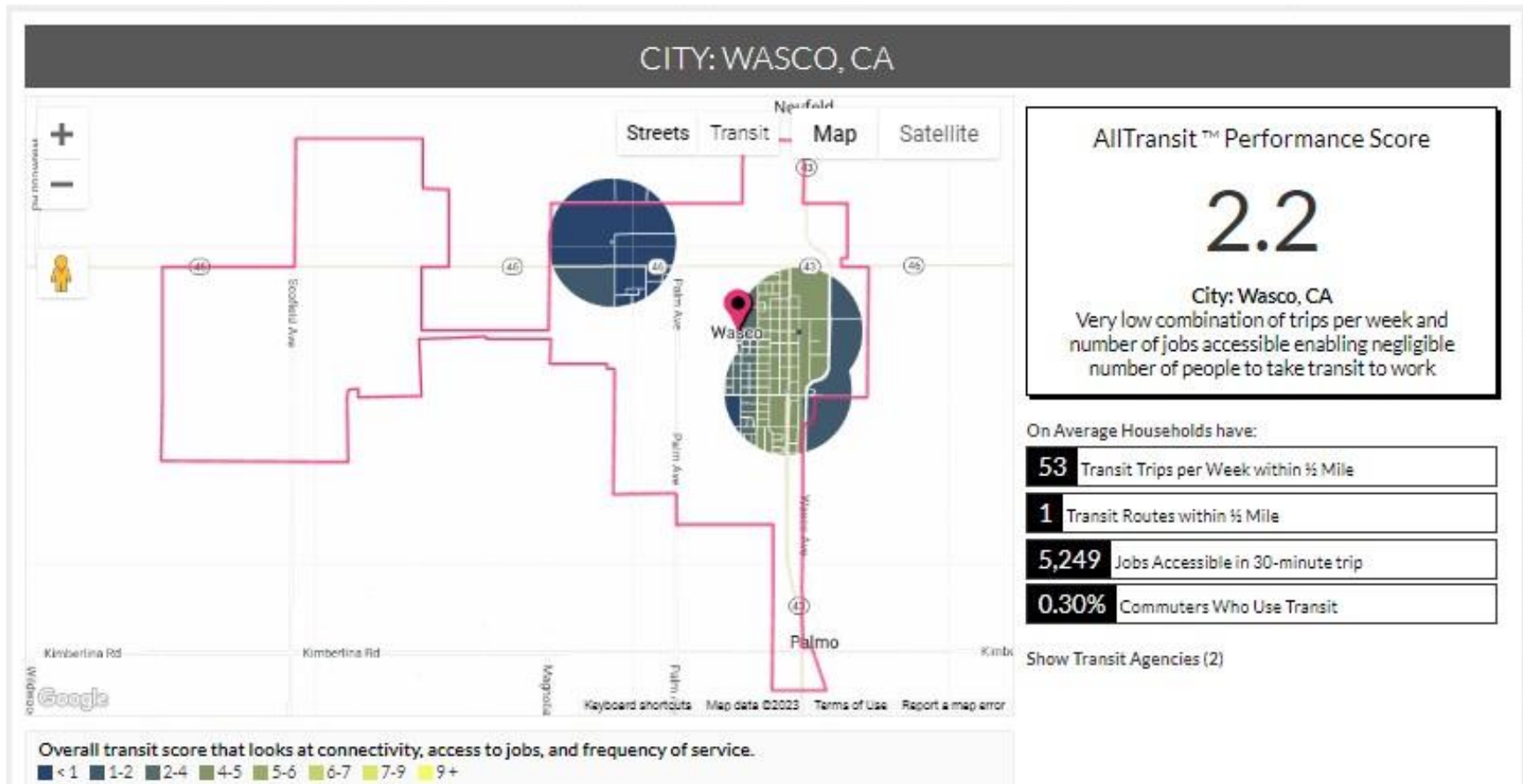
<b>Jurisdiction</b>	<b>AllTransit Performance Score</b>	<b>*Transit Trips per Week within ½ Mile</b>	<b>*Transit Routes within ½ Mile</b>	<b>*Jobs Accessible in 30-minute trip</b>	<b>Commuters Who Use Transit</b>
Wasco	2.2	53	1	5,249	0.30 %
Kern County	3.1	552	3	26,813	0.89 %
<i>Source: AllTransit™, 2023</i> <i>*Average household</i>					



**Figure A-28**  
**Kern County AllTransit Performance Score**



**Figure A-29**  
**City of Wasco AllTransit Performance Score**



### ***Employment***

As previously indicated in Chapter 3, Wasco's residents are employed primarily in agriculture, forestry, fishing and hunting, and mining. The largest employer is the Wasco State Prison. Growing industries in the area are the solar and wind farms followed by information security and healthcare related industries. According to Data USA, Wasco experienced an approximate 8 percent growth in employment from 2019 to 2020. The highest paying industries in the City were Utilities (\$55,085), Mining, Quarrying, & Oil & Gas Extraction (\$53,912), and Construction (\$47,214).

### ***Proximity to Jobs***

According to the EPA, "A large body of research has demonstrated that land use and urban form can have a significant effect on transportation outcomes. People who live and/or work in compact neighborhoods with a walkable street grid and easy access to public transit, jobs, stores, and services are more likely to have several transportation options to meet their everyday needs. As a result, they can choose to drive less, which reduces their emissions of greenhouse gases and other pollutants compared to people who live and work in places that are not location efficient. Walking, biking, and taking public transit can also save people money and improve their health by encouraging physical activity." The EPA funded an analysis to measure effects of the built environment on resident's travel behavior. To develop the data the EPA created three data products to measure built environment and transit accessibility. One product is the Smart Location Database.

To assess proximity to jobs, analysis was conducted based on information taken from the Smart Location Database and HUD. EPA's Smart Location Database "is a nationwide geographic data resource for measuring location efficiency. It includes more than 90 attributes summarizing characteristics such as housing density, diversity of land use, neighborhood design, destination accessibility, transit service, employment, and demographics." The Smart Location Database ran two calculations to determine the accessibility of jobs with a 45-minute automobile drive time and 45-minute transit commute time.

#### ***Job proximity 45-min drive***

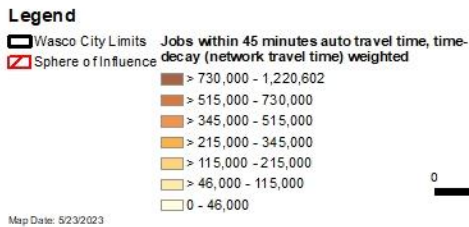
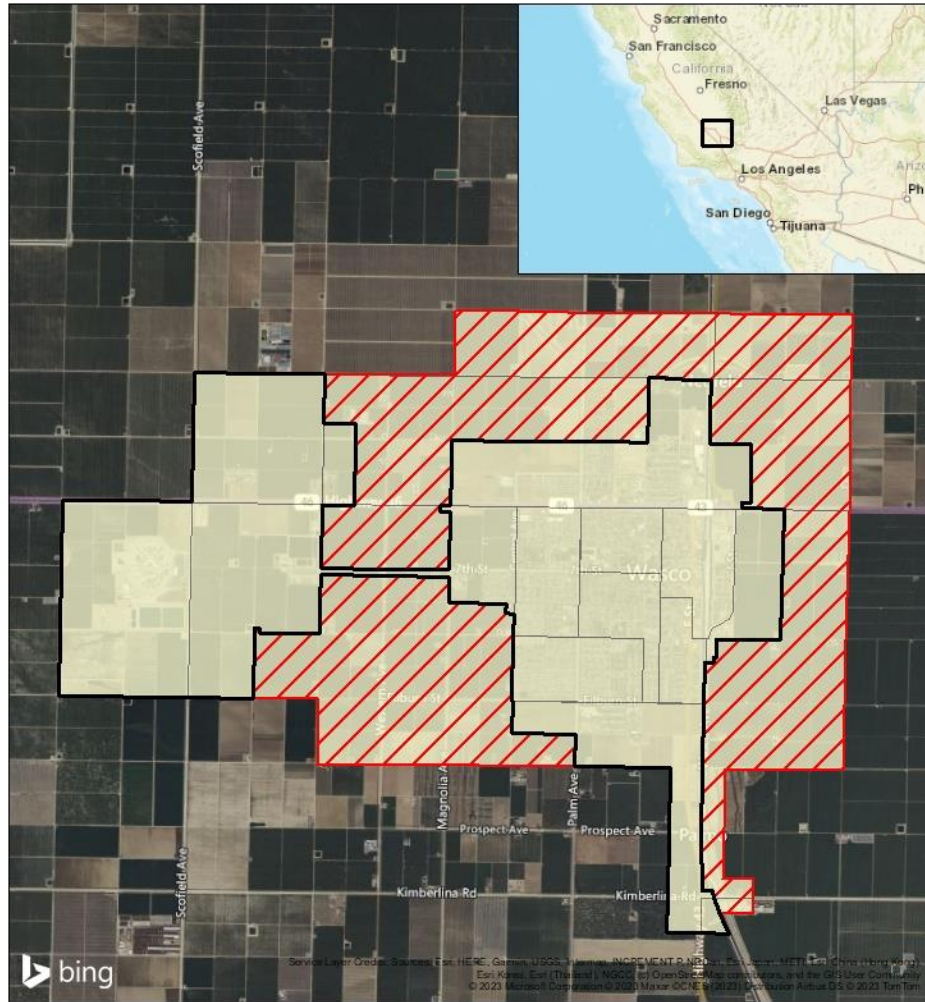
Figure A-30 shows the job proximity within a 45-min drive time. Wasco has very few jobs within a 45-min commute. This is in correlation with the job proximity index showing that there are fewer job opportunities that are accessible for residents. This connects to the low economic scores shown on Figure A-27. It is likely that many residents of Wasco are driving longer distances to reach jobs that provide better opportunities for them thus contributing to the low economic and proximity scores. While the number of jobs within the City is low, there is an indication that at least by personal vehicle the majority of the City is accessible.

#### ***Job proximity 45-min transit***

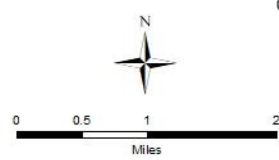
Figure A-31 shows the job proximity within a 45-min transit commute time. The City of Wasco has very little data for the majority of the City, however, the three census tracts that do have data show that there are anywhere from 2,500- 5,000 jobs that could be accessed via transit. These three census tracts are the denser parts of the City where there are known public transit stops as shown

in Figure A-29. While these numbers are low, it indicates that with public transit, there could be a better increase in job proximity and access to resources. It should be noted that the dataset used in this analysis does not seem to factor any ride share systems as part of the public transit system. The City has an on-demand dial-a-ride service that picks people up at their location and drops them off where the rider wants to go. This accessibility should make jobs in the City limits easily accessible via dial-a-ride.

**Figure A-30**  
**Job proximity 45-min Drive (Wasco)**



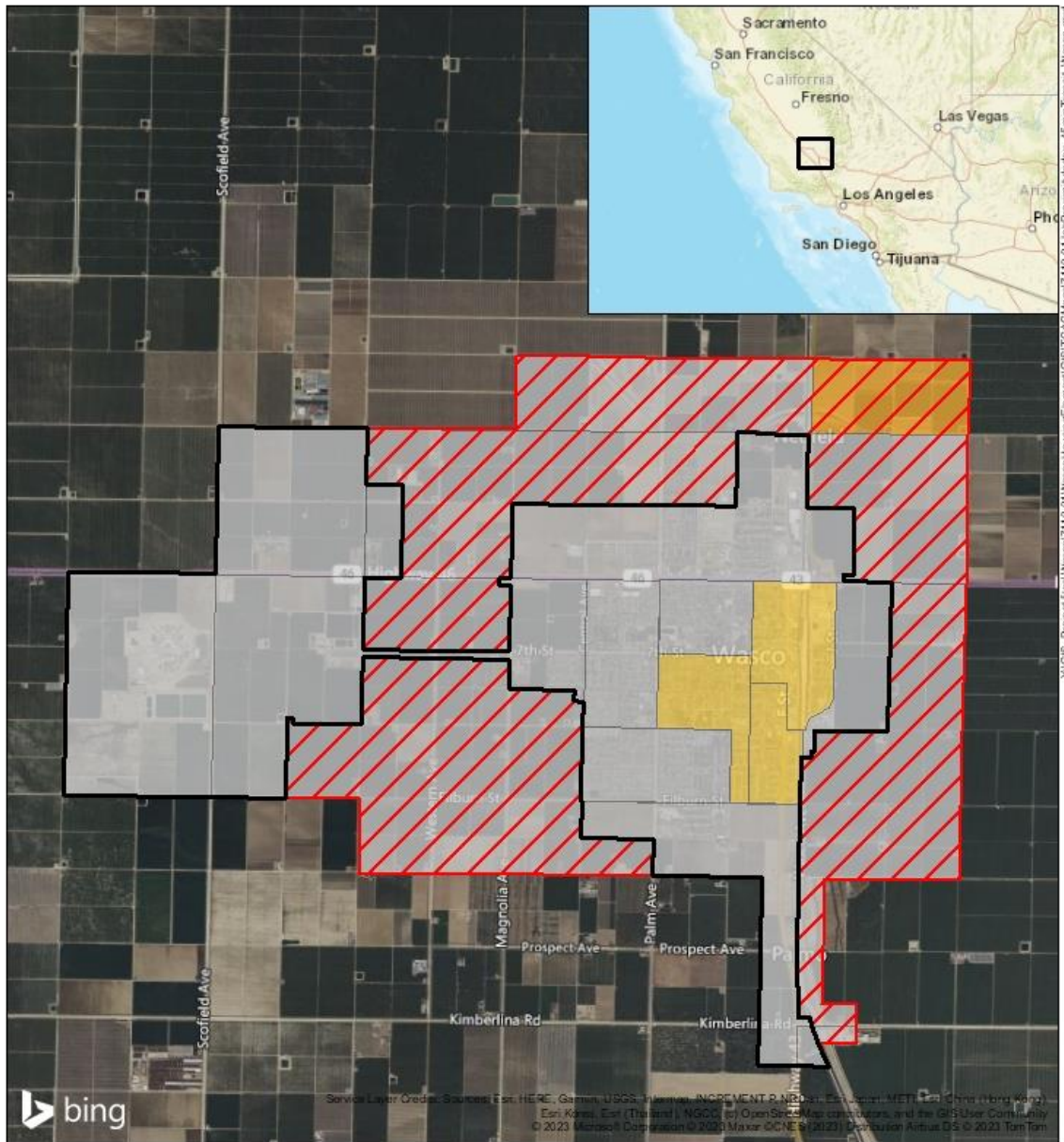
**Figure A-30 - Jobs within 45 min drive (SLD 2018) (Wasco)**  
City of Wasco 2023-2031 HEU



Map Date: 5/23/2023



**Figure A-31**  
**Job proximity 45-min Transit (Wasco)**



**Legend**

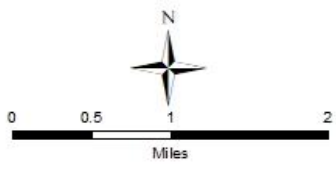
- Wasco City Limits
- Sphere of Influence

**Jobs within 45-minute transit commute, distance decay (walk network travel time, GTF S schedules) weighted**

- No Data
- 0
- 1 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000

Map Date: 5/23/2023

**Figure A-31 - Jobs within 45 min transit ride (SLD 2018) (Wasco)**  
 City of Wasco 2023-2031 HEU



Y:\GIS\_Projects\Wasco\110-01\WascoHousingElement\GIS\TCAC\Map\7110-01\JobProximityIndex\_45minTransit\_Wasco.mxd

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Imagery, INCREMENT P, NOAA, Esri Japan, METI, Esri (Next World Map), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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***HUD Job Proximity Index***

The jobs proximity index assesses the accessibility of a residential neighborhood to all job locations within a Core-Based Statistical Area (CBSA). Larger employment centers are weighed more heavily, and locations are inversely weighed by labor supply (or competition). Figures A-30 & A-31 display the job proximity scores for Kern County and the City of Wasco, respectively. The majority of the City received a score that falls in between 20-40. There is one census tract that runs along Hwy 46 that has a higher score in the 40-60 range. While there are other sectors of the City that have even higher scores these are fragments of larger census tracts that happen to fall within the City limits of the City of Wasco and so are not truly indicative of the job proximity in the City. The red area seen on Figure A-31 is the Wasco State Prison.

***Regional Impact***

Overall, the county shows that there are many jobs that can be found within a reasonable proximity despite poor overall transportation scores. It is likely that due to the distance between cities, these job proximities are accessible via personal vehicles. As previously stated, improving interconnectivity of other nearby cities could improve transportation scores and improve job proximity.

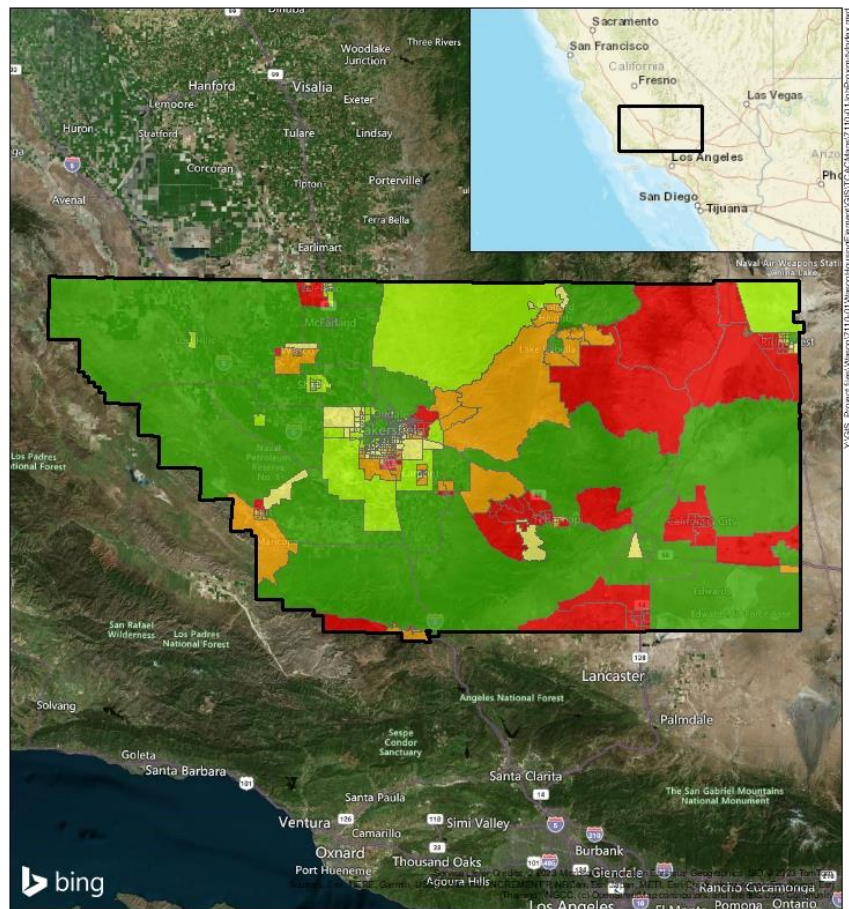
***City Impact***

Based on the proximity data, the City of Wasco seems to have some barriers in proximity to jobs. While there are signs that the City does have increased employment and growing industries, these seem to be further away for residents to access easily via drives or public transit. The City could address this through funding toward public transit and road improvements to allow for better accessibility to all parts of the City. The increase in accessibility to jobs would increase the economy of the City improving the quality of life for residents. The City did address an issue of farmworker housing being in an area that was detrimental to farmworkers. The City addressed the 226 Farm Labor Housing units on the east side of the BNSF and HSR alignments by relocating these units from a heavy industrial zone abutting the BNSF and new HSR alignments which separated the housing units from the rest of the community where schools, shopping and services were located. The new units were completed and opened in early 2019 and are a real and meaningful example of what can happen when Federal, State and Local agencies work together to affirmatively further fair housing. Residents in these new units are no longer separated from the rest of the community by two rail facilities and have direct and convenient access to local schools, shopping, and services.

**Localized Perspective**

The City has previously stated that a majority of the jobs in the City are agriculture based. Agriculture work does not have a high wage and is not typically within the city limits. This is likely a reason for the poor job proximity scores. The City would like to attract higher paying non-agricultural related jobs to the City and provide the education necessary to obtain those jobs. However, there may be limiting factors that could be preventing these non-agricultural jobs from establishing in the City. Such factors are a lack of adequate City infrastructure and a properly educated workforce.

**Figure A-32  
Jobs Proximity Index (HUD 2014-2017) (Kern County)**



**Figure A-32 - Jobs Proximity Index (HUD 2014 - 2017) (Kern County)**

**Legend**

- Kern County Boundary

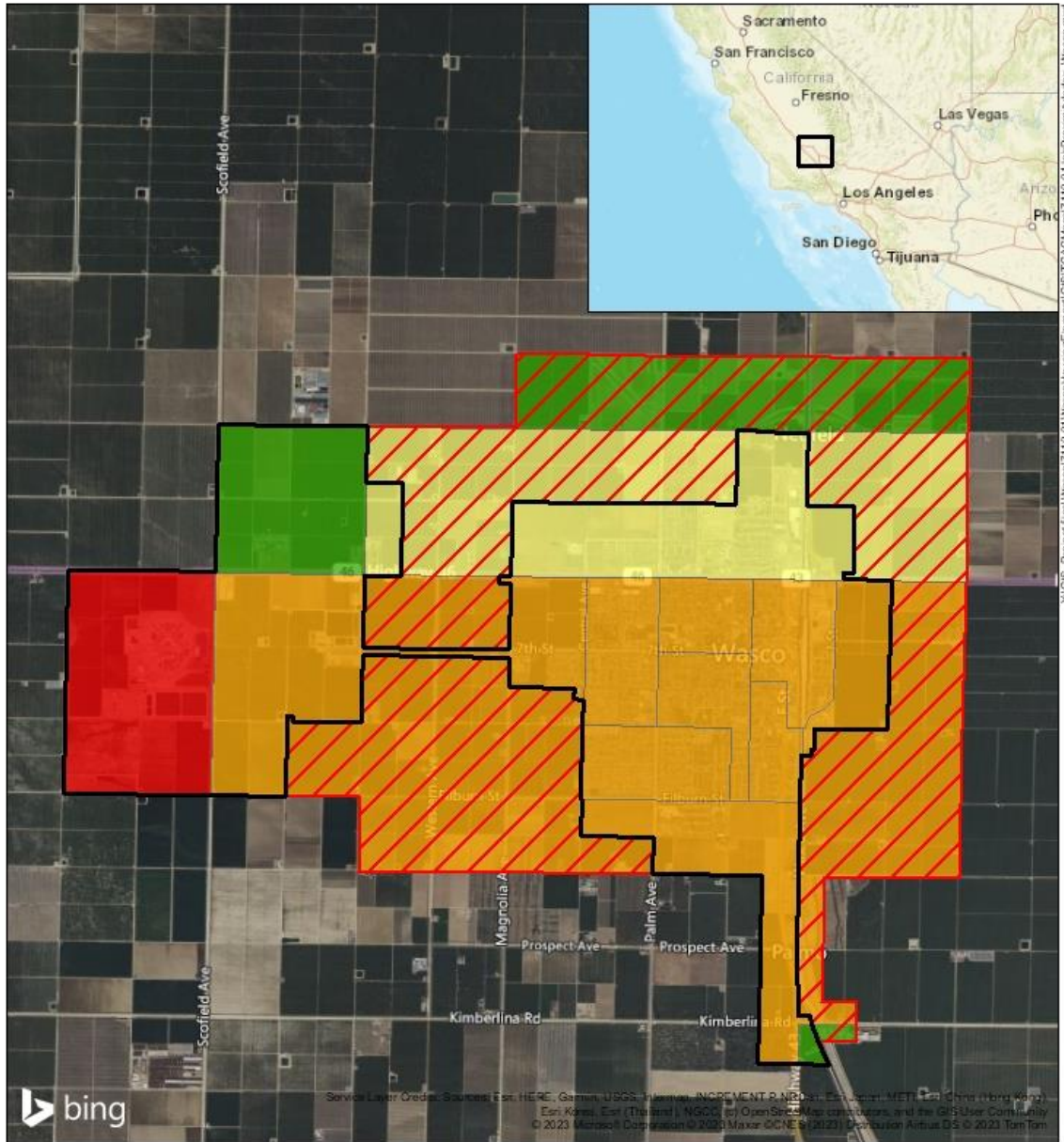
**Job Proximity Index**

- < 80 (Closest Proximity)
- 60 - 80
- 40 - 60
- 20 - 40
- < 20 (Furthest Proximity)

Map Date: 5/23/2023



City of Wasco 2023-2031 HEU

**Figure A-33**  
**Jobs Proximity Index (HUD 2014-2017) (Wasco)**




**Figure A-33 - Jobs Proximity Index (HUD 2014-2017) (Wasco)**


**Legend**

-  Wasco City Limits
  -  Sphere of Influence
- Job Proximity Index**
-  < 80 (Closest Proximity)
  -  60 - 80
  -  40 - 60
  -  20 - 40
  -  < 20 (Furthest Proximity)

City of Wasco 2023-2031 HEU



0 0.5 1 2  
Miles



Map Date: 5/23/2023



## ***CalEnviroScreen***

### ***Methodology***

The environmental health of a community is tied to environmental justice. Environmental Justice is a movement to address the unfair exposure of poor and marginalized communities to harm from hazardous waste, resource extraction and other land uses and places sensitive communities at risk for environmental hazards. HCD and the California Tax Credit Allocation Committee (TCAC) analyzed poverty rates, school proficiency, unemployment rates, jobs proximity, transit metrics, and CalEnviroScreen 4.0 scores to assess access to opportunity throughout Wasco. CalEnviroScreen 4.0 is a mapping tool that identifies communities that are most affected by pollutants and have vulnerable populations that include, but are not limited to, racial and ethnic minorities; the economically disadvantaged; uninsured or underinsured people; those with chronic health conditions including HIV, mental health conditions, obesity; children and youth; the elderly; homeless persons and the disabled.

The CalEnviroScreen 4.0 takes multiple indicators and categorizes them into two components: Pollution Burden and Population Characteristics. Pollution burden breaks down its indicators into two categories: Exposures and Environmental Effects. Exposures are primarily measures of different pollutants such as ozone, particulate matter (PM 2.5), drinking water contaminants, etc. Environmental effects are adverse environmental conditions from pollutants that may include the presence of contaminated sites or high-profile sites/facilities that can contribute to the perception of a community being unsafe/undesirable to live in.

Such facilities can be waste facilities/generators, toxic cleanup sites, impaired water bodies, etc. Population characteristics break down its indicators (Pollution Burden and Population Characteristics) into two categories: Sensitive Populations and Socioeconomic factors. Sensitive Populations are defined as populations with physiological conditions that result in increased vulnerability to pollutants which includes conditions such as asthma related emergency department visits, low birth-weight infants, and cardiovascular disease, socioeconomic factors are defined as community characteristics that are a direct result of increased vulnerability to pollutants. According to HCD, growing research has shown an increase in the vulnerability of people of color and lower socioeconomic status to environmental pollutants. Such socioeconomic indicators include educational attainment, housing burdened low-income households, poverty, unemployment, etc.

The CalEnviroScreen 4.0 score is obtained by multiplying the Pollution Burden and Population Characteristics together. These scores are then sorted into percentiles based on all census tracts in the state. The highest percentile scores are the ones at most risk for cumulative environmental impacts.

### ***Regional impact***

Kern County has a large range of environmental scores as shown by Figure A-34. In general, the county suffers largely from air pollution issues such as PM 2.5 and Ozone, pesticides, and drinking water contaminants. Population characteristic issues vary per area of the county, but consistently high issues include cardiovascular disease, asthma, and low birth weights. Other areas of the

county are also experiencing high unemployment, education, and poverty issues in addition to general health issues. Addressing issues of environmental justice throughout the county and creating opportunities for addressing pollution burdens can improve the region's environmental scores.

### ***City Impact***

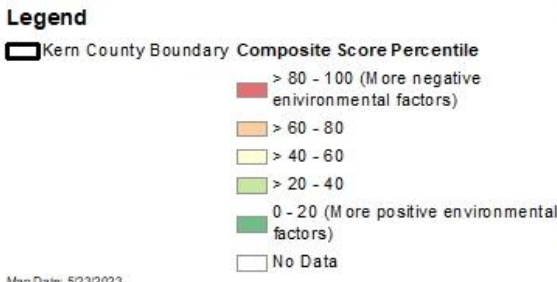
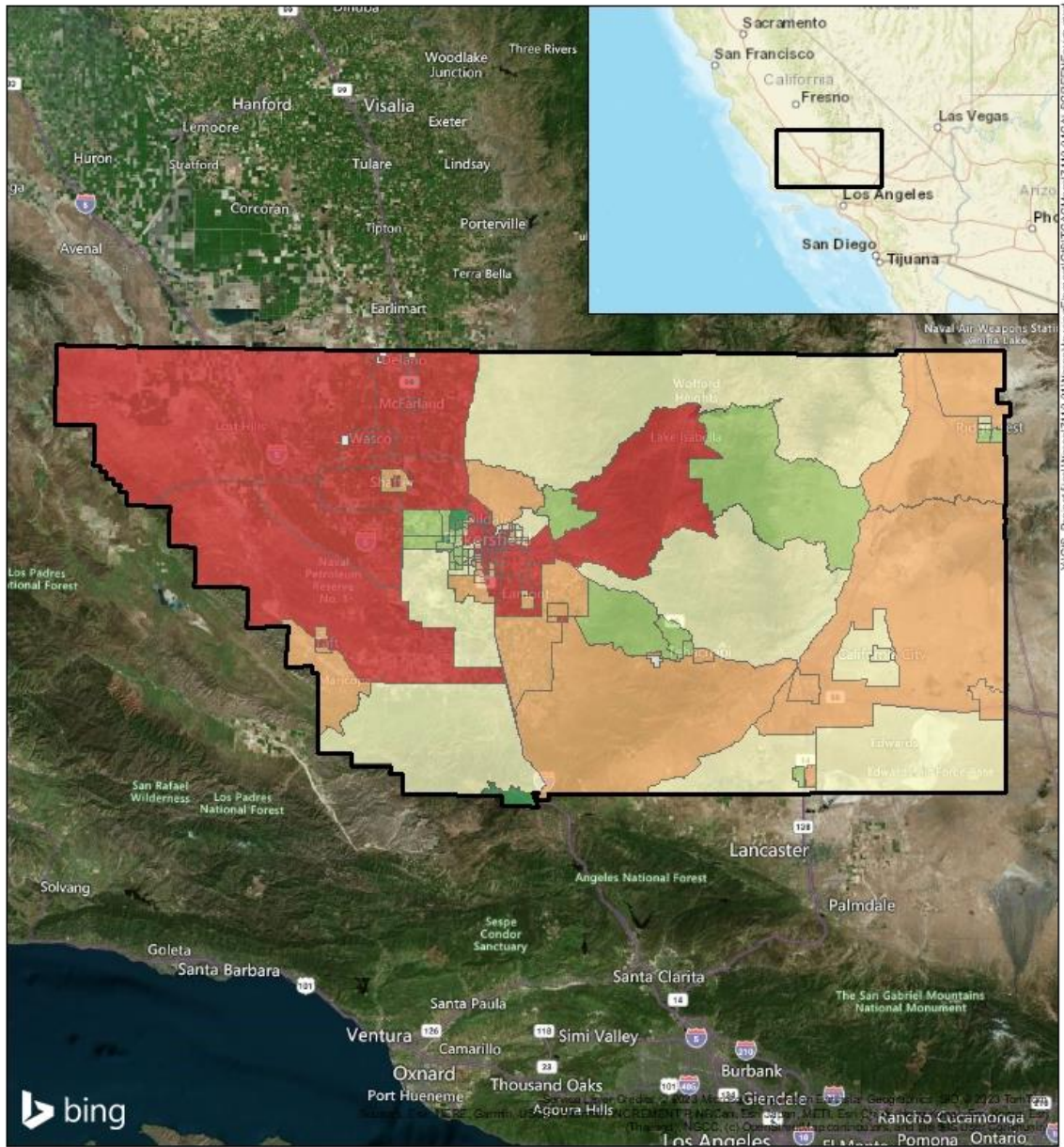
The City of Wasco ranges from the 80<sup>th</sup> percentile to the 99<sup>th</sup> percentile in environmental scores as shown in Figure A-35 indicating there are high cumulative effects. The City's top pollutant burdens consist of PM 2.5, pesticides, drinking water contaminants, and ozone. The Census tract previously identified as an area of "High Segregation and Poverty" also holds an extremely high pollution burden of diesel particulate matter. Population characteristics for the City vary more depending on where one is located. Throughout the City, the primary population characteristics were education, linguistic isolation, poverty, unemployment, and cardiovascular disease. In the "High Segregation and Poverty" Census tract, housing burden and low birth weight are significantly higher than any other parts of the City. The rest of the City did have a significantly lower housing burden issue than this Census tract.

### ***Localized Perspective***

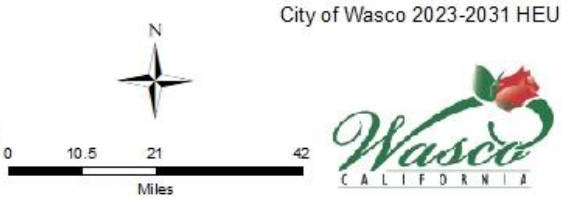
The City has taken steps to help improve the overall health of its residents. In 2017, the City identified 226 units of low-income farm labor housing located in a heavy industrial zone east of SR 43, the BNSF rail alignment and the ultimate CAHSR alignment. These units were segregated from local schools, shopping and services by SR 43 and the rail alignments. Housing Program H-26 of the City's current housing element identified relocation of this farm labor housing community to the west side of the rail alignments to integrate them into the community. The units were relocated adjacent to a new school and within close proximity to local shopping, parks and other services. The new units were completed in January 2019 and residents were relocated.



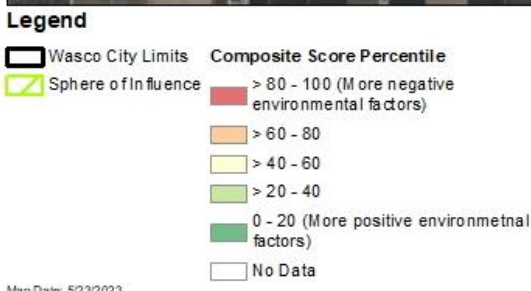
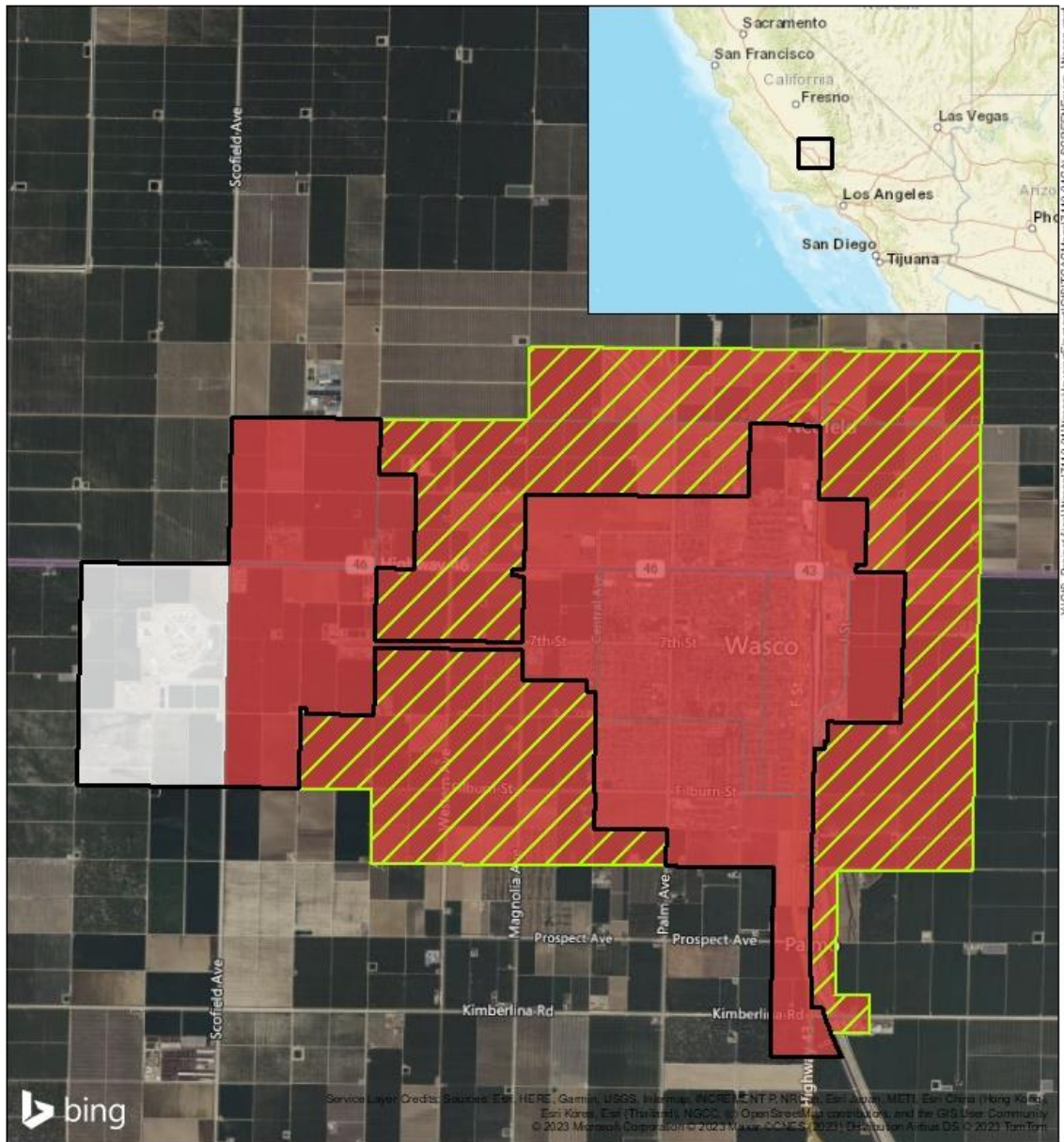
**Figure A-34**  
**CalEnviroScreen 4.0 (Kern County)**



**Figure A-34 - CalEnviroScreen 4.0 Score (OEHA, 2021) (Kern County)**

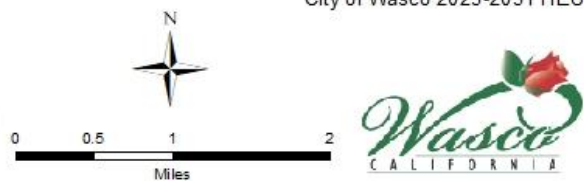


**Figure A-35**  
**CalEnviroScreen 4.0 (Wasco)**



**Figure A-35 - CalEnviroScreen 4.0 Score (OEHA, 2021) (Wasco)**

City of Wasco 2023-2031 HEU





## ***Environment***

### ***Methodology***

An environmental score from TCAC is a calculation from CalEnviroScreen 4.0. rating given to a particular area where homes are situated and is calculated based on numerous environmental indicators. The raw CalEnviroScreen 4.0 scores calculation would show that the higher the score the higher the pollution burden and environmental risks affect the community. However, to keep the analysis consistent with its other data, TCAC used an additive inverse constant which inverses the CalEnviroScreen 4.0 scores, therefore, the CalEnviroScreen 4.0 scores assumes the lower the number, the worse pollution burden is on the community. Therefore, using the figures below (using TCAC data), a low score means a very negative environmental score.

### ***Regional impact***

As previously stated, the County has a large range of opportunities represented due to its size as shown by Figure A-36. Different areas of the county have better environmental opportunities than others. Addressing issues of environmental justice throughout the county and creating opportunities for addressing pollution burdens can improve the regions environmental scores.

### ***City Impact***

The City of Wasco overall has low environmental opportunity scores as indicated by Figure A-37. The Census tract that has been previously identified as an area of “High Segregation and Poverty” has the worst score along with the prison to the west. The area of the City bordered by Highway 46 in the north, Filburn St to the south, Broadway St to the East, and Central Ave to the west has a higher opportunity score than the rest of the City. This area does have a higher median income compared to the rest of the City and also includes several parks and schools which likely improved its environmental score.

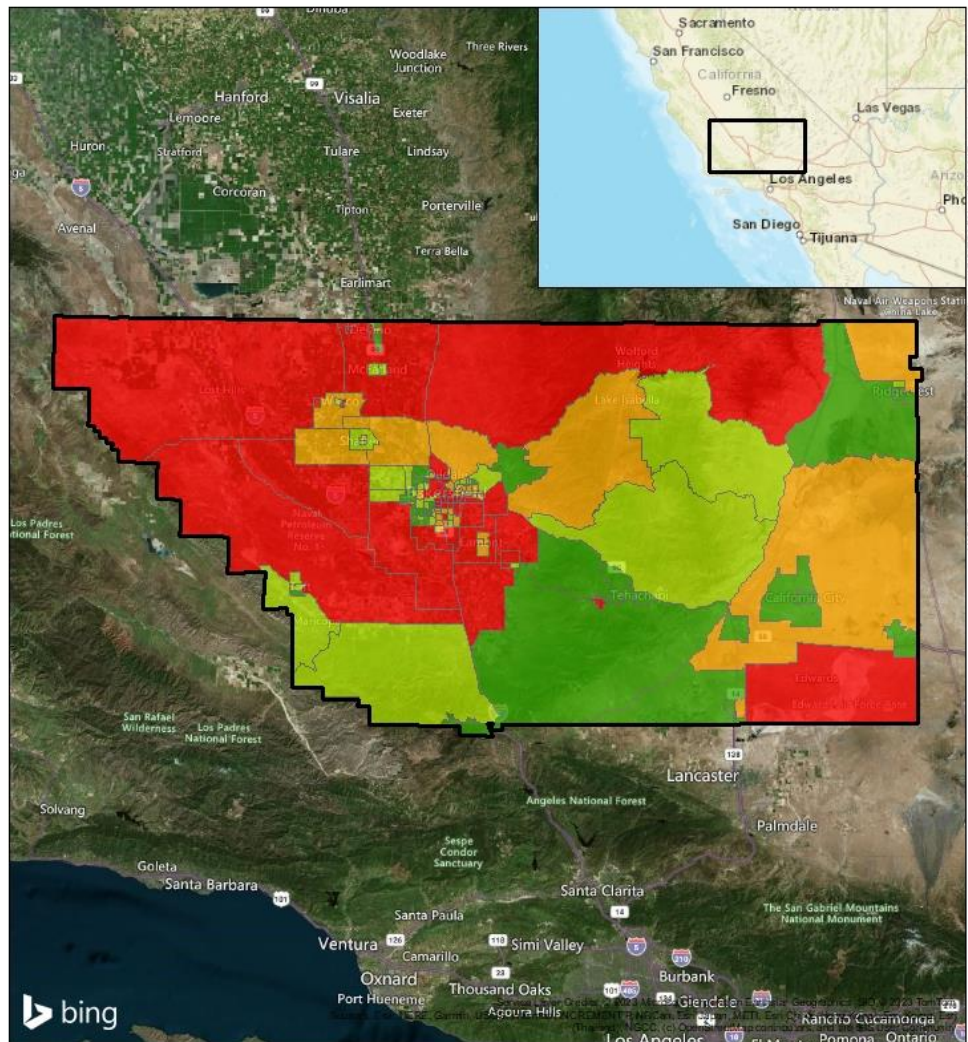
To improve environmental scores, the City can address Environmental Justice issues, provide more access to open space, and reduce the number of pollutants. One example is the previously noted relocation of 226 Farm Labor Housing units on the east side of the BNSF and HSR alignments. This project relocated these units from a heavy industrial zone abutting the BNSF and new HSR alignments which separated the housing units from the rest of the community where schools, shopping and services were located. The new units were completed and opened in early 2019 and are a real and meaningful example of what can happen when Federal, State and Local agencies work together to affirmatively further fair housing. Residents in these new units are no longer separated from the rest of the community by two rail facilities and have direct and convenient access to local schools, shopping, and services.

### ***Localized Perspective***

The City has identified that there may be issues of funding for the development of open space. Open space provides residents with opportunities to enjoy the outdoors and improve movement and physical activity. The City also took measures to address negative environmental health to farmworkers with the relocation of 226 units of low-income farm labor housing that was located

in a heavy industrial zone east of SR 43, the BNSF rail alignment and the ultimate CAHSR alignment. The units were relocated adjacent to a new school and within close proximity to local shopping, parks and other services. The new units were completed in January 2019 and residents were relocated.

**Figure A-36  
TCAC Environmental Opportunities (Kern County)**



**Legend**

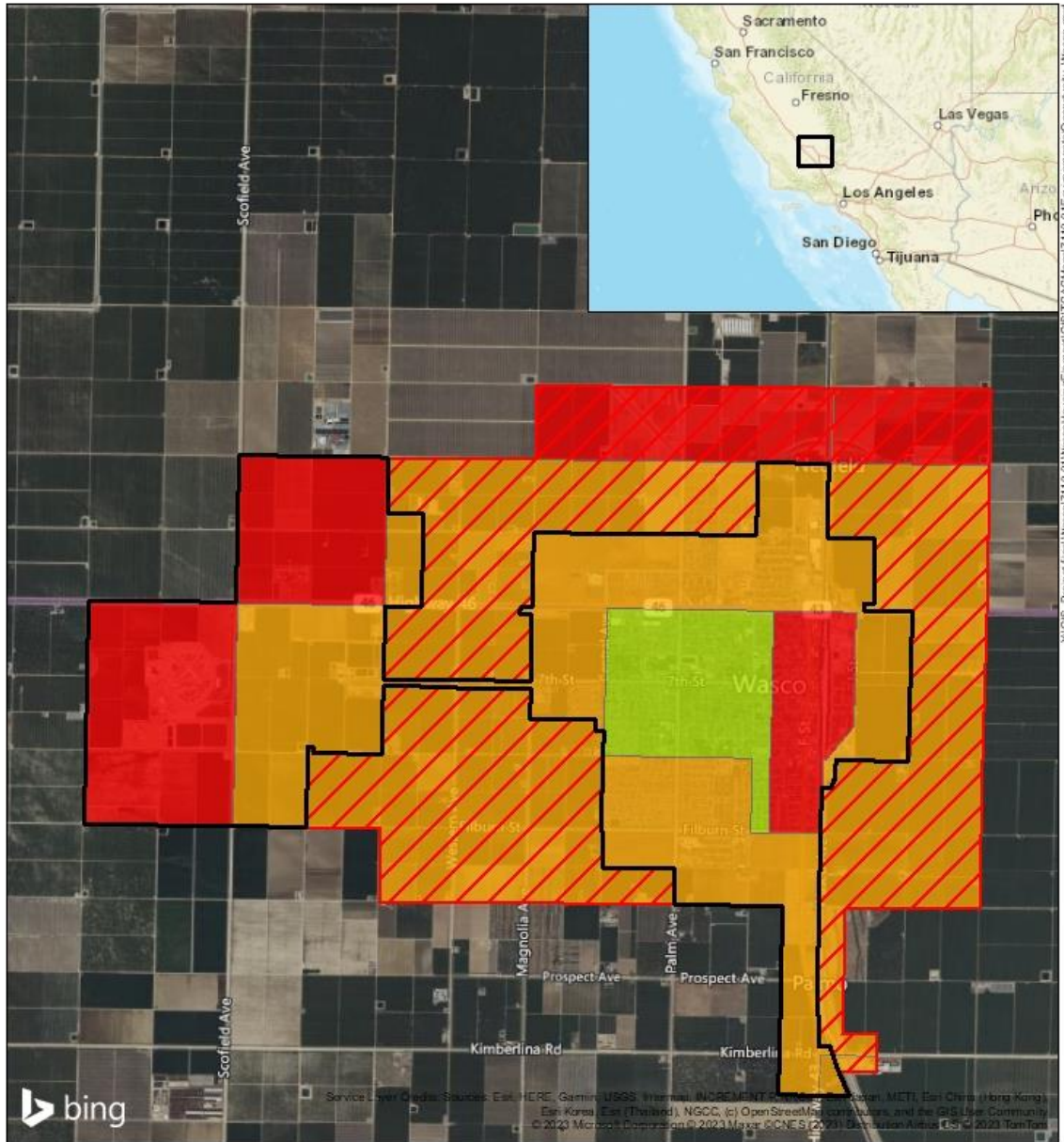
- Kern County Boundary
- 0.75 - 1 (More Positive Environmental Outcomes)
- 0.50 - 0.75
- 0.25 - 0.50
- < 0.25 (Less Positive Environmental Outcomes)

Map Date: 5/23/2023

**Figure A-36 - TCAC Opportunity Areas - Environmental Score (HCD, 2023) (Kern County)**

City of Wasco 2023-2031 HEU

**Figure A-37  
TCAC Environmental Opportunities (Wasco)**



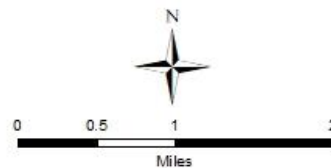
**Legend**

- Wasco City Limits
- Sphere of Influence

- Environmental Health**
- 0.75 - 1 (More Positive Environmental Outcomes)
  - 0.50 - 0.75
  - 0.25 - 0.50
  - < 0.25 (Less Positive Environmental Outcomes)

**Figure A-37 - TCAC Opportunity Areas - Environmental Score (HCD, 2023) (Wasco)**

City of Wasco 2023-2031 HEU



Map Date: 5/23/2023

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## **DISPROPORTIONATE HOUSING NEEDS**

Disproportionate housing needs are defined in the AFFH Rule Guidebook as conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs, as compared to members of other groups or the total population. This portion of the analysis focuses on overpayment, or households experiencing a housing cost burden, meaning they spend more than 30 percent of their income on housing costs and utilities. The data for this analysis was obtained from the American Community Survey (ACS), which is conducted in 5-year increments. Using the results of the 2017-2021 ACS, the figures on the following pages (Figures A-38 through A-41) illustrate where households in Wasco are cost-burdened (looking at both renters and homeowners).

### ***Overpayment by Renters and Owners***

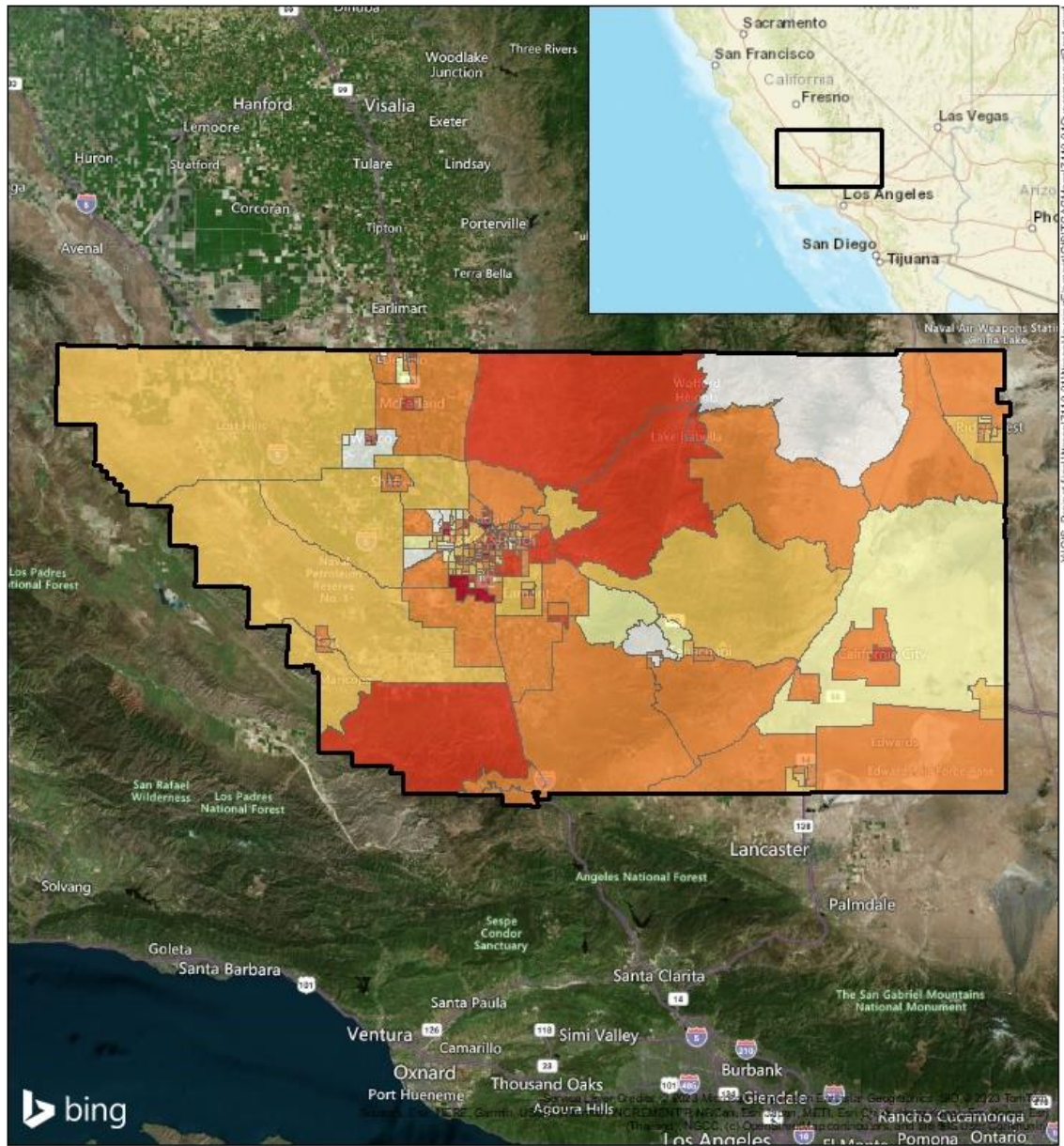
As housing prices have increased faster than household income, the affordability crisis continues to worsen. Overpayment by renters and owners is defined as residents that spend 30.0 percent or more of their household income on gross rent (contract rent plus tenant-paid utilities) or a mortgage. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less remaining income for other necessities such as health care, childcare, and food.

Much of the renter population of the City of Wasco are rent burdened. According to Figure A-39, the center of the City sees the highest rates of rent burdened individuals. There are major gaps in the overpayment by renters map, with much of the city having tracts that have no data for this indicator, primarily those outside the city center. The areas of the City that do have data show a very high rate of overpayment by renters, especially in a tract in the southern part of the city center that shows over 80 percent overpayment. Meanwhile, much of the rest of the city center lies between 40 percent and 80 percent overpayment. This is a product of low median household incomes throughout the center city area.

Approximately 60 percent of homeowners in the City of Wasco are burdened by their mortgage payments, with a relatively even mixture of overpayment categorization across the City. Most of the tracts in the City fall between 60 percent and 80 percent of the homeowner population being burdened, with a few tracts falling between 40 percent and 60 percent.

Given that the majority of both renters and homeowners in the City of Wasco are significantly burdened, this could be seen as a major barrier to affirming fair housing opportunities in the City. According to the residents that responded to the Wasco Housing Needs Survey, housing affordability is the most important housing issue in the City, the cost for construction of ADUs is too high for general applicability, and first-time home buyer assistance is an important need for residents.

**Figure A-38  
Overpayment Renters (Kern County)**



**Legend**

Kern County Boundary

> 80%

60% - 80%

40% - 60%

20% - 40%

< 20%

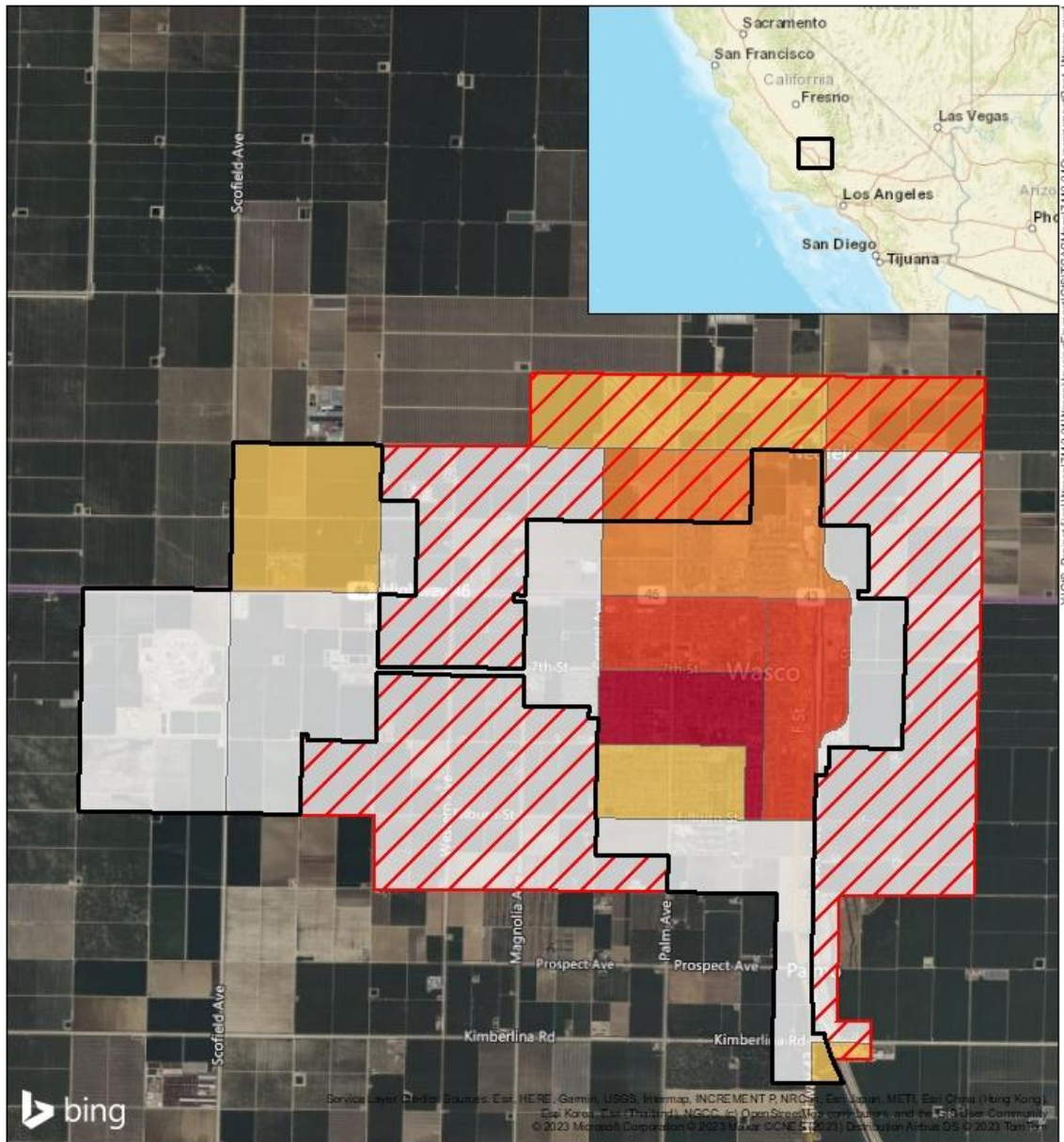
No Data

**Figure A-38 - Overpayment by Renters (ACS, 2017-2021) (Kern County)**  
 City of Wasco 2023-2031 HEU

Map Date: 5/23/2023



**Figure A-39  
Overpayment Renters (Wasco)**



**Legend**

- Wasco City Limits
- Sphere of Influence

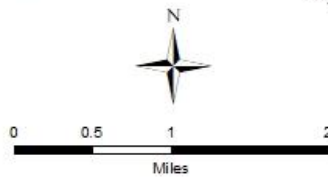
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30% or More of Household Income

- > 80%
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%
- No Data

Map Date: 5/23/2023

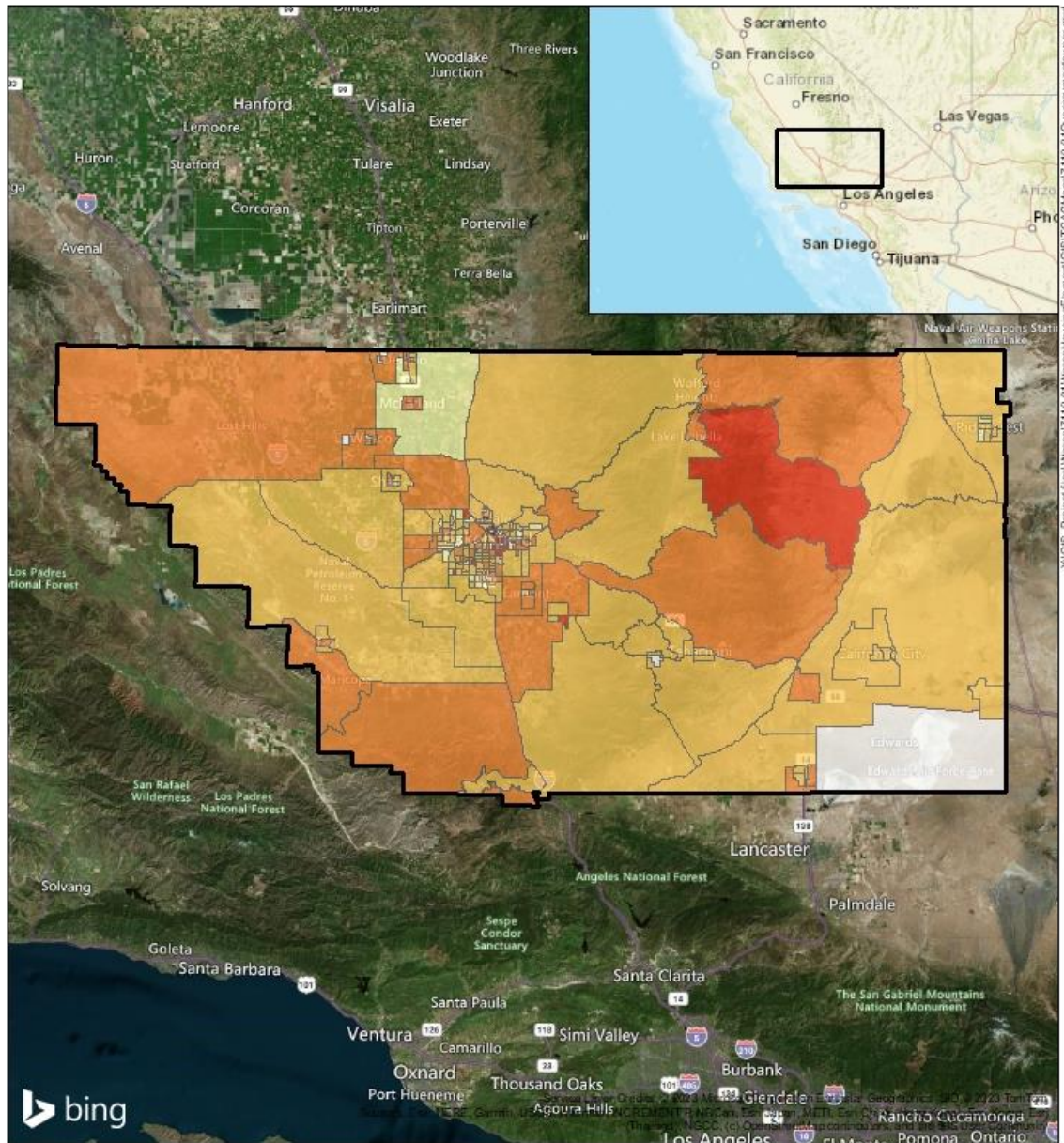
**Figure A-39 - Overpayment by Renters (ACS, 2017-2021) (Wasco)**

City of Wasco 2023-2031 HEU



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**Figure A-40  
Overpayment Owners (Kern County)**



**Legend**

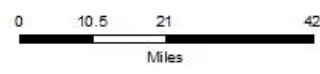
▭ Kern County Boundary

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30% or More of Household Income

- > 80%
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%
- No Data

**Figure A-40 - Overpayment by Homeowners (ACS, 2017-2021) (Kern County)**

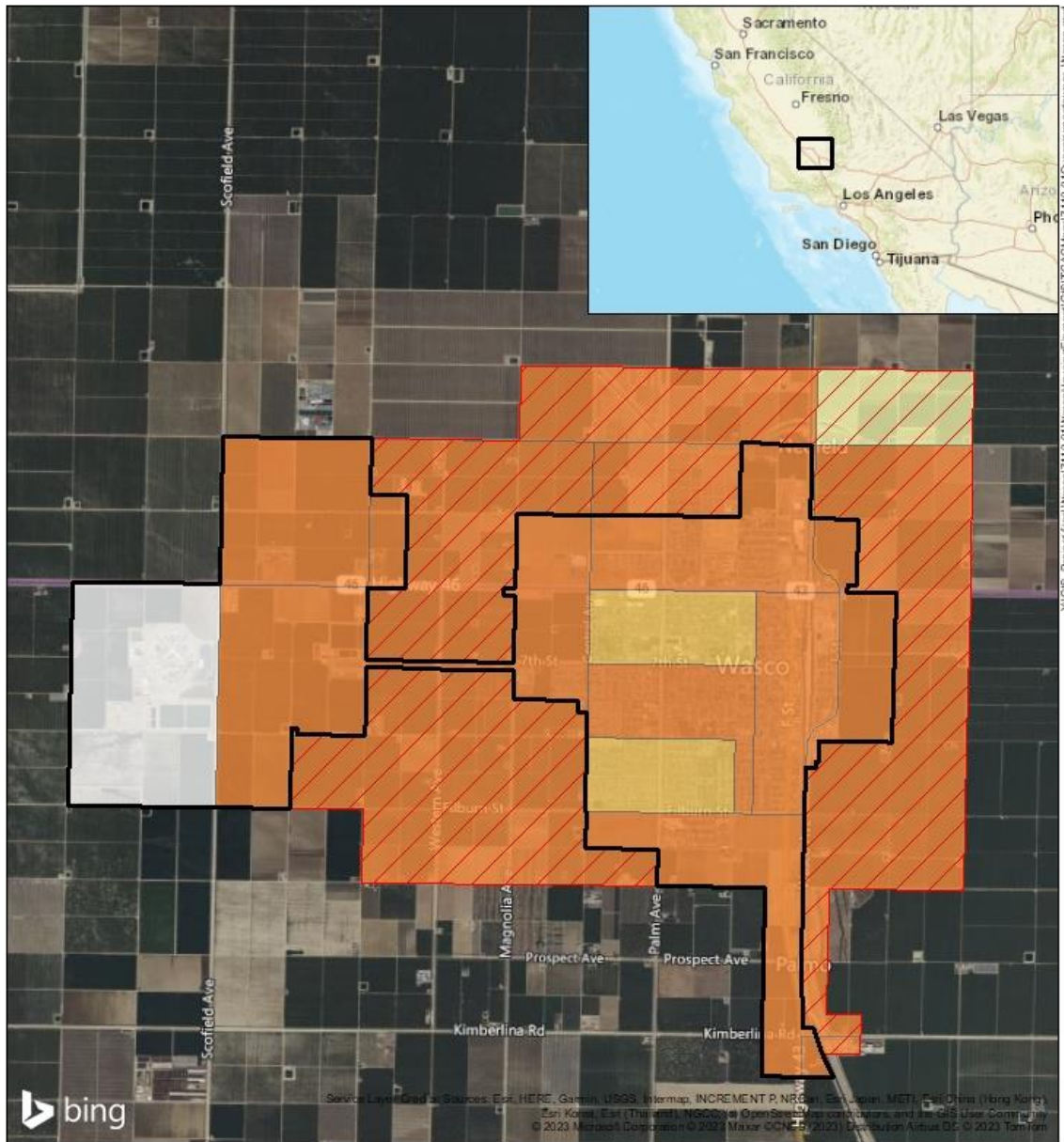
City of Wasco 2023-2031 HEU



Map Date: 5/23/2023



**Figure A-41  
Overpayment Owners (Wasco)**

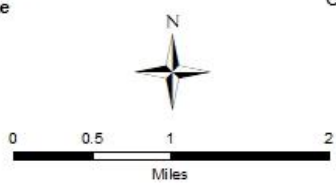


**Legend**

- Wasco City Limits
  - Sphere of Influence
- Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30% or More of Household Income**
- > 80%
  - 60% - 80%
  - 40% - 60%
  - 20% - 40%
  - < 20%
  - No Data

**Figure A-41 - Overpayment by Homeowners (ACS, 2017-2021) (Wasco)**

City of Wasco 2023-2031 HEU



Map Date: 5/23/2023

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### **Overcrowding**

Overcrowding of residential units, which house more than one person per room (Severe Overcrowding is more than 1.5 persons per room), can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. In addition to the economic implications, there is also a public health concern as residential crowding has been linked to an increased risk of disease and respiratory ailments<sup>6</sup>. The overcrowding data used were sourced from the American Community Survey from 2017-2021. The scope of the data is per census tract to allow for visibility of localized variability in the data.

Figures A-42 & A-43 show the percentage of overcrowding in Kern County and the City of Wasco respectively, while figures A-44 & A-45 show the percentage of severe overcrowding in Kern County and the City of Wasco, respectively.

As seen in Figures II-43 and II-45, the city center has a small percentage of residents experiencing overcrowding, averaging around 5-10 percent. However, two areas of the City center are severely overcrowded, falling in a range around 10-15 percent.

On the fringe areas of the City outside the City core, the data shows that more than 20 percent overcrowding exists. This data could indicate that there is a housing crisis in the areas that are made up of primarily farmland and farmhouses outside the City core, and that additional housing supply should be considered a priority. However, these same areas are generally not severely overcrowded, meaning that they have an average of between 1 and 1.5 people per room. These are the same areas of the City that have lower rates of poverty, higher median household incomes, segregation, disabled residents, and more stable household types (married couple households with children). Given that these areas outside the urban core are much lower density and have significantly lower populations, severe overcrowding could become a bigger issue as there are fewer housing options if demand within these areas were to go up.

#### ***Localized Perspective on Housing Needs:***

According to survey polls put out by the City to the residents of Wasco, most of the City's residents believe affordability and amount of housing are the primary issues facing the City. Overpayment on rent is a large issue in much of the City, with above 80 percent of people in certain areas of the central city paying more than 30 percent of their income on rent. Overcrowding and overpayment seem to have an inverse relationship. For example, in areas where overcrowding isn't an issue, residents seem burdened to pay much higher rates of rent. As such, the issue of overcrowding would be replaced by rent burdened residents. This seems to be the case in much of the central city, where overcrowding is not much of an issue and rent-burdened residents make up a majority of this area's population. Overcrowding issues impact both renters and owners, but generally impact renters more. This could be a large barrier to achieving fair housing for a large portion of the population of the City.

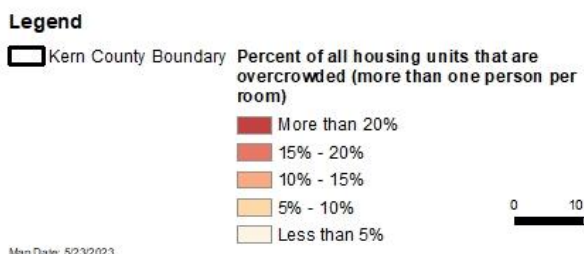
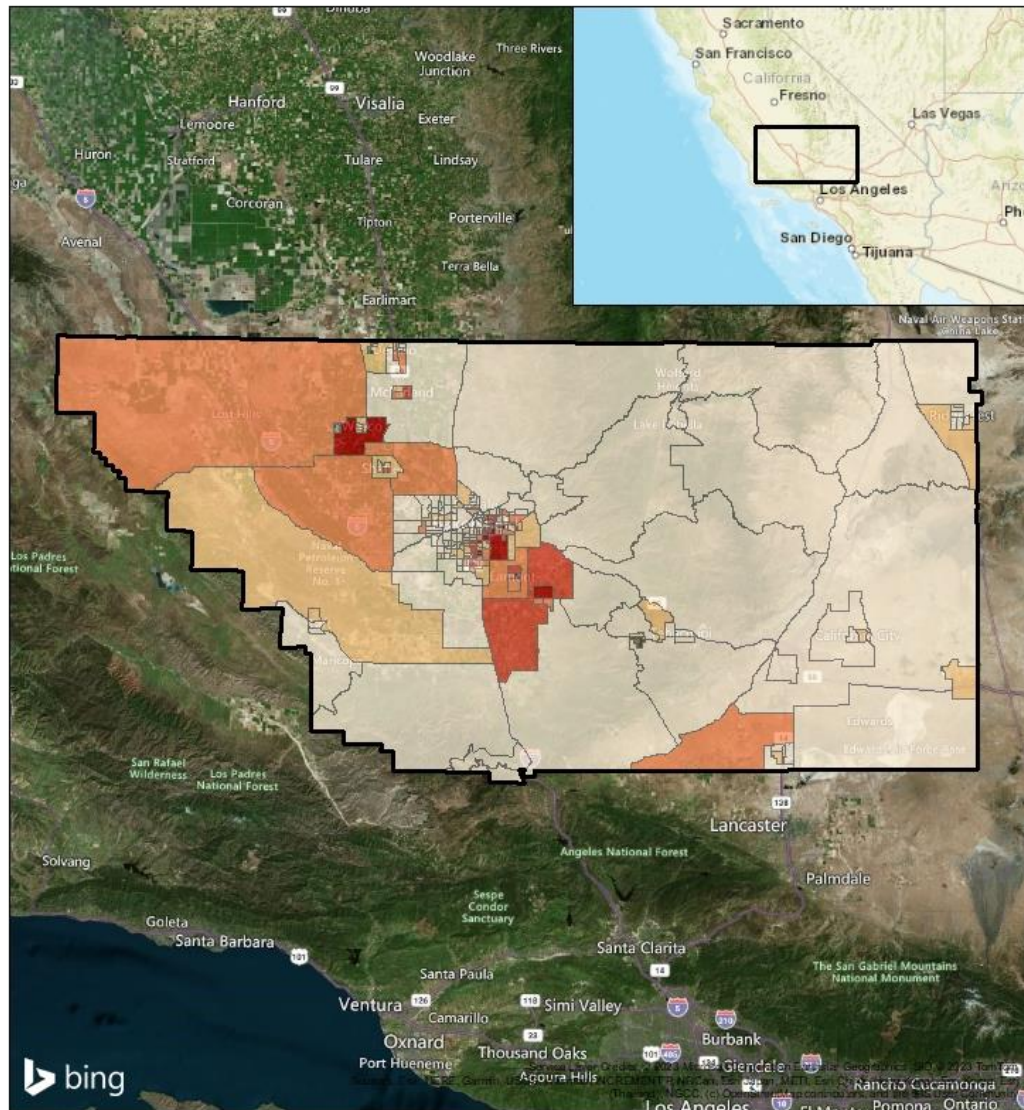
As previously identified, the City determined that education and an increase in higher paying non-

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<sup>6</sup> <https://data.chhs.ca.gov/dataset/housing-crowding>

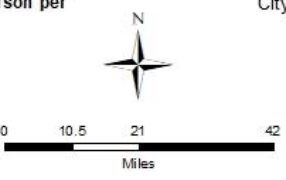
agricultural based jobs would help improve incomes thus helping overburdened households. Additionally, the City also has identified that an increase in social programs that support family stability would be helpful.

**Figure A-42  
Overcrowded Households (Kern County)**



**Figure A-42 - Overcrowding (ACS, 2017-2021) (Kern County)**

City of Wasco 2023-2031 HEU

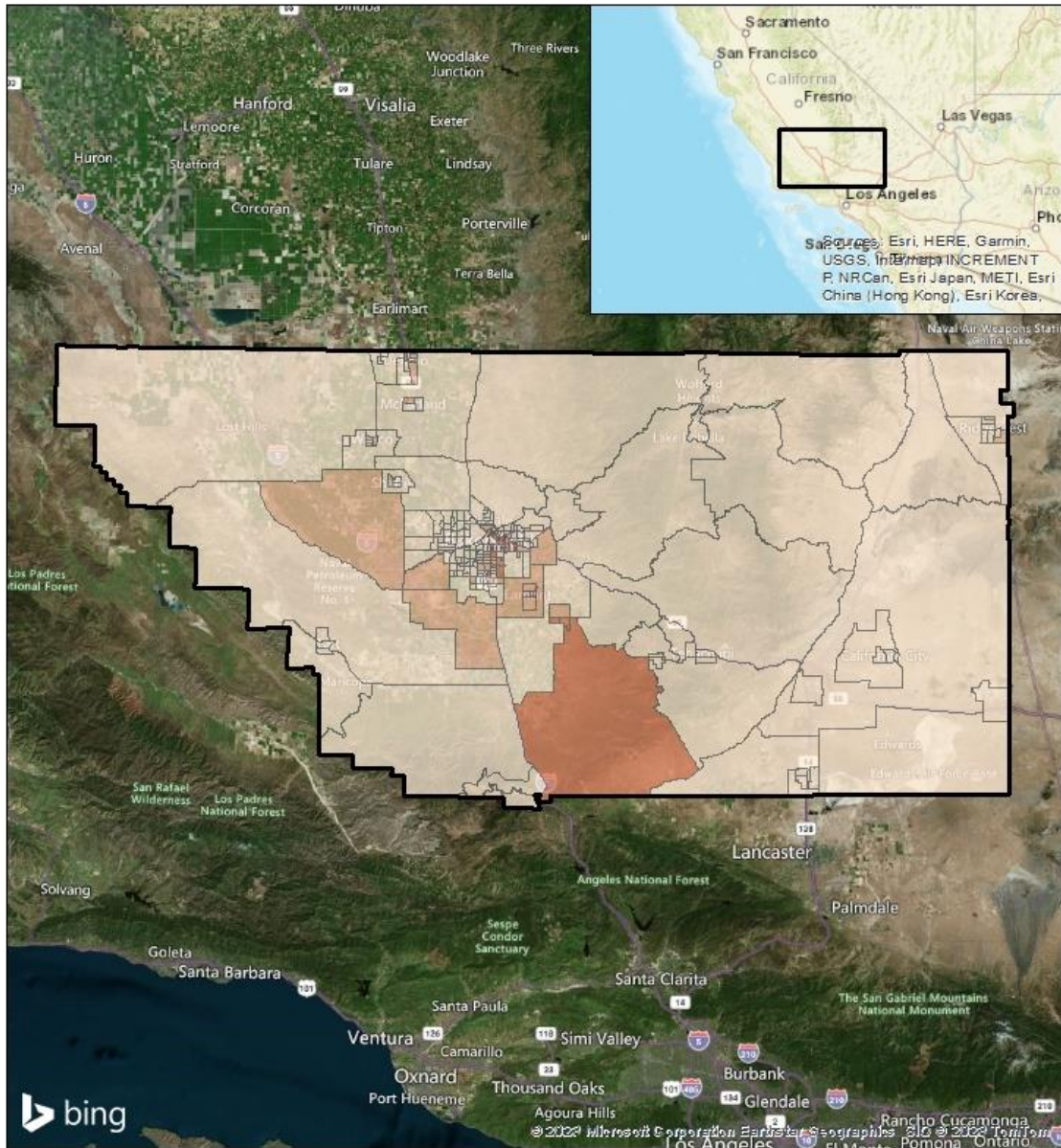


Map Date: 5/23/2023





**Figure A-44**  
**Severely Overcrowded Households (Kern County)**



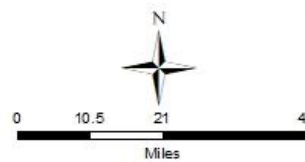
**Legend**

- Kern County Boundary
- Percent of all housing units that are severely overcrowded (more than 1.5 people per room)**
- More than 20%
- 15% - 20%
- 10% - 15%
- 5% - 10%
- Less than 5%

Map Date: 5/23/2023

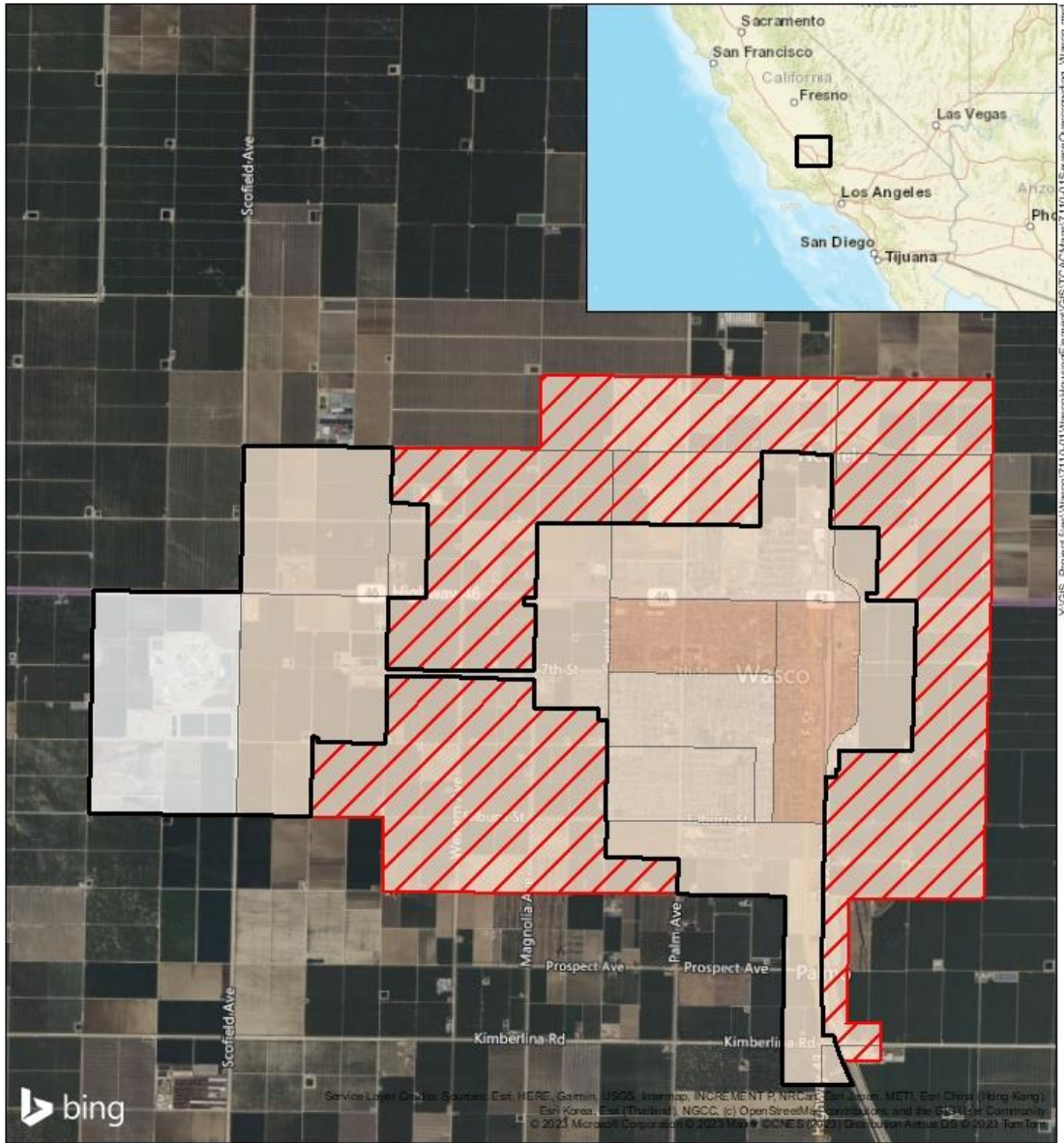
**Figure A-44 - Severe Overcrowding (ACS, 2017-2021) (Kern County)**

City of Wasco 2023-2031 HEU



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**Figure A-45**  
**Severely Overcrowded Households (Wasco)**

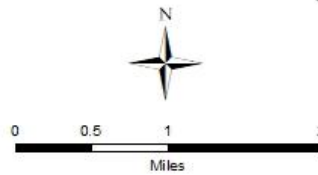


**Legend**

- Wasco City Limits
  - Sphere of Influence
- Percent of all housing units that are severely overcrowded (more than 1.5 people per room)**
- More than 20%
  - 15% - 20%
  - 10% - 15%
  - 5% - 10%
  - Less than 5%
  - No Data

**Figure A-45 - Severe Overcrowding (ACS, 2017-2021) (Wasco)**

City of Wasco 2023-2031 HEU



Map Date: 5/23/2023



***Substandard Housing***

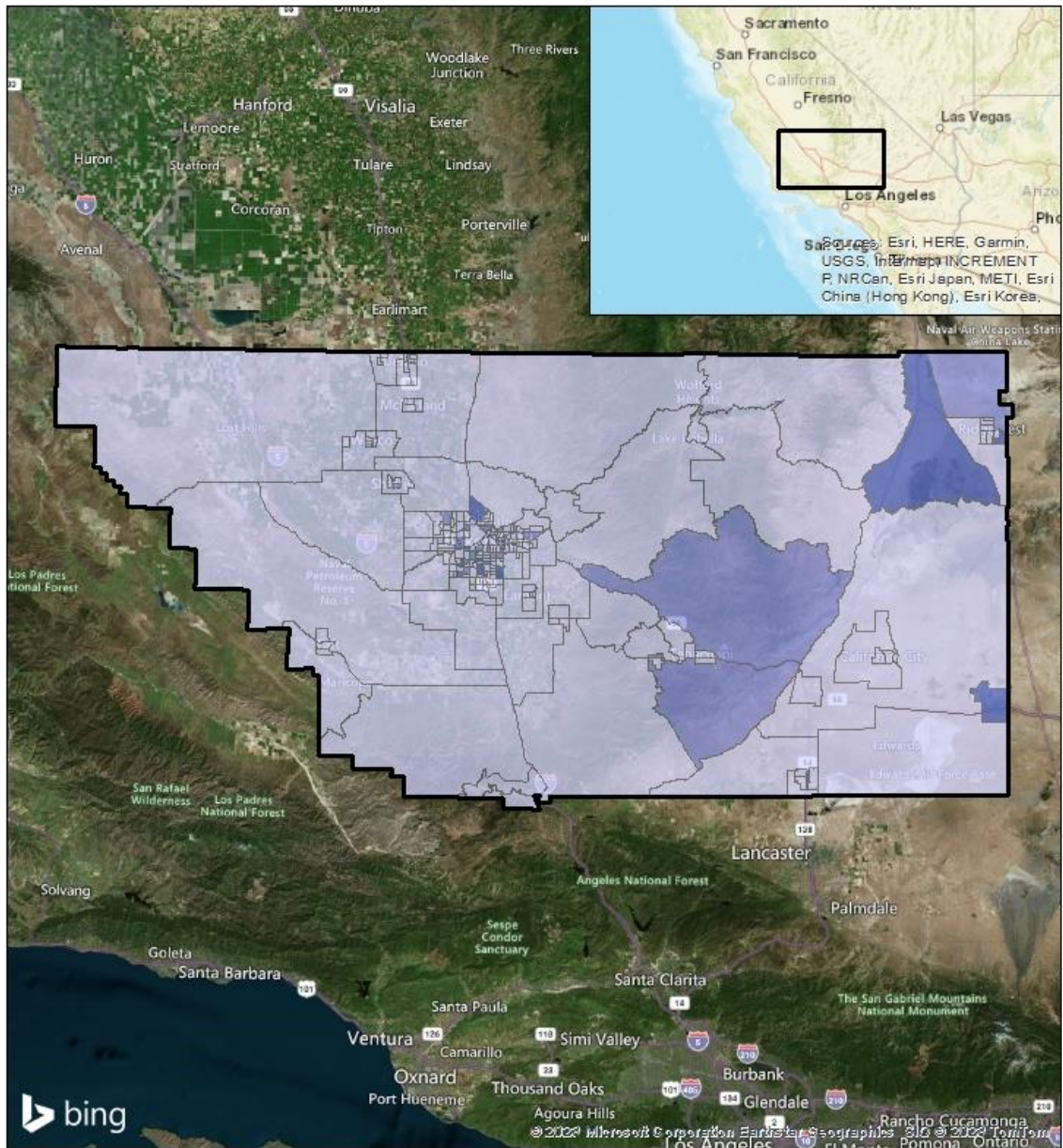
As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. Given the limits of this measure, the analysis must incorporate local data and knowledge, such as housing conditions surveys or code enforcement activities. Figures A-46 through A-49 below visualize the percentage of households that lack complete plumbing or a complete kitchen by census tract.

A small percentage of Wasco's residents experience substandard housing issues. In the majority of the City, 0 percent of households lack a complete kitchen. The only area of the City that has any percentage of households with a lack of a complete kitchen is the northwest section of the City (which is a portion of a larger census tract) in which there is an isolated neighborhood. It is likely that there are only 1 or 2 households in this area that lacks a complete kitchen, given that 0.9 percent of the tract lacks a complete kitchen. It is also possible that this issue has been completely fixed by now, given that this information is pulled from the ACS 2017 through 2021. This same northwestern section of the City also has a small percentage of households lacking complete plumbing, at 0.39 percent. In the city center, the tract previously identified bounded by Highway 46 to the north, Filburn St to the south, Broadway St to the west, and J St and Wasco Ave to the East, has a slightly higher percentage of households lacking complete plumbing, at 0.63 percent of households in the tract. Given that there is such a small percentage of the housing stock in the City that experiences substandard housing issues, it could be argued that this wouldn't be a significant barrier to fair housing access for much of the City's population.

***Localized Perspective:***

As previously stated, the City of Wasco Code Compliance also estimates that approximately 300 or 5 percent of the City's units need some form of rehabilitation, and approximately 6 units or 0.1 percent of the 6109 units need extensive rehabilitation or replacement. The majority of structures identified as needing rehabilitation are in the census tract identified as "High Segregation and Poverty." While these rehabilitation needs may not usually relate directly to substandard housing it does show that only a small portion of the City's housing is in need of repair indicating that overall housing conditions remain high.

**Figure A-46**  
**Percentage of Residents Lacking Complete Kitchen (Kern County)**



**Figure A-46 - Severe Housing Problems - Percent Lacking a Complete Kitchen (ACS, 2017-2021) (Kern County)**

City of Wasco 2023-2031 HEU

**Legend**

- Kern County Boundary
- Percent of Units lacking a complete kitchen**
  - Greater than 15%
  - 10% - 15%
  - 5% - 10%
  - 2% - 5%
  - Less than 2.0%

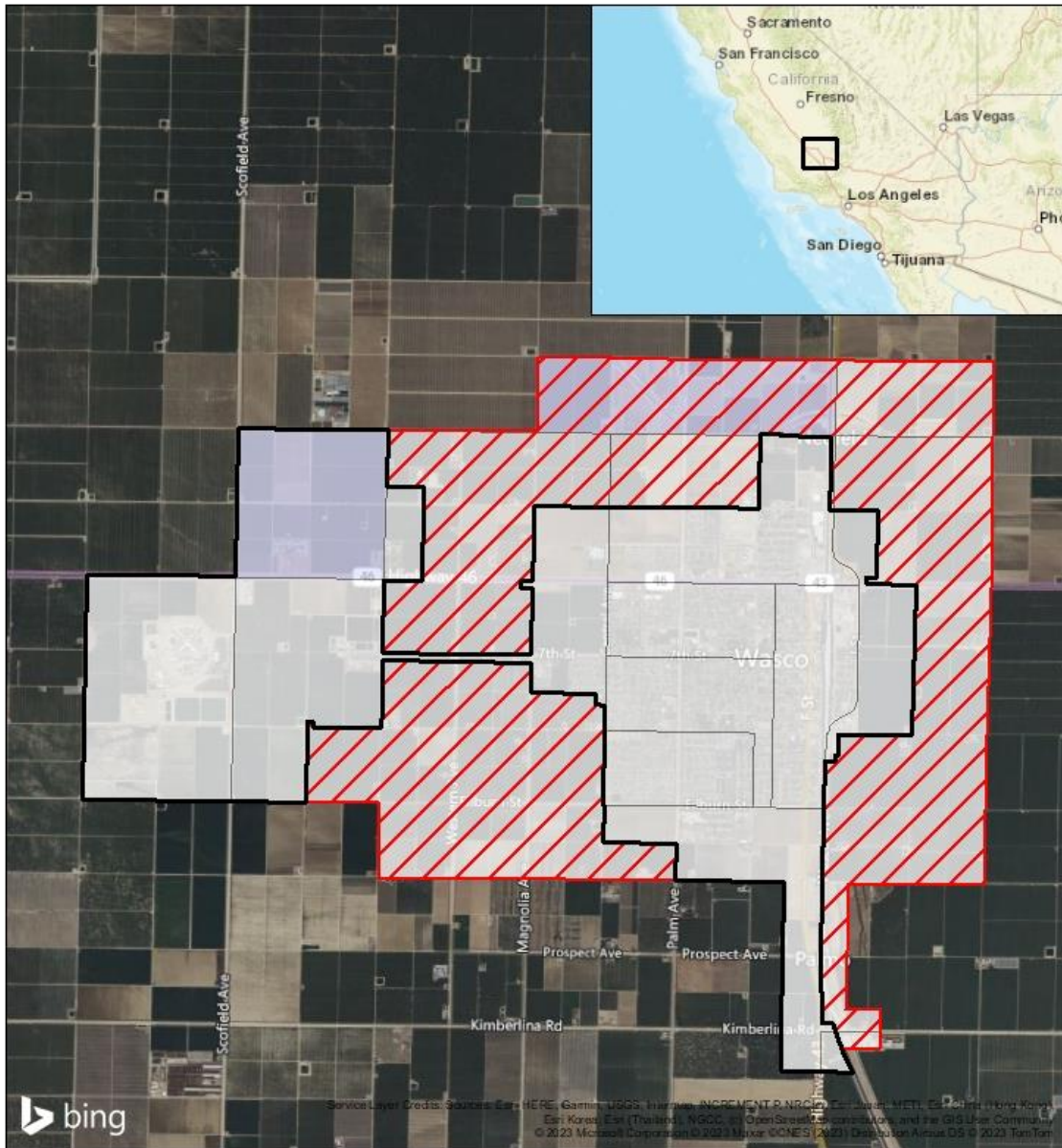
Map Date: 5/23/2023

Miles

**Wasco**  
CALIFORNIA







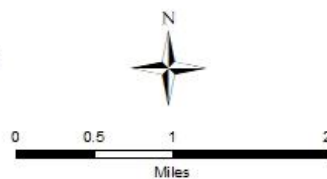
**Figure A-47**  
**Percentage of Residents Lacking Complete Kitchen (Wasco)**



**Figure A-47 - Percentage of Residents Lacking a Complete Kitchen (ACS, 2017-2021) (Wasco)**

**Legend**

-  Wasco City Limits
-  Sphere of Influence
-  Less than 2.0%
-  No Data

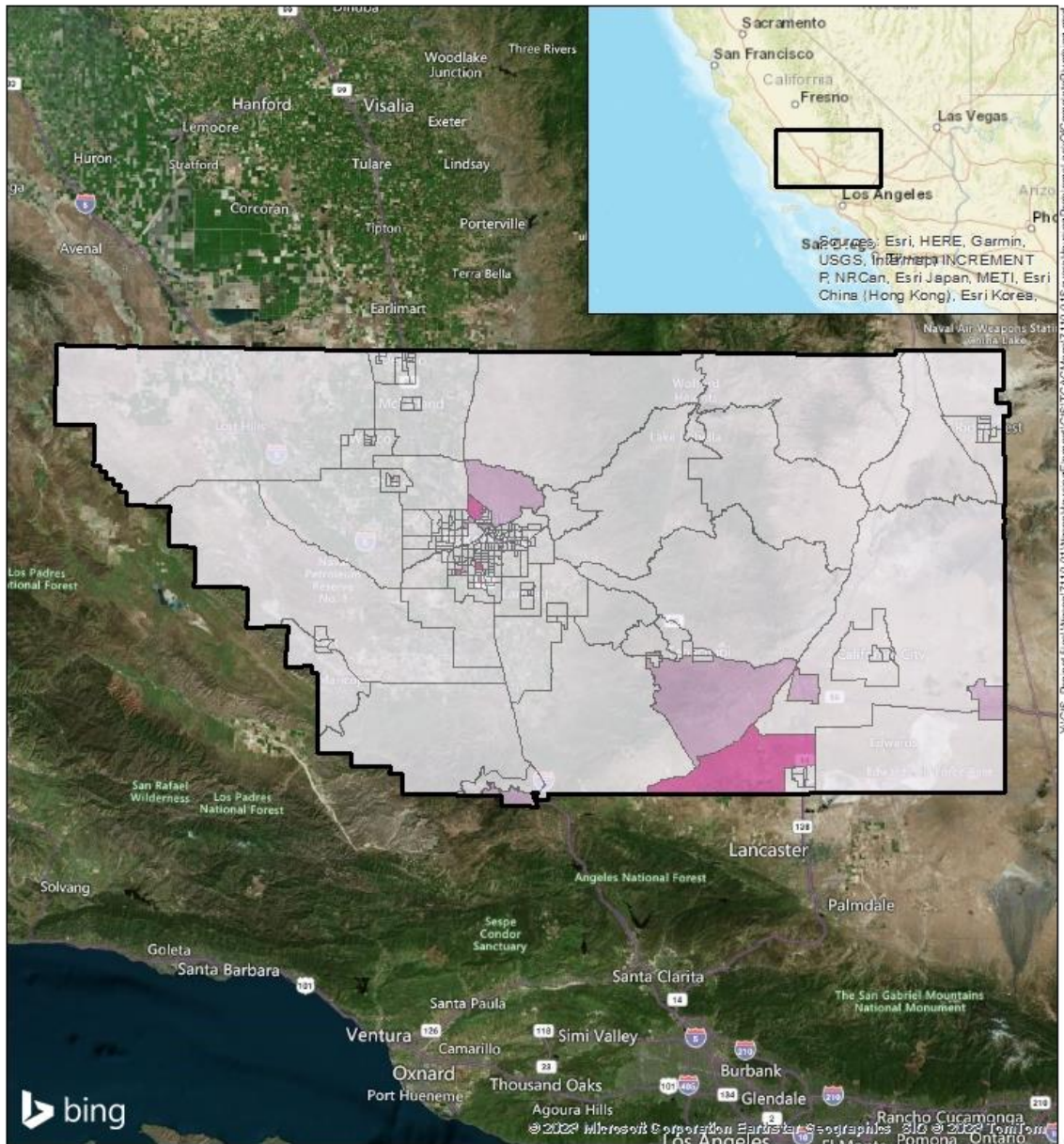


City of Wasco 2023-2031 HEU




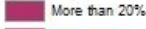


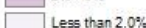

Map Date: 5/24/2023

**Figure A-48**  
**Percentage of Residents Lacking Complete Plumbing (Kern County)**

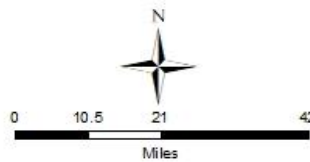


**Figure A-48 - Severe Housing Problems - Percent Lacking Complete Plumbing (ACS, 2017-2021) (Kern County)**

**Legend**

-  Kern County Boundary
- Percent of Units lacking complete plumbing**
-  More than 20%
-  10% - 20%
-  5% - 10%
-  2% - 5%
-  Less than 2.0%

Map Date: 5/23/2023

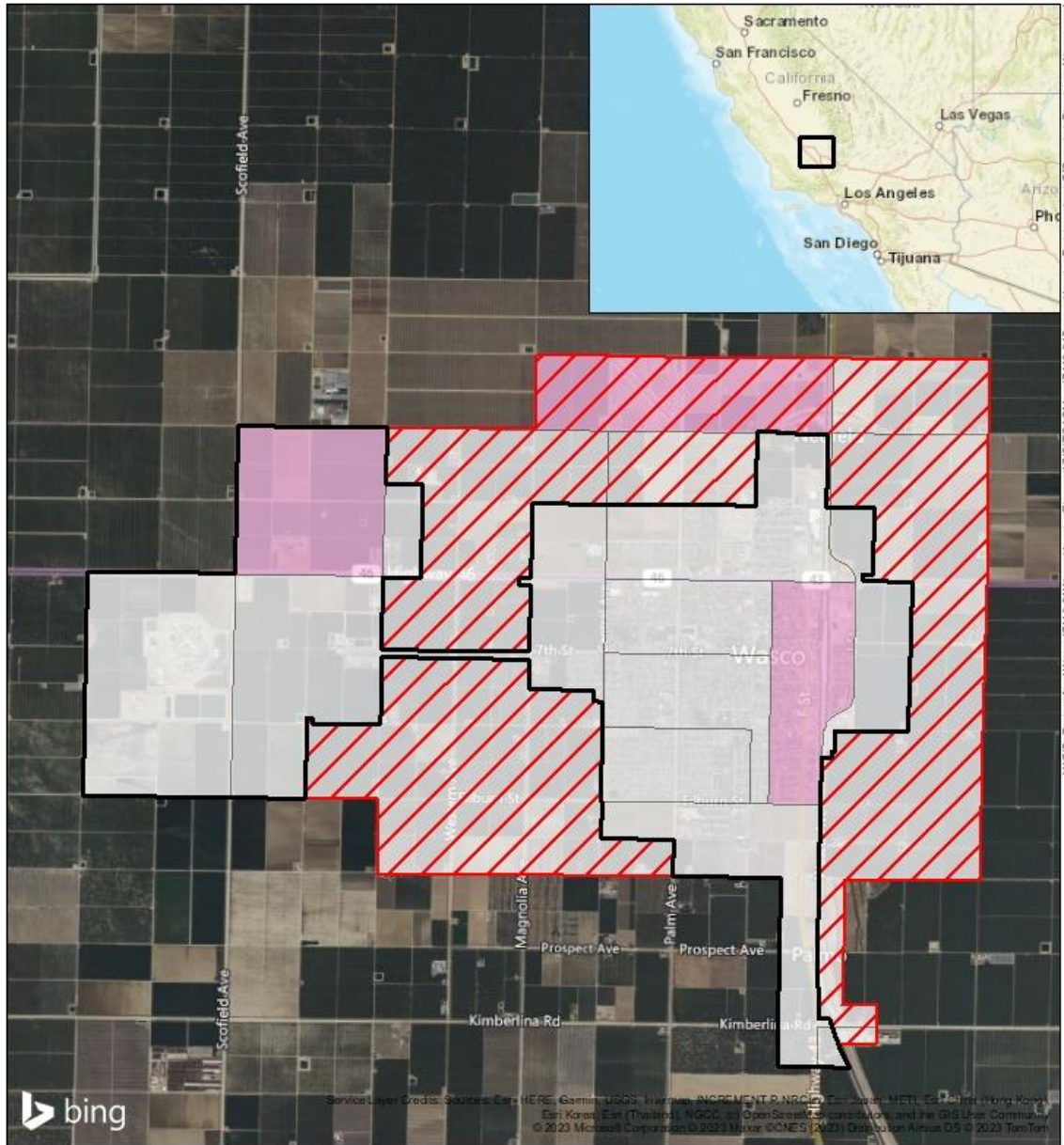


City of Wasco 2023-2031 HEU









**Figure A-49**  
**Percentage of Residents Lacking Complete Plumbing (Wasco)**



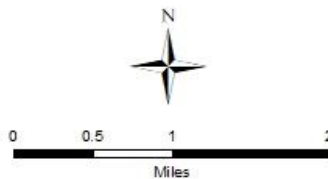
**Figure A-49 - Percentage of Residents Lacking Complete Plumbing (ACS, 2017-2021) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

-  Wasco City Limits
-  Sphere of Influence
- Percent of Units lacking complete plumbing**
-  Less than 2%
-  No Data

Map Date: 5/23/2023





## **COMMUNITIES AT RISK OF DISPLACEMENT**

Urban Displacement Project's (UDP) Estimated Displacement Risk (EDR) model for California identifies varying levels of displacement risk for low-income renter households in all census tracts in the state from 2015 to 2019. The model uses machine learning to determine which variables are most strongly related to displacement at the household level and to predict tract-level displacement risk statewide while controlling for region. UDP defines displacement risk as a census tract with characteristics which, according to the model, are strongly correlated with more low-income population loss than gain. In other words, the model estimates that more low-income households are leaving these neighborhoods than moving in.<sup>7</sup> To address and combat this displacement, Senate Bill 50 (SB 50) was enacted to help relieve these communities by removing zoning restrictions that ban apartment buildings and affordable housing near commercial areas and transportation hubs. In addition to having the strongest tenant and anti-demolition protections, SB 50 delays the implementation of plans in low-income communities to prevent gentrification and displacement<sup>8</sup>. Figures A-50 & A-51 depict these vulnerable communities for Kern County and the City of Wasco, respectively.

In the City of Wasco, a majority of the City is designated as "Lower Displacement Risk", meaning the model estimated that the loss of low-income households is less than the gain of low-income households, however, there may still be small pockets of displacement within the census tract boundaries. Two areas are identified as "At Risk of Displacement" within the city boundaries. The first area is the same census tract where it has previously been identified by multiple other metrics in this study to have relatively significant issues, including being an area of high segregation and poverty, having low job proximity, and the one of the lowest average median household incomes in the entire city. As such, these metrics tie into one another within this part of the community to show that this area is struggling, relative to the rest of the city. The other area of the City showing a significant risk of displacement is in the northwest of the city boundary (which is a subsection of a larger census tract), outside the central city area, and contains a single neighborhood that is isolated from the rest of the City. The entire census tract is consistent of several small, isolated towns and communities. The displacement risk is likely higher in this tract due to a lack of high value resources like transportation, high paying jobs, education services, etc. potentially leading to unemployment, poverty, and risk of loss of shelter, causing significant barriers to fair housing for much of the population in the census tract. For the community within Wasco's city limits, the community is relatively far from the center of the City and not close to many high value resources making it at risk for displacement. For both areas, an increase in higher value resources and improved development of transportation would increase quality of life and provide an opportunity to lower their risk of displacement.

### ***Localized Perspective***

The City has made diligent efforts to prevent displacement of farmworkers. In 2017, 226 units of low-income farm labor housing located in a heavy industrial zone east of SR 43, the BNSF rail

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<sup>7</sup> California Urban Displacement Project 2022, PlaceWorks 2022, HCD 2022

<sup>8</sup> <https://scott-wiener.medium.com/working-to-pass-sb-50-in-2020-new-amendments-and-new-support-dbd41d065d79>

alignment and the ultimate CAHSR alignment were moved from the High Segregation and Poverty Census tract. These units were segregated from local schools, shopping and services by SR 43 and the rail alignments. Housing Program H-26 of the City's current housing element identified relocation of this farm labor housing community to the west side of the rail alignments to integrate them into the community. The units were relocated adjacent to a new school and within close proximity to local shopping, parks and other services. The new units were completed in January 2019 and residents were relocated and not permanently displaced.

The City of Wasco's Code Compliance Division determined that the highest concentration of homeless are found in typically vacant and abandoned structures or vacant properties. The total number of individuals found in Wasco from the 2023 point in time count was seven. Mental health and substance abuse are cited as the top reasons observed for homelessness in the City. The City makes diligent efforts to prevent and reduce homelessness by collaborating with BKRHC which serves as the local County Continuum of Care (CoC) and is a valuable resource for outreach to the homeless community. As homeless subgroups each have unique needs, the CoC Governing Board includes at least one representative from the Homeless or Formerly Homeless Population; one Veterans Affairs/Homeless Veterans Service Provider Representative; and one McKinney-Vento Liaison/Local Education Agency Representative/or Educational Services to Homeless Children & Youth Representative. BKRHC also maintains a by-name list and participates in prioritizing chronically homeless individuals and families to ensure beds are utilized. Thirty-six Housing Choice Vouchers (HCVs) per year are designated by the local Public Housing Authority for the most vulnerable chronically homeless. In addition, the BKRHC participates in the Supportive Services for Veteran Families (SSVF) Community Plan responsible for planning City of Bakersfield FY2021-22 Action Plan 47 and coordinating efforts to prevent and end homelessness among veterans. BKRHC helps low-income persons and families avoid becoming homeless, especially extremely low-income individuals by engaging a county wide task force involving political leaders, governmental agencies, homeless service providers, and other stakeholders.

Shelter assistance for the homeless is not available in Wasco; however, there are several homeless shelters located in Bakersfield, approximately 28 miles south of Wasco, that people experiencing homelessness may be referred to. Since the City of Wasco does not deal with such issues with great frequency, the cost of operating a homeless shelter in Wasco would outweigh the benefits received. When homeless persons in need are identified, local volunteer organizations are notified. In order to provide services to these few people per year, most of whom are transients, the City combines its efforts with programs offered in Bakersfield. The City of Wasco Code Compliance division works with local homeless organizations, including Flood Ministries, a faith-based organization located in the City of Bakersfield that reaches out and engages those struggling in homelessness, linking them to resources and services through the supportive housing process. Despite the city's efforts, most individuals have been unwilling to accept services offered by the City.

County services that support homelessness for the City of Wasco include:

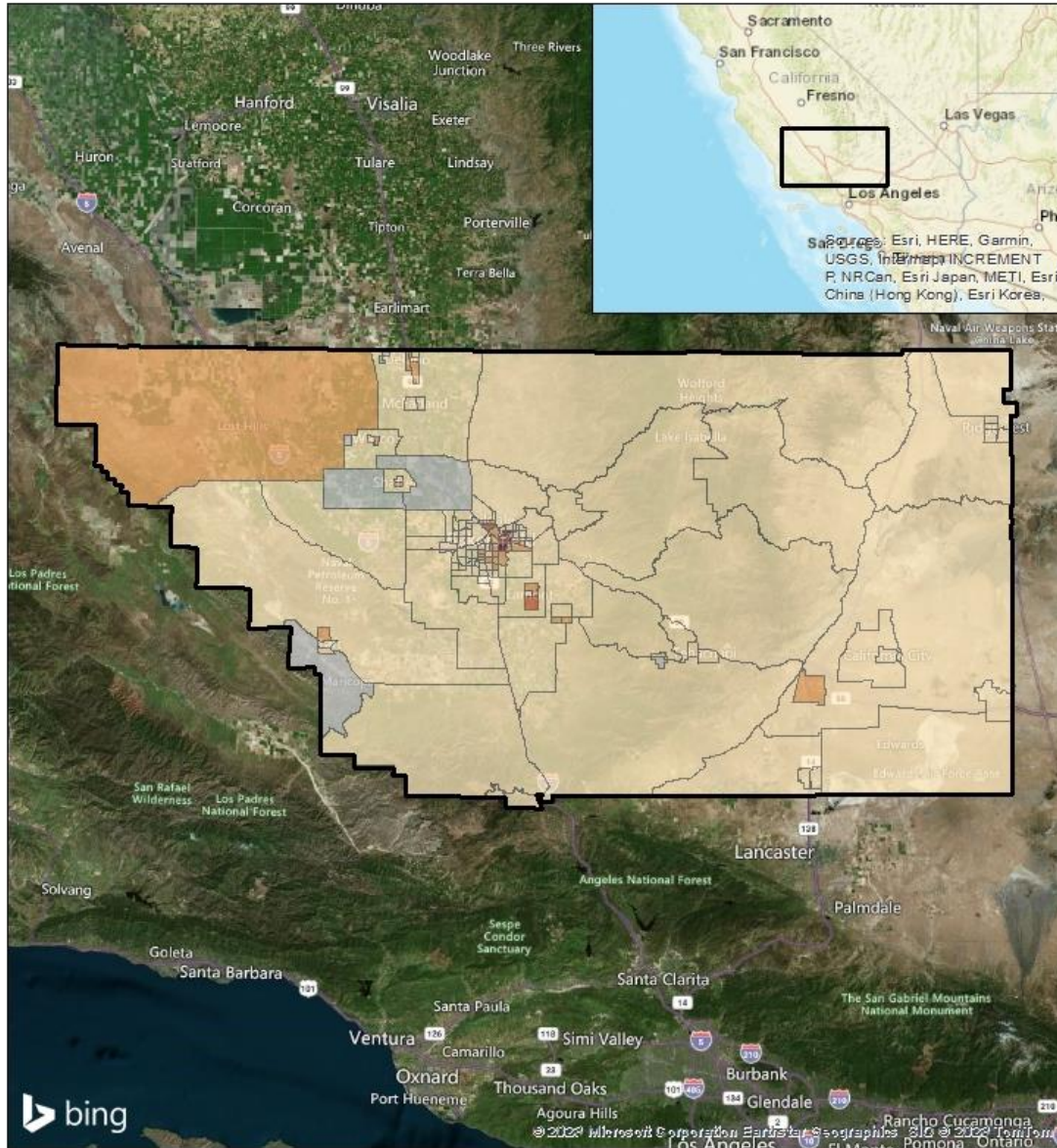
- The Brundage Lane Navigation Center (BLNC) located in Bakersfield is a 150-bed year-round

emergency homeless shelter established by the City of Bakersfield and operated by non-profit Mercy House, Inc. The 67,000-square-foot facility includes a 7,900- square-foot service provider wing which includes three medical exam rooms, space for mental health professionals, offices for case workers, and a pet exam room. In January 2023, the BLNC completed a major expansion that added 119 additional beds, including 20 recuperative care beds.

- The Bakersfield Homeless Center located at 1600 East Truxtun Avenue has 110 beds for single women and 134 beds in semi-private rooms for families.
- The Mission at Kern County which is located at 816 East 21st Street, has 240 beds for single men. In total, 753 beds are available for those experiencing homelessness.
- The Park 20th project which is dedicated to house homeless veterans and provides a 56-unit low-income apartment complex for veterans. The housing project aims to house homeless veterans and uses Veterans Administration housing vouchers to pay as much as 100 percent of their rent for at least 45 percent of its housing, or 25 units.
- The City of Bakersfield’s Homeless Services Division which administers federal, State, and local funding for homeless service providers. The division works in collaboration with the Bakersfield Kern Regional Homeless Collaborative to assess, meet, and report on the current needs in the City of Bakersfield.

In addition to the county services, the City of Wasco has many religious and volunteer organizations have food and clothing drives and distributions and regularly donate time to those less fortunate. Griffith Avenue Baptist Church is just one of the local churches that currently provides full-time programs and services for the needy and homeless. The church provides food, clothing, and shower facilities. Access to county services can be reached through the regional transportation which has five daily runs from two local bus stops from Wasco to Bakersfield. Additionally, the City’s Dial-a ride system also provides transportation to local services as well as to the City’s regional hub.

**Figure A-50**  
**Sensitive Communities (UCB, Urban Displacement Project) (Kern County)**

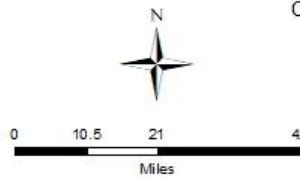


**Figure A-50 - Community Displacement Risk (UCB, Urban Displacement Project 2022) (Kern County)**

**Legend**

- Kern County Boundary
- Overall Displacement Risk: Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement (Extremely Low Income, Very Low Income, Low Income)
- 2 Income Groups (ELI, VLI, LI) Displacement

Map Date: 5/23/2023

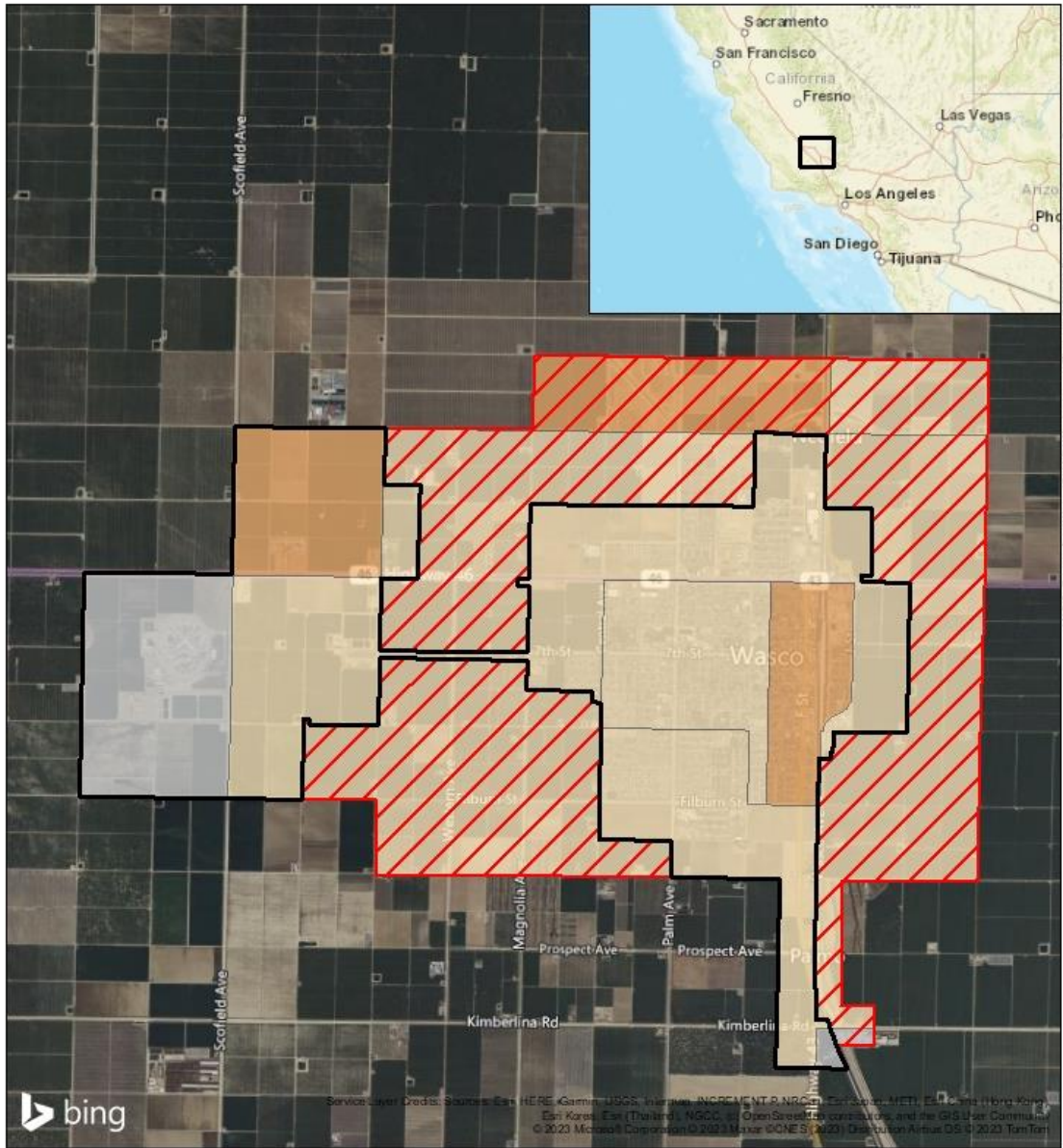


City of Wasco 2023-2031 HEU





**Figure A-51**  
**Sensitive Communities (UCB, Urban Displacement Project) (Wasco)**

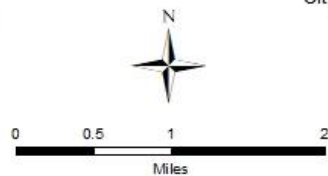


**Figure A-51 - Community Displacement Risk (UCB, Urban Displacement Project 2022) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

- |                     |                                  |
|---------------------|----------------------------------|
| Wasco City Limits   | <b>Overall Displacement Risk</b> |
| Sphere of Influence | Low Data Quality                 |
|                     | Lower Displacement Risk          |
|                     | At Risk of Displacement          |



Map Date: 5/23/2023



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**OTHER RELEVANT FACTORS*****Special Floods Area***

The Federal Emergency Management Agency (FEMA) created flood maps to assist mortgage lenders to determine insurance requirements and assist communities in developing strategies to reduce their flood risk. These identified areas are known as Special Flood Hazard Areas (SFHA). An SFHA is defined as the area that will be inundated by a flood event having a 1 percent chance of being equaled or exceeded in any given year. The 1 percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the Flood Insurance Rate Maps (FIRM), and are the areas between the limits of the base flood and the 0.2 percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2- percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).<sup>9</sup> The City of Wasco has only one area that is a potential flood hazard. It is designated as AH meaning it is at risk of experiencing flooding during a 100-year flood and could experience 1-3 feet of flood waters. This flood area is currently mostly industrial with only a small amount of housing potentially affected directly adjacent to the railroad per visual analysis. However, this housing was relocated as part of the farm labor housing relocation project opened in 2019. There is no longer any housing located in this zone.

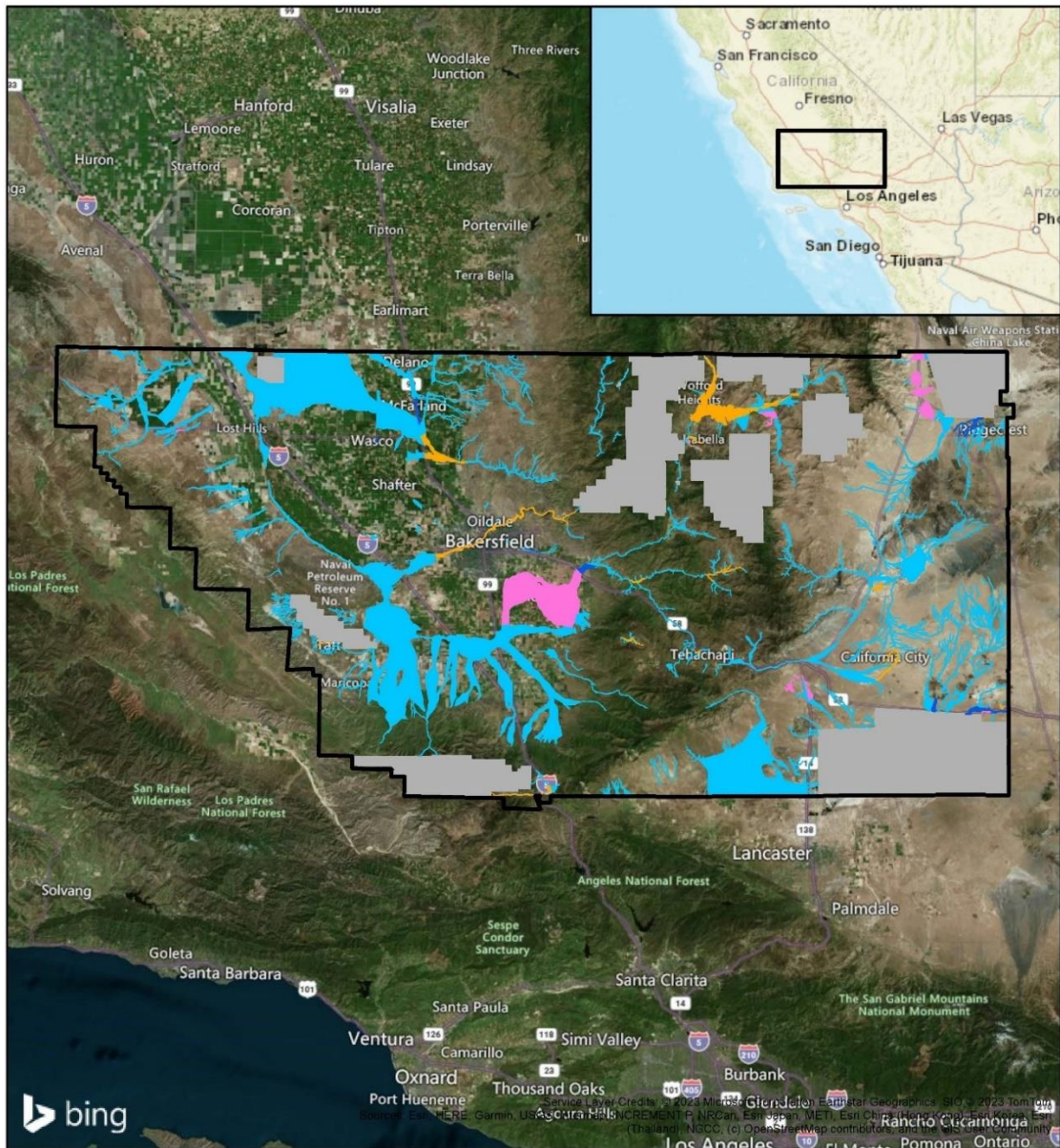
***Localized Perspective***

Due to the relocation of the farm labor housing, no residential units are at risk of flooding. Additionally, the City has prepared emergency preparedness solutions in the event of natural disasters.

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<sup>9</sup> <https://www.fema.gov/glossary/flood-zones>

**Figure A-52  
Special Flood Hazard Areas (2021) (Kern County)**



**Figure A-52 - Special Flood Hazard Areas (2021) (Kern County)**

**Legend**

- Kern County Boundary
- A - Area inundated by the Base Flood with no Base Flood Elevations determined.
- AE - Area inundated by the Base Flood with Base Flood Elevations determined.
- AH - Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- AO - Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- D - Areas in which flood hazards are undetermined, but possible.

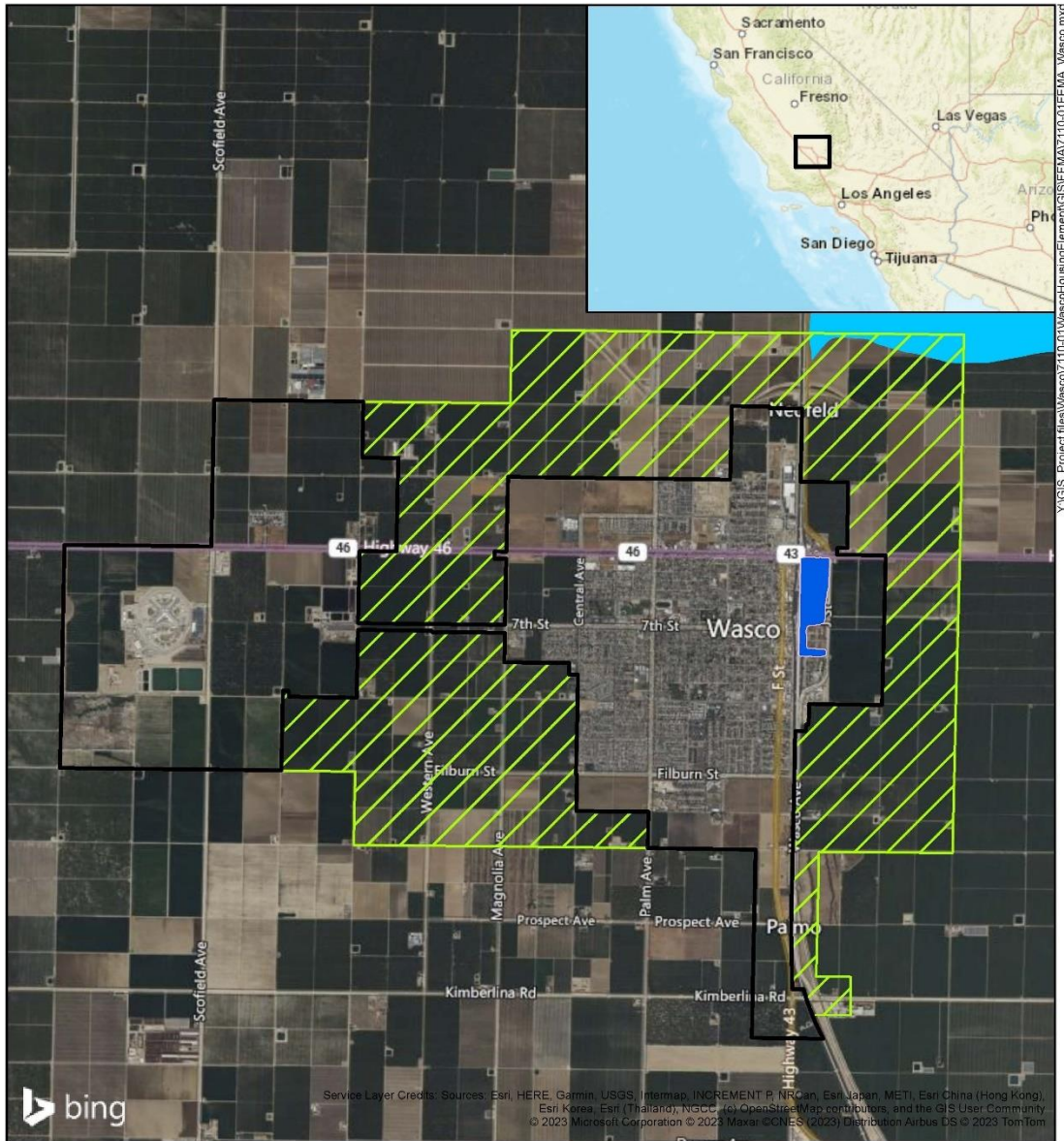
City of Wasco 2023-2031 HEU

Miles

Map Date: 5/23/2023










**Figure A-53  
Special Flood Hazard Areas (2021) (Wasco)**

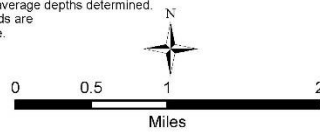


**Figure A-53 - Special Flood Hazard Areas (2021) (Wasco)**

City of Wasco 2023-2031 HEU

**Legend**

-  City Limits
-  Sphere of Influence
-  A - Area inundated by the Base Flood with no Base Flood Elevations determined.
-  AE - Area inundated by the Base Flood with Base Flood Elevations determined.
-  AH - Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
-  AO - Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
-  D - Areas in which flood hazards are undetermined, but possible.

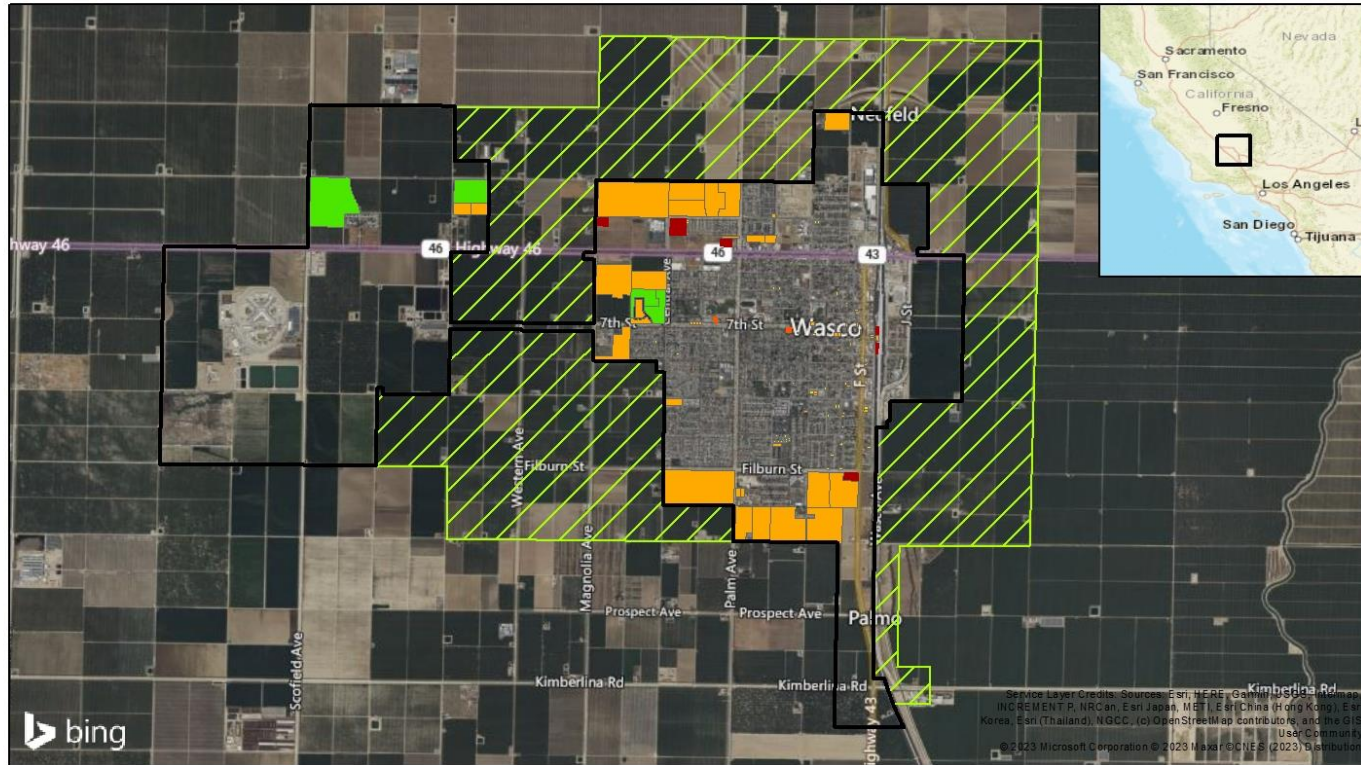


Map Date: 5/23/2023

**SITE INVENTORY**

California State law requires that an inventory of lands suitable for development of housing be undertaken in the Resources and Constraints Sections of a Housing Element. The objective of this inventory is to demonstrate that Wasco can accommodate its “fair share” of regional housing growth as expressed in the Regional Housing Needs Allocation (RHNA) Plan. The City of Wasco has no shortage of open land for development. The criteria for being included in the inventory is that the site was vacant (no foundation or dwelling unit built), the maximum density was at least 20 dwelling units per acre to meet lower income RHNA, and the site is zoned for residential use. Figure A-54 on the following page depicts the inventory of sites and their income categories.

**Figure A-54**  
**Site Inventory – Income Designation (Wasco)**



**Figure A-54 - Housing Inventory Locations**

<b>Legend</b>		<p>*Acronyms                  AM - Above Moderate                  M - Moderate                  L - Low                  VL - Very Low                  **Mixed Income means that the site will host housing that will cover all income levels.</p>		<p>City of Wasco 2023-2031 HEU</p>
<p>▭ Wasco City Limits</p> <p>▨ Sphere of Influence</p>	<p>■ AM</p> <p>■ M</p> <p>■ M/AM</p> <p>■ Mixed Income**</p> <p>■ VL/L</p>			

Map Date: 7/20/2023



**Table A-3**  
**Distribution of RHNA Capacity by Census Tract Within City Limits**

Census Tract	Existing Households	RHNA Capacity			AFFH Indicator				
		Lower	Moderate	Above Moderate	Median Income	Access to Opportunity (Composite)	Percent Overcrowding	Overpayment Owner	Overpayment Renter
6029003900*	600	0	0	0	\$66,747.00	Highest Resource	11.83 %	51.40 %	30.00 %
6029004302	0	0	0	0	\$0.00	No Data	No Data	No Data	No Data
6029004303	1392	0	39	23	\$45,547.00	Moderate Resource	6.47 %	38.70 %	35.60 %
6029004304	707	219	251	243	\$48,882.00	Moderate Resource	5.66 %	41.40 %	57.30 %
6029004305	337	97	1095	1200	\$113,250.00	Moderate Resource	44.21 %	52.00 %	No Data
6029004402	1429	33	85	35	\$26,384.00	High Segregation and Poverty	8.75 %	43.80 %	65.00 %
6029004403	908	10	15	9	\$61,196.00	Moderate Resource	6.72 %	25.70 %	75.00 %
6029004404	1481	12	17	4	\$35,254.00	Moderate Resource	8.51 %	51.70 %	90.50 %
6029004500*	775	0	168	168	\$42,260.00	Low Resource	14.32 %	55.00 %	54.00 %

\*Census tract encompasses small portion of the City. Majority of the Census tract is not within City limits.

The above table (Table A-3) provides the distribution of sites by income and how the RHNA sites will help to facilitate mixed-income communities, reduce concentrations of affluence and poverty, and provide additional housing opportunities in high resource areas and areas that will reduce the displacement risk resulting from overpayment and overcrowding. Some census tracts are mostly outside of the city limits. Not all census tracts have identified sites to meet RHNA capacity. Census tract 6029004302 has no data as this is the Census tract that contains the Wasco State Prison.

### ***Integration and Segregation: Race and Income***

According to the US 2020 Census, the City of Wasco is dominated by non-white populations, (non-white refers to a person whose origin is not predominantly European), diversity has continued to increase since 2010. As shown in Table A-3, identified sites used in the Housing Inventory are spread throughout the City in relatively even fashion to promote an inclusive community. The Census tract identified as “High Segregation and Poverty” has 63 sites that can accommodate 153 housing units. The “High Segregation and Poverty” tract has the lowest median income and some of the highest overpayment by owners and renters. This Census tract was identified to accommodate 33 units affordable to lower-income households. The 63 identified sites are not expected to exacerbate existing fair housing issues due to the mix of income levels and the sites identified are all vacant parcels so there is no net loss of housing. In addition, the Census tract with the most identified sites to accommodate the RHNA has the highest median income of all the census tracts that make up the City of Wasco. This Census tract also has access to moderate resources per TCAC opportunity mapping. The mixture of housing within each Census tract would increase diversity to historically low-income areas and housing development on vacant land would expand the housing stock, thereby increasing opportunities for upward housing mobility.

The City of Wasco has historically enjoyed a contiguous growth pattern and neighborhood developments have been inclusive, developing housing for all incomes. As a result there are very few infill sites of adequate size to accommodate any new significant housing developments, pushing sites for both moderate and above moderate and very low and low income housing to the edges of the developed community. It is also worth noting that the very low and low sites that have been identified are nearly all adjacent to areas designated for moderate and above moderate housing and/or areas that are already developed with single family residential. Further, there is no income component to zoning and the City often sees single family housing developments that include housing for low income residents through programs like Self Help and USDA. These types of developments will very likely occur on some of the sites identified for moderate and above moderate housing.

### ***Income and Segregation: Racially and Ethnically Concentrated Areas of Poverty and Affluence (RCAA)***

According to HUD's policy report, the White population are the most racially segregated group in the United States, and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color; conversely, distinct advantages are associated with residence in affluent, White communities. As shown on Figure A-17 above, there are no RCAA areas in the City of Wasco that are racially/ethnically concentrated areas of affluence. However, there are several racially/ethnically concentrated areas of affluence in Kern County as shown in Figure A-16 above.

### ***Access to Opportunity***

An area's access to opportunity is defined by HUD as its potential to support positive economic, educational, and health outcomes for low-income families, particularly in terms of long-term outcomes for children. HCD and the California Tax Credit Allocation Committee (TCAC) analyzed poverty rates, school proficiency, jobs proximity, transit metrics, and CalEnviroScreen 4.0 scores to assess access to opportunity throughout Wasco. As discussed above in Section 8, the CalEnviroScreen 4.0 score determined that the City of Wasco was in the 80<sup>th</sup> percentile to the 99<sup>th</sup> percentile in environmental scores indicating there are high cumulative effects. The City's top pollutant burdens consist of PM 2.5, pesticides, drinking water contaminants, and ozone. The Census tract identified as an area of "High Segregation and Poverty" also holds an extremely high pollution burden of diesel particulate matter. Population characteristics for the City vary more depending on where one is located. Throughout the City, the primary population characteristics were education, linguistic isolation, poverty, unemployment, and cardiovascular disease. In the "High Segregation and Poverty" Census tract, housing burden and low birth weight are significantly higher than any other parts of the City. The rest of the City did have a significantly lower housing burden issue than this Census tract has. TCAC used an additive inverse constant which inverses the CalEnviroScreen 4.0 scores, therefore, the CalEnviroScreen 4.0 scores assume the lower the number, the worse pollution burden is on the community. Therefore, using the figures below (using TCAC data), a low score means a very negative environmental score. Figure A-36 above shows the City of Wasco as having a very poor environmental score.

The composite opportunity score shows that Wasco is comprised generally of moderate resource opportunities (Figure A-19), however, there are varying degrees of resources. Within the city limits of Wasco are moderate resource, low resource, and one census tract of high segregation and poverty. Sites identified to accommodate housing are spread across seven census tracts. The majority of the identified sites are located in one Census tract (Tract 6029004305). This tract has the highest median income and has moderate resource opportunities. Identified sites, outside of those in the area of High Segregation and Poverty, are in moderate resource areas based on the composite TCAC opportunity score. 338 of 371 units (about 91%) identified to accommodate housing for lower-income households are in moderate resource areas of the City. Development of the identified sites will provide areas with new housing stock at a variety of price levels allowing for a diversity of people to live in each area of the community.

### ***Disproportionate Housing Needs***

Disproportionate housing needs are defined in the AFFH Rule Guidebook as conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs, as compared to members of other groups or the total population. Figures A-39 and A-41 above focus on overpayment, and/or households experiencing a housing cost burden, meaning they spend more than 30 percent of their income on housing costs and utilities. Much of the renter population of the City of Wasco are rent burdened. According to Figure A-39, the center of the city sees the highest rates of rent burdened individuals. There are major gaps in the overpayment by renters map, with much of the City having tracts that have no data for this indicator, primarily those outside the city center. The areas of the City that do have data show a very high rate of overpayment by renters, especially in a tract in the southern part of the City center that shows over 80 percent overpayment. Meanwhile, much of the rest of the city center lies between 40 percent and 80 percent overpayment. This is a product of low median household incomes throughout the center city area.

Approximately 60 percent of homeowners in the City of Wasco are burdened by their mortgage payments, with a relatively even mixture of overpayment categorization across the City. Most of the tracts in the City have between 60 percent and 80 percent of the homeowner population being burdened, with a few tracts having between 40 percent and 60 percent. Tract 6029004305 which holds a majority of the identified sites for RHNA has high overpayment by owners and a high percentage of overcrowding. The City in all census tracts struggles with overpayment by both owners and renters however there is a lack of information for parts of the City in overpayment by renters. Overcrowding in this Census tract is significantly higher compared to the rest of the City, however this Census tract has the highest median household income and also contains a large amount of open space and vacant land. Development of the identified sites at a variety of price levels increases the housing stock allowing for a diversity of people to live in the community. Development of the identified sites will not lead to displacement as the sites are all vacant. The increased housing stock will allow current residents more opportunity for upward housing mobility in both rental and ownership markets, alleviating disproportionate housing needs.

### **FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND PRIORITIES, GOALS, AND ACTIONS**

Fair housing issues in Wasco are primarily related to neighborhoods of high segregation and poverty and disproportionate housing needs (overpayment and overcrowding in Wasco). Contributing factors to the City's fair housing issues, in ranked order include:

1. **Lack of Availability of Affordable Housing Units.** This is the main cause of individuals and families with disproportionate housing needs and the largest contributing factor to fair housing issues in Wasco. (According to survey polls conducted by the City of Wasco, most of the City's residents believe affordability and amount of housing are the primary issues facing the City. Overpayment on rent is another large issue in much of the City as well, with above 80 percent of people in certain areas of the central city paying more than 30 percent of their income on rent.)
  - i. Lack of resources for housing agencies and organizations in the region. This contributes to the lack of affordable housing.
  - ii. Zoning and land use constraints contribute to the lack of availability of affordable housing units.
  - iii. High cost of construction. The cost of materials, labor, and financing has increased in recent years. This increases the cost of housing and contributes to the lack of affordable housing units.
2. **Lack of Private Investments in Specific Neighborhoods.** This includes the TCAC Area of High Segregation and Poverty in the oldest neighborhoods of Wasco which is the second largest contributor to fair housing issues in Wasco.
  - i. The TCAC Area of High Segregation and Poverty in Wasco, due to the age of the housing units and the lack of investment, has a higher concentration of housing units that are in poor condition and need rehabilitation or replacement. Condition of the housing stock is the biggest indicator of the level of private investment.
  - ii. A disadvantaged neighborhood with aging infrastructure, which overlaps the TCAC Area of High Segregation and Poverty, is located in the southern portion of the city bordered by

Poso, Highway 43, Griffith, and Filburn. This neighborhood has a similar concentration of units in poor condition due to the age of housing and lack of investment.

iii. Habitability issues (e.g., water, power, mold, weatherization) are an indicator of lack of private investment in neighborhoods of high segregation and poverty. Habitability issues comprise 87% of housing complaints in Kern County. The presence of housing units needing rehabilitation or replacement reported by City staff indicate the presence of those issues.

3. Lack of Education in Fair Housing Issues. This factor makes a smaller contribution to fair housing issues in Wasco, contributing to the number of individuals and families with disproportionate housing needs. (This is evidenced in the online survey published to Wasco's residents. When asked the question "Do you know how to file a fair housing complaint under the Fair Housing Act?" 80.7 percent of respondents stated they do not know how to file a fair housing complaint.)
4. Racial/Ethnic Disparities in Mortgage Lending. This has been identified as a factor in the 2023 County of Kern Analysis of Impediments to Fair Housing Choice and may contribute to fair housing issues in Wasco but the impact is small compared to other contributing factors because the disparities are likely a correlation with the relative levels of economic resources of racial/ethnic groups.

The City is taking several actions to address contributing factors to fair housing issues and affirmatively further fair housing throughout the City including:

#### Lack of Availability of Affordable Housing Units

Several categories of programs will address this contributing factor. Programs H-12 (Housing Rehabilitation), H-3 (Affordable Housing Program Inventory and Grant Applications), H-4 (Partnership and Non-Profit Assistance Program), and H-14 (At-Risk Units) address the lack of resources for housing agencies and organizations.

Programs H-1 (Previously Identified Sites), H-2 (No Net Loss), H-6 (Residential Development Standards & Processes), H-15 (Accessory Dwelling Units), and H-7 (City Website Publication) address zoning and land use constraints that contribute to the lack of availability of affordable housing units.

In addition to the programs that address the lack of resources available to housing agencies and organizations, H-8 (Housing Crisis Act Application Submittal Requirements), H-9 (Post-Entitlement Phase Permits), and H-5 (Infrastructure Improvements & Other Incentives to Facilitate Housing for Lower & Moderate Income Households & Special Needs Populations) help to reduce development costs to mitigate the high cost of construction.

#### Lack of Private Investments in Specific Neighborhoods

The California Tax Credit Allocation Committee (TCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians. To incentivize private investment in the TCAC Areas of High Segregation and Poverty and the identified older neighborhoods in Wasco, Program H-17 (Prioritize Resources to TCAC Areas of High Segregation and Poverty) has been included in Chapter 6. Under this program, City staff will facilitate the rehabilitation or replacement of housing units in need of



rehabilitation or replacement in these priority neighborhoods, apply for grants targeting (rehabilitation) housing needs in these priority neighborhoods, and prioritize improvements and repairs to parks and public space in these neighborhoods to spur private investment.

#### Lack of Education in Fair Housing Issues

Under the 2023-2031 Housing Program, the City will continue to address fair housing through the Kern County Fair Housing Division in the Planning and Natural Resources Department. The Division provides numerous services such as education activities, an information phoneline, investigation/testing, mediation, and coordination to diverse groups and agencies. The Division's website provides digital pamphlets of information regarding tenant and landlord rights/responsibilities and different informational pamphlets on types of discriminatory behaviors and acts and how to address them. The website also provides phone numbers to speak to housing coordinators. The City will also refer housing complaints to California Rural Legal Assistance (CRLA) in Delano, California. CRLA is a nonprofit law firm that provides free civil legal services to low-income residents of California's rural counties, including many of the services provided by the Kern County Fair Housing Division.

Program H-16 (Fair Housing Referral & Education) addresses this contributing factor in that it continues the City's referral of fair housing cases to the Kern County Fair Housing Coordinator as well as CRLA and increases the level of community fair housing education in Wasco to combat housing discrimination.

#### Racial/Ethnic Disparities in Mortgage Lending

Program H-16 (Fair Housing Referral & Education) addresses this contributing factor in that it continues the City's referral of fair housing cases to the Kern County Fair Housing Coordinator as well as CRLA and increases the level of community fair housing education in Wasco to combat housing discrimination.

#### Summary

As previously stated, the City feels that a lack of availability of affordable housing units, lack of private investments in specific neighborhoods, including the TCAC Area of High Segregation and Poverty in the older neighborhoods of Wasco, and lack of education in fair housing issues, are the top contributing factors to fair housing issues in the City. The City is taking several actions to provide resources to its residents, as described above. Further details of resources, programs, and actions the City has to accommodate housing for its residents can be found in Chapter 6 of this document.

## **APPENDIX B - POTENTIAL HOUSING SITES**

### **RESIDENTIAL SITES INVENTORY**

The City of Wasco’s 2023-2031 Housing Element Sites Inventory Summary Section identifies vacant land that can potentially be used to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed the City’s 6th Cycle Regional Housing Needs Assessment (RHNA). The RHNA process is used to assign each city and county in California their “fair share” of new housing units to build. These units of housing are intended to accommodate existing need and projected growth in the region. The RHNA process is critical because it requires all cities and counties to plan for the housing needs of their residents at all income levels, to plan for future growth, and ultimately ease California’s acute housing crisis. The Kern County Council of Governments (Kern COG), as the regional planning agency, assigns the RHNA for individual jurisdictions within Kern County, including the City of Wasco. The City of Wasco’s 6<sup>th</sup> Cycle RHNA is shown in Table B-1.

**Table B-1  
6th Cycle RHNA Allocation**

<b>6<sup>th</sup> Cycle RHNA</b>				
<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>RHNA Total</b>
127	81	242	635	1,086

Source: <https://www.kerncog.org/wp-content/uploads/2023/02/RHNA-Adjust-Memo-Webpage.pdf>

California Government Code §65583.2 requires a local government to calculate the projected residential capacity of sites. The realistic residential capacity for a given parcel was calculated using the maximum unit density allowed by zoning ordinance and/or respective specific plans, multiplied by the acreage of the site multiplied by a realistic development capacity constant. The realistic development capacity constant is the approximate percentage of a parcel that can be considered developable for residential uses factoring in the loss of land due to residential development standards such as setbacks, maximum lot coverage requirements, building heights, sidewalks, etc. while also considering historical development patterns of past projects. The City of Wasco has both minimum density dwelling requirements and maximum density dwelling requirements for residential development. While HCD suggests using the minimum density as simpler method of calculating realistic capacity, a different analysis to determine realistic capacity was conducted based on a historical analysis of development patterns and the development standards of the City. The analysis determined that historical development capacity averages, from the 5<sup>th</sup> cycle Housing Element, were 80 percent. Geospatially evaluating current development standards outlined in the City’s Municipal Code, the remaining buildable area after setbacks is 60 percent of the total site area. Additional geospatial analysis of development trends within the residential zones was conducted to produce general percent capacities. Further details of the analysis are discussed in Chapter Four’s “Vacant Land Inventory”. Based on these standards and the historical pattern from the 5<sup>th</sup> Cycle, the realistic

development capacity constant for the City of Wasco was determined to be a conservative 70 percent and therefore is being used as the realistic capacity in this 6<sup>th</sup> Cycle Housing Element Update. This capacity is also consistent with the neighboring community of Shafter which also has a 70 percent realistic capacity. Furthermore, most sites in the inventory are presently residentially zoned and can meet the lower income RHNA. Sites that do not have a residential zoning designation are permitted to have housing units and can assist in providing lower income housing.

The City of Wasco 6th Cycle Housing Element Sites Inventory Summary Table (Table B-2) has been prepared to provide a snapshot of where vacant land sites have been identified throughout the City to accommodate the 2023-2031 RHNA.

The summary table shows the total number of potential units allocated to each income bracket within each respective planning area. The units were divided into appropriate income assignments which include Very Low, Low, Moderate and Above Moderate-income levels. The following methodology (also stated in Chapter 4) was used to determine the distribution of units for each income level:

- For suburban jurisdictions, such as Wasco, a default density of at least 20 units per acre was established for any very low or low-income sites;
- Sites smaller than 0.5 acres were considered inadequate to accommodate lower income housing and were therefore considered for moderate or above moderate-income housing;
- Sites larger than 10 acres were considered inadequate to accommodate lower income housing and were therefore considered moderate or above moderate-income housing;
- Sites between 0.5 acres and 10 acres that are currently zoned for multi-family housing were allocated units from the Very Low- and Low-income categories. Once the RHNA allocation numbers for the Very Low- and Low-income categories were met, all the other sites were distributed evenly amongst the Moderate and Above Moderate-income levels.

Based on the methodology outlined in Chapter 4, the City has the potential to far exceed the RHNA numbers within all income categories. Figure B-1 visually shows all the sites used to produce the Sites Inventory.

**Table B-2  
Housing Element Sites Inventory Summary Table**

Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
029-212-08	CBD	C-D	29	0.47	10	YES - Current	Vacant		5	5
029-310-19	CBD	C-D	29	0.14	2	YES - Current	Vacant		1	1
030-071-03	CBD	C-D	29	0.26	5	YES - Current	Vacant		3	2
030-071-04	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-071-05	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-071-14	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-072-03	CBD	C-D	29	0.75	15	YES - Current	Vacant	15		
030-072-04	CBD	C-D	29	0.48	9	YES - Current	Vacant		4	5
030-082-03	CBD	C-D	29	0.92	18	YES - Current	Vacant	18		
030-091-12	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-091-13	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-091-19	CBD	C-D	29	0.04	1	YES - Current	Vacant		1	
030-091-20	CBD	C-D	29	0.13	2	YES - Current	Vacant		1	1
030-091-21	CBD	C-D	29	0.09	1	YES - Current	Vacant		1	
030-091-22	CBD	C-D	29	0.09	1	YES - Current	Vacant		1	
030-091-23	CBD	C-D	29	0.09	1	YES - Current	Vacant		1	
030-110-08	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-120-08	CBD	C-D	29	0.25	5	YES - Current	Vacant		2	3
030-130-10	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-150-01	CBD	C-D	29	0.30	6	YES - Current	Vacant		3	3
030-170-10	CBD	C-D	29	0.17	3	YES - Current	Vacant		2	1
030-331-09	CBD	C-D	29	0.08	1	YES - Current	Vacant		1	
030-332-07	CBD	C-D	29	0.43	8	YES - Current	Vacant		4	4
030-332-08	CBD	C-D	29	0.29	5	YES - Current	Vacant		3	2

Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
030-411-02	CBD	C-D	29	0.18	3	YES - Current	Vacant		2	1
030-411-03	CBD	C-D	29	0.18	3	YES - Current	Vacant		2	1
030-431-05	CBD	C-D	29	0.08	2	YES - Current	Vacant		1	
030-431-07	CBD	C-D	29	0.06	1	YES - Current	Vacant		1	
<b>Total</b>		<b>C-D</b>		<b>6.68</b>				<b>33</b>	<b>53</b>	<b>36</b>
029-262-16	CO	C-O	29	0.74	15	YES - Current	Vacant	12	3	
488-030-09	CO	C-O	29	0.50	10	YES - Current	Vacant	10		
<b>Total</b>		<b>C-O</b>		<b>1.24</b>				<b>22</b>	<b>3</b>	<b>0</b>
488-275-02	RE	R-1-10	4	0.23	1	YES - Current	Vacant		1	
<b>Total</b>		<b>R-1-10</b>		<b>0.23</b>				<b>0</b>	<b>1</b>	<b>0</b>
029-031-32	RLD	R-1-6	7.5	0.08	1	YES - Current	Vacant		1	
029-062-25	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
029-070-25	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
029-070-27	RLD	R-1-6	7.5	0.10	1	YES - Current	Vacant		1	
029-091-01	RLD	R-1-6	7.5	0.19	1	YES - Current	Vacant		1	
029-092-18	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
029-281-03	RLD	R-1-6	7.5	0.17	1	YES - Current	Vacant		1	
029-354-06	RLD	R-1-6	7.5	0.16	1	YES - Current	Vacant		1	
030-442-22	RLD	R-1-6	7.5	0.20	1	YES - Current	Vacant		1	
030-442-40	RLD	R-1-6	7.5	0.31	1	YES - Current	Vacant		1	
030-442-41	RLD	R-1-6	7.5	0.39	2	YES - Current	Vacant		1	1
030-471-11	RLD	R-1-6	7.5	0.17	1	YES - Current	Vacant		1	
030-471-13	RLD	R-1-6	7.5	0.22	1	YES - Current	Vacant		1	
030-471-15	RLD	R-1-6	7.5	0.15	1	YES - Current	Vacant		1	
030-481-15	RLD	R-1-6	7.5	0.11	1	YES - Current	Vacant		1	
030-481-19	RLD	R-1-6	7.5	0.09	1	YES - Current	Vacant		1	



Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
030-481-20	RLD	R-1-6	7.5	0.06	1	YES - Current	Vacant		1	
030-491-15	RLD	R-1-6	7.5	0.11	1	YES - Current	Vacant		1	
487-010-11	RLD	R-1-6	7.5	77.37	406	YES - Current	Vacant		203	203
487-010-47	RLD	R-1-6	7.5	19.29	101	YES - Current	Vacant		50	51
487-010-48	RLD	R-1-6	7.5	17.60	92	YES - Current	Vacant		46	46
487-010-49	RLD	R-1-6	7.5	18.26	95	YES - Current	Vacant		47	48
487-010-50	RLD	R-1-6	7.5	19.38	101	YES - Current	Vacant		50	51
487-221-02	RLD	R-1-6	7.5	0.15	1	YES - Current	Vacant		1	
487-231-15	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
487-231-16	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
487-231-17	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
487-231-18	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
487-290-05	RLD	R-1-6	7.5	0.87	4	YES - Current	Vacant		2	2
487-343-08	RLD	R-1-6	7.5	0.15	1	YES - Current	Vacant		1	
487-351-01	RLD	R-1-6	7.5	0.15	1	YES - Current	Vacant		1	
487-351-02	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
487-351-03	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
487-351-04	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
488-010-03	RLD	R-1-6	7.5	19.56	102	YES - Current	Vacant		51	51
488-010-06	RLD	R-1-6	7.5	12.46	65	YES - Current	Vacant		32	33
488-010-07	RLD	R-1-6	7.5	13.28	69	YES - Current	Vacant			69
488-010-08	RLD	R-1-6	7.5	7.37	38	YES - Current	Vacant		19	19
488-010-32	RLD	R-1-6	7.5	34.22	179	YES - Current	Vacant		89	90
488-020-19	RLD	R-1-6	7.5	0.12	1	YES - Current	Vacant		1	
489-032-04	RLD	R-1-6	7.5	0.19	1	YES - Current	Vacant		1	
489-032-22	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	

Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
489-033-13	RLD	R-1-6	7.5	0.07	1	YES - Current	Vacant		1	
489-033-14	RLD	R-1-6	7.5	0.22	1	YES - Current	Vacant		1	
489-033-50	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
489-033-52	RLD	R-1-6	7.5	0.14	1	YES - Current	Vacant		1	
489-042-07	RLD	R-1-6	7.5	0.16	1	YES - Current	Vacant		1	
489-042-08	RLD	R-1-6	7.5	0.16	1	YES - Current	Vacant		1	
489-042-11	RLD	R-1-6	7.5	0.16	1	YES - Current	Vacant		1	
490-020-04	RLD	R-1-6	7.5	77.11	404	YES - Current	Vacant		202	202
<b>Total</b>		<b>R-1-6</b>		<b>322.64</b>				<b>0</b>	<b>829</b>	<b>866</b>
487-050-63	RLD	R-1-8	7.5	64.08	336	YES - Current	Vacant		168	168
488-020-25	RE	R-1-8	7.5	18.89	99	YES - Current	Vacant		49	50
488-231-01	RLD	R-1-8	7.5	0.13	1	YES - Current	Vacant		1	
488-232-06	RLD	R-1-8	7.5	0.18	1	YES - Current	Vacant		1	
489-020-14	RLD	R-1-8	7.5	37.81	198	YES - Current	Vacant		99	99
489-020-23	RLD	R-1-8	7.5	19.71	103	YES - Current	Vacant		52	51
489-020-24	RLD	R-1-8	7.5	35.28	185	YES - Current	Vacant		92	93
489-020-33	RLD	R-1-8	7.5	16.83	88	YES - Current	Vacant		44	44
489-020-36	RLD	R-1-8	7.5	26.93	141	YES - Current	Vacant		70	71
489-020-37	RLD	R-1-8	7.5	24.35	127	YES - Current	Vacant		63	64
<b>Total</b>		<b>R-1-8</b>		<b>244.20</b>				<b>0</b>	<b>639</b>	<b>640</b>
029-393-04	RMD	R-2	14.5	0.09	1	YES - Current	Vacant		1	
029-393-15	RMD	R-2	14.5	0.15	1	YES - Current	Vacant		1	
029-402-01	RMD	R-2	14.5	0.31	3	YES - Current	Vacant		1	2
029-402-02	RMD	R-2	14.5	0.20	2	YES - Current	Vacant		1	1
029-402-06	RMD	R-2	14.5	0.30	3	YES - Current	Vacant		3	
029-403-13	RMD	R-2	14.5	0.14	1	YES - Current	Vacant		1	

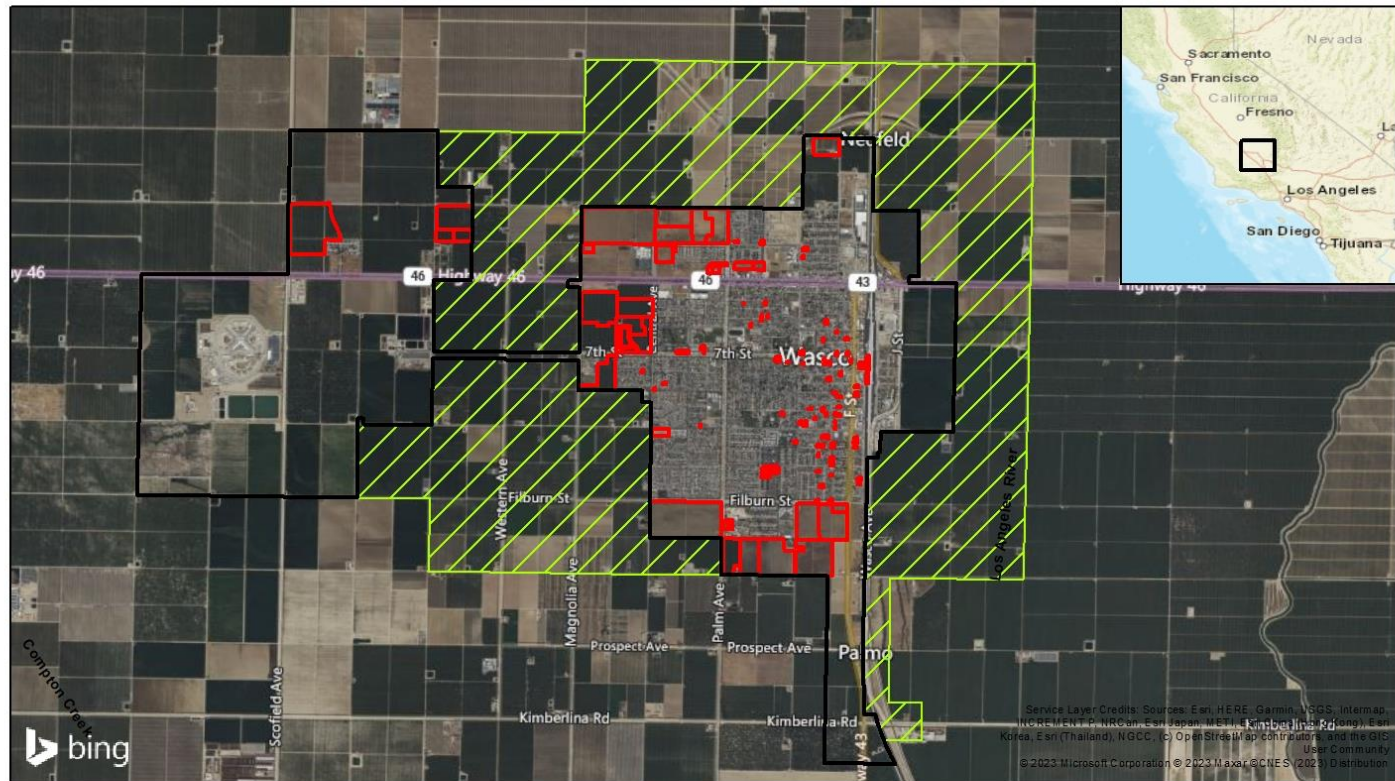
Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
030-180-16	RMD	R-2	14.5	0.09	1	YES - Current	Vacant		1	
030-261-06	RMD	R-2	14.5	0.27	2	YES - Current	Vacant		2	
030-291-02	RMD	R-2	14.5	0.15	1	YES - Current	Vacant		1	
030-342-05	RMD	R-2	14.5	0.33	3	YES - Current	Vacant		1	2
030-362-05	RMD	R-2	14.5	0.16	1	YES - Current	Vacant		1	
030-382-06	RMD	R-2	14.5	0.19	2	YES - Current	Vacant		1	1
030-391-08	RMD	R-2	14.5	0.14	1	YES - Current	Vacant		1	
030-391-11	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
030-391-12	RMD	R-2	14.5	0.11	1	YES - Current	Vacant		1	
030-401-07	RMD	R-2	14.5	0.13	1	YES - Current	Vacant		1	
030-411-08	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
030-431-10	RMD	R-2	14.5	0.06	1	YES - Current	Vacant		1	
030-482-03	RMD	R-2	14.5	0.16	1	YES - Current	Vacant		1	
030-482-05	RMD	R-2	14.5	0.24	2	YES - Current	Vacant		1	1
030-492-17	RMD	R-2	14.5	0.12	1	YES - Current	Vacant		1	
030-502-03	RMD	R-2	14.5	0.16	1	YES - Current	Vacant		1	
030-502-06	RMD	R-2	14.5	0.08	1	YES - Current	Vacant		1	
030-502-07	RMD	R-2	14.5	0.08	1	YES - Current	Vacant		1	
487-040-59	RMD	R-2	14.5	2.55	25	YES - Current	Vacant		13	12
487-040-60	RMD	R-2	14.5	4.00	40	YES - Current	Vacant		20	20
488-161-01	RMD	R-2	14.5	0.27	2	YES - Current	Vacant		1	1
488-161-02	RMD	R-2	14.5	0.23	2	YES - Current	Vacant		1	1
488-161-03	RMD	R-2	14.5	0.23	2	YES - Current	Vacant		1	1
488-161-04	RMD	R-2	14.5	0.28	2	YES - Current	Vacant		1	1
489-010-04	RMD	R-2	14.5	0.24	2	YES - Current	Vacant		1	1
489-171-02	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	

Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
489-171-04	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-171-07	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-171-08	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-171-12	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-172-01	RMD	R-2	14.5	0.09	1	YES - Current	Vacant		1	
489-172-04	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-172-06	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-172-07	RMD	R-2	14.5	0.09	1	YES - Current	Vacant		1	
489-172-09	RMD	R-2	14.5	0.09	1	YES - Current	Vacant		1	
489-172-11	RMD	R-2	14.5	0.09	1	YES - Current	Vacant		1	
489-172-12	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-172-13	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-172-14	RMD	R-2	14.5	0.11	1	YES - Current	Vacant		1	
489-172-16	RMD	R-2	14.5	0.12	1	YES - Current	Vacant		1	
489-172-17	RMD	R-2	14.5	0.10	1	YES - Current	Vacant		1	
489-174-18	RMD	R-2	14.5	0.88	8	YES - Current	Vacant		4	4
490-010-04	RMD	R-2	14.5	3.62	36	YES - Current	Vacant		18	18
<b>Total</b>		R-2		<b>17.76</b>				<b>0</b>	<b>103</b>	<b>66</b>
487-010-76	RHD	R-3	29	2.76	55	YES - Current	Vacant	19	18	18
487-290-15	RHD	R-3	29	1.64	33	YES - Current	Vacant	33		
487-290-16	RHD	R-3	29	1.00	20	YES - Current	Vacant	20		
487-330-03	RHD	R-3	29	0.42	8	YES - Current	Vacant		4	4
487-400-13	RHD	R-3	29	8.21	166	YES - Current	Vacant	166		
489-020-35	RHD	R-3	29	3.84	78	YES - Current	Vacant	78		
<b>Total</b>		R-3		<b>17.87</b>				<b>316</b>	<b>22</b>	<b>22</b>
487-010-58	RR	R-R	2	13.24	18	YES - Current	Vacant		9	9

Assessor's Parcel Number	General Plan Designation	Zoning	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Realistic Capacity (70 percent)	Infrastructure	Existing Use	Lower Income (VL/L)	Moderate Income	Above Moderate Income
487-050-20	RR	R-R	2	6.37	8	YES - Current	Vacant		4	4
487-050-21	RR	R-R	2	25.17	35	YES - Current	Vacant			35
487-050-41	RR	R-R	2	6.67	9	YES - Current	Vacant		5	4
489-020-55	RR	R-R	2	1.36	2	YES - Current	Vacant		1	
489-020-57	RR	R-R	2	1.10	2	YES - Current	Vacant		1	
<b>Total</b>		R-R		<b>53.91</b>				<b>0</b>	<b>20</b>	<b>52</b>
<b>Total</b>				<b>664.52</b>				<b>371</b>	<b>1670</b>	<b>1682</b>



**Figure B-1  
Housing Inventory Locations**

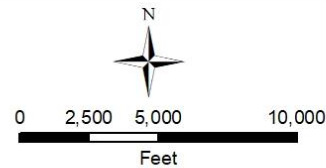


**Figure B-1 - Housing Inventory Locations**

City of Wasco 2023-2031 HEU

**Legend**

- Wasco City Limits
- Sphere of Influence
- Site Inventory Location



Map Date: 7/20/2023

**Please Start Here, Instructions in Cell A2, Table in A3:B17**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables. Sites Inventory Form, Version 2.3, Updated April 5, 2023.

**General Information**

Jurisdiction Name

Housing Element Cycle

**Contact Information**

First Name

Last Name

Title

Email

Phone

**Mailing Address**

Street Address

City

Zip Code

**Website**

--

Form Fields

WASCO

6th

Keri

Cobb

Community Development Director

[kecobb@cityofwasco.org](mailto:kecobb@cityofwasco.org)

6617587200

764 E Street

Wasco

93280

<https://www.cityofwasco.org/>

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Kern County jurisdictions, please format the APNs as follows: 999-999-99-99

Jurisdiction Name	Site Address/Intersection	Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly Owned	Site Status	Identified in Last Two Planning Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
WASCO	Griffin Ave and 7th St	93363	029-112-08-05-0		CBD	C-D	10	29	0.470396	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		5		10			
WASCO	93003 7th St and S St	93363	030-071-03-02-6		CBD	C-D	10	29	0.294114	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	7415 G ST	93363	030-071-04-04-8		CBD	C-D	10	29	0.172678	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	747 G ST	93363	030-071-05-02-0		CBD	C-D	10	29	0.173801	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	7th St and G St	93363	030-071-14-05-3		CBD	C-D	10	29	0.172678	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	725 G ST	93363	030-072-01-05-3		CBD	C-D	10	29	0.162678	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		15		15			
WASCO	8th St and G St	93363	030-072-04-05-6		CBD	C-D	10	29	0.484845	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		10		10			
WASCO	G St and 7th St	93363	030-072-04-05-6		CBD	C-D	10	29	0.484845	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		10		10			
WASCO	948 F ST	93363	030-091-12-08-8		CBD	C-D	10	29	0.172678	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	943 F ST	93363	030-091-13-01-1		CBD	C-D	10	29	0.172678	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	954 F ST	93363	030-091-13-01-9		CBD	C-D	10	29	0.184817	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	942 F ST	93363	030-091-13-01-1		CBD	C-D	10	29	0.120542	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	F St and 9th St	93363	030-091-21-04-4		CBD	C-D	10	29	0.167034	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	F St and 9th St	93363	030-091-22-07-0		CBD	C-D	10	29	0.090146	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	F St and 9th St	93363	030-091-22-07-0		CBD	C-D	10	29	0.090146	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	540 E ST	93363	030-120-08-08-8		CBD	C-D	10	29	0.260198	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	540 E ST	93363	030-120-08-08-8		CBD	C-D	10	29	0.260198	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	907 7TH ST	93363	030-130-10-00-6		CBD	C-D	10	29	0.172691	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	930 8TH ST	93363	030-150-01-00-6		CBD	C-D	10	29	0.304471	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		3		3			
WASCO	930 7TH ST	93363	030-150-01-00-6		CBD	C-D	10	29	0.171195	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	1007 7TH ST	93363	030-151-00-06-9		CBD	C-D	10	29	0.184298	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	7th St and D St	93363	030-132-07-00-0		CBD	C-D	10	29	0.382423	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		4		4			
WASCO	725 D ST	93363	030-132-08-00-3		CBD	C-D	10	29	0.202663	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		3		3			
WASCO	126B E ST	93363	030-411-02-00-1		CBD	C-D	10	29	0.181637	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	725 E ST	93363	030-411-02-00-1		CBD	C-D	10	29	0.174836	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2			
WASCO	1005 POTOSI DR	93363	030-431-00-00-6		CBD	C-D	10	29	0.079339	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Power and E St	93363	030-431-07-00-2		CBD	C-D	10	29	0.041345	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	77th St and Birch Ave	93363	029-292-04-00-0		C-D	C-D	10	29	0.741561	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		12		12			
WASCO	2334 7TH ST	93363	030-486-00-00-2		C-D	C-D	10	29	0.507196	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		10		10			
WASCO	2709 CHAPMAN VINE LN	93363	030-487-10-00-8		RL	RL-10	3.5	7.5	4.220713	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Power and Maple Ave	93363	029-031-00-00-0		RL	RL-10	3.5	7.5	0.143181	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Power and Frontal Ave	93363	029-032-25-00-4		RL	RL-10	3.5	7.5	0.143023	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1908 7TH ST	93363	029-070-26-00-3		RL	RL-10	3.5	7.5	0.130783	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	4th St and Poplar Ave	93363	029-070-27-00-9		RL	RL-10	3.5	7.5	0.104133	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	305 PINEVALE AV	93363	029-091-07-00-8		RL	RL-10	3.5	7.5	0.196951	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1014 5TH ST	93363	029-092-16-00-3		RL	RL-10	3.5	7.5	0.145491	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Dak Ave and 7th St	93363	029-281-03-00-7		RL	RL-10	3.5	7.5	0.167338	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	4th St and 11th St	93363	029-334-04-00-7		RL	RL-10	3.5	7.5	0.102469	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1245 BROADWAY ST	93363	029-403-13-00-4		RMD	R-2	7.5	14.5	0.440412	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Power and F St	93363	030-442-22-00-5		RL	RL-10	3.5	7.5	0.208095	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Power and F St	93363	030-442-22-00-5		RL	RL-10	3.5	7.5	0.208095	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	Power and F St	93363	030-442-41-00-0		RL	RL-10	3.5	7.5	0.382423	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1005 11TH ST	93363	030-471-14-00-5		RL	RL-10	3.5	7.5	0.144229	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1009 11TH ST	93363	030-471-14-00-1		RL	RL-10	3.5	7.5	0.226112	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1005 11TH ST	93363	030-471-15-00-4		RL	RL-10	3.5	7.5	0.147072	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1006 11TH ST	93363	030-481-15-00-0		RL	RL-10	3.5	7.5	0.159749	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	14th St and Broadway St	93363	030-481-19-00-2		RL	RL-10	3.5	7.5	0.050063	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	14th St and Broadway St	93363	030-481-19-00-2		RL	RL-10	3.5	7.5	0.050063	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	1009 15TH ST	93363	030-491-15-00-3		RL	RL-10	3.5	7.5	0.109838	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1			
WASCO	2879 GARDNER AV	93363	047-107-10-00-0		RL	RL-10	3.5	7.5	77.371056	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	203	203	406				
WASCO	Griffin Ave and Palm Ave	93363	047-107-10-00-0		RL	RL-10	3.5	7.5	77.371056	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	203	203	406				
WASCO	Griffin Ave and Palm Ave	93363	047-107-10-00-0		RL	RL-10	3.5	7.5	77.371056	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	203	203	406				
WASCO	Griffin Ave and Central Ave	93363	047-010-00-00-5		RL	RL-10	3.5	7.5	19.370629	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	60	60	120				
WASCO	Griffin Ave and Central Ave	93363	047-010-00-00-5		RL	RL-10	3.5	7.5	19.370629	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	60	60	120				
WASCO	Griffin Ave and Stone St	93363	047-021-00-00-8		RL	RL-10	3.5	7.5	0.144535	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	1		1				
WASCO	Mariposa St and Griffin Ave	93363	047-031-15-00-7		RL	RL-10	3.5	7.5	0.143181	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	1		1				
WASCO	Mariposa St and Griffin Ave	93363	047-031-15-00-0		RL	RL-10	3.5	7.5	0.139992	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	1		1				
WASCO	Mariposa St and Griffin Ave	93363	047-031-17-00-3		RL	RL-10	3.5	7.5	0.139992	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	1		1				
WASCO	Mariposa St and Griffin Ave	93363	047-031-18-00-6		RL	RL-10	3.5	7.5	0.144073	Vacant	YES	Current	NO - Privately-Owned Available	Used in Two Consecutive Prior Housing Elements - Vacant	1		1				
WASCO	PHENIXVILLE AV	93363	047-143-00-0-0-3		RL																















































<b>Zoning Designation</b> From Table A, Column G and Table B, Columns L and N (e.g., "R-1")































