



CITY OF MARICOPA

HOUSING ELEMENT 2015-2019 (DRAFT)

City Council

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TABLE OF CONTENTS

CHAPTER ONE – INTRODUCTION	2
Housing Element Intent.....	2
State Housing Element Law.....	2
State Required Local Program Strategy	2
General Plan Consistency	2-3
Scope of Research and Analysis	3
Organization of the Housing Element.....	3-4
Application and Flexibility of the Document.....	4
CHAPTER TWO -EVALUATION OF PREVIOUS HOUSING ELEMENT	5
Housing Element Goals and Programs 2009	5
Housing Element Policies 2009	5-9
Housing Element Programs 2009.....	9-12
Housing Conservation and Rehabilitation 2009.....	12-14
CHAPTER THREE - POPULATION AND HOUSING DATA	15
Population Characteristics.....	15
a. Number of Inhabitants.....	15-17
b. Age Characteristics	18
c. Household Trends	18
d. Household Size	19
e. Overcrowding.....	19
f. Income	20
g. Housing Affordability and Overpayment of Rent.....	21
h. Sales Cost.....	22
i. Rental Cost.....	22
Special Needs Groups.....	24
Elderly.....	24
Disabled Population	25
Persons with Development Disabilities	27
Large Households.....	28
Extremely Low-Income Households	29
Female Heads of Household	29
Farm Workers	30
Homeless.....	32
Employment, City of Maricopa and Kern County.....	33
Commute.....	33-34

Jobs/Housing Ratio	34-35
Housing Unit Characteristics and Their Relationship to Housing Need.....	36
Housing Units.....	36
Occupied Households.....	36
Housing Stock Characteristics	37
Vacancy Rates	38
Housing Conditions.....	38
Updated Housing Stock Conditions	39
Residential Building Permits.....	39
CHAPTER FOUR - LAND FOR HOUSING/CONSTRAINTS TO HOUSING PRODUCTION.....	41
Overview and Housing Sites.....	41
Future Housing Needs.....	41-42
Progress toward Meeting the RHNA	42
Land Availability	43
Public Services	46
Water.....	46
Sanitary Sewer.....	46-47
Water and Sewer Priority.....	47
Public Safety.....	47
Schools.....	47
Building and Housing Costs	47-48
Permit Processing Times.....	48
Permit Processing and Residential Development Fees.....	48
Constraints.....	44
Fees, Single Family.....	49
Fees, Multi-Family.....	49-50
Constraints.....	50
Governmental Constraints.....	50
Local Land Use Constraints.....	50
Density Bonus.....	52
Zoning for Lower Income Households.....	52
Market Demand.....	52
Land Prices.....	53
Financial Feasibility.....	53
Information based on Project Experiences.....	54
Street Standards.....	54
Curbs and Sidewalk.....	55
General Utility Concerns.....	55
Non-Governmental Constraints.....	57
Land Costs.....	57
Site Improvement Costs.....	57
Construction Costs.....	58

Finance Charges.....	58
Sales and Marketing.....	58
Taxes.....	58
Profit.....	59
Low Income Housing Conversions.....	59
CHAPTER FIVE – ENERGY CONSERVATION.....	60
Factors Affecting Energy Use.....	60
Existing Conservation Programs.....	60
Relationships between Homes, Services and Jobs.....	61
Efficiency in Individual Homes	62-63
CHAPTER SIX - GOALS, POLICIES, AND PROGRAMS	64
Affordable Housing Supply	64-67
Conservation and Rehabilitation.....	67
Preservation, at-Risk Units.....	68
Special Needs.....	68
The Homeless.....	69
Conservation Energy Program	70
Equal Opportunity	70
CHAPTER SEVEN -PUBLIC PARTICIPATION	73
Public Hearing	74
Notice of Public Hearing/.....	74
APPENDIX.....	65
Kern Regional Housing (Maricopa) Data Report	

TABLES AND FIGURES

Table 3-1 Kern County Population, 2010.....	15
Table 3-2 Kern County Population Trends and Projections, 2000-2023	16
Table 3-3 Maricopa Population, Comma and Household Size Projection.....	16
Table 3-4 Maricopa Population by Race	17
Table 3-5 City of Maricopa Age Characteristics	18
Table 3-6 City of Maricopa Household Trends	18
Table 3-7 Overcrowded Households	19
Table 3-8 City of Maricopa Household Income	20
Table 3-9 Income Levels, Kern County.....	20
Table 3-10 Home Overpaying by Area Median Income Bracket	21
Table 3-11 Maricopa Housing Cost.....	22
Table 3-12 Maricopa Rental Market Comparison	22

Table 3-13 Housing Affordability	23
Table 3-14 Special Needs Population by Group	24
Table 3-15 Elderly Occupied Units	24
Table 3-16 Persons with a Disability by Employment Status.....	26
Table 3-17 Persons with a Disability by Age and Type	26
Table 17A Developmentally Disabled Residents by Age.....	27
Table 3-18 Tenure by Household Size.....	28
Table 3-19 Female Heads of Household.....	29
Table 3-20 Migrant Farm Workers Seasonal Centers	30
Table 3-21 Summary of Farmworker Housing in Kern County.....	31
Table 3-22 Migrant Farm Workers Seasonal Centers	31
Table 3-23 Joe Serna Farmworker Projects in Kern County.....	32
Table 3-24 Employee Housing Facilities.....	32
Table 3-25 Employment by Industry.....	33
Table 3-26 Travel Time to Work.....	34
Table 3-27 Jobs/Housing Ratio.....	35
Table 3-28 Total Housing Units	36
Table 3-29 Total Housing Units by Type.....	36
Table 3-30 Housing Units by Type.....	37
Table 3-31 City of Maricopa Age of Housing Stock.....	37
Table 3-32 Number of Housing Units, Occupied/Vacant.....	38
Table 3-33 City of Maricopa Housing Conditions	39
Table 3-34 Residential Building Permits, City of Maricopa 2008 – 2015	39
Table 4-1 Maricopa Regional Housing Needs Allocation 2013 – 2023	42
Table 4-2 Site Analysis Undeveloped Parcels and Land Areas	44
Table 4-3 Land Inventory	45
Table 4-4 Permits	48
Table 4-5 Types of Housing Permitted in Residential Zones.....	49
Table 4-6 Zoning and Setbacks, Residential Zones.....	51
Table 4-7 Height Limits/Parking Requirements	51
Table A Affordable Rent to Market Rent Comparison	53
Table B Land Cost Per Unite.....	53
Table C Metropolitan Statistical Area Developed Low Cost Housing	54
Table 4-8 Residential Street Pavement Design Criteria.....	55
Table 4-9 Potential Fee Schedule, Community Development	56

CHAPTER ONE - INTRODUCTION

Housing Element Intent

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

- Provide comprehensive housing-related information through compilation of data from numerous sources.
- 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.
- Act as a tool for coordination between governmental bodies and the local building industry.
- Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies.
- 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.
- 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.

State Housing Element Law

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

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

State Required Local Program Strategy

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

General Plan Consistency

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California

Government Code, Section 65583[c] [6] [B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. A review of the city's current General Plan shows consistency of this Housing Element with all other General Plan elements and with existing city policies and programs. The City will maintain this consistency in the future by ensuring that General Plan amendments are evaluated for consistency with all this Housing Element.

Scope of Research and Analysis

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

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

In preparing the Housing Element, various sources of information were consulted. The Kern County Council of Governments (Kern COG) developed a data packet for jurisdictions in Kern County that contains much of the information required for Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another data source that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Kern COG data packet, DOF data, and other local sources were used in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required by HCD in the Housing Element. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where 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 Maricopa, some of the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as an illustration of general proportion or scale.

Organization of the Housing Element

- Chapter 1 states the relationship of the General Plan Housing Element to California state law. It also states the overall intent of the Housing Element and how the Housing Element is consistent with the remainder of the General Plan, and provides an overview of the organization of the 2015-2023 Housing Element.
- Chapter 2 reviews and evaluates the previous Housing Element's goals, policies, and programs related to the effectiveness of the element and the appropriateness of the goals, policies, and

programs. Determinations are made where the previous Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the 2015-2023 Housing Element.

- Chapter 3 discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.
- Chapter 4 discusses land that is available for housing development and the City infrastructure capacity.
- Chapter 5 describes market, governmental and non-governmental constraints which may limit adequate housing development.
- Chapter 6 identifies goals, policies, and programs and quantified objectives relative to housing needs identified in previous chapters.
- Chapter 7 describes public participation conducted for the 2015-2023 Housing Element.

Application and Flexibility of the Document

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

CHAPTER TWO - EVALUATION OF PREVIOUS HOUSING ELEMENT

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

Section 65588 (a) (1): "Appropriateness of goals, objectives and policies" - Based on the above analysis, a determination has been made to keep the program as is, modify, or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2015 Housing Element.

Section 65588 (a) (2): "Effectiveness of the Element" - The City of Maricopa 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 Maricopa 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.

Housing Element Goals and Programs 2009

The following section highlights the various goals for the City of Maricopa's 2009 Housing Element which were intended to provide continuing supply of affordable housing to meet the needs of existing and future Maricopa residents in all income categories.

Housing Element Policies 2009

A-1: The City shall adopt policies, programs and procedures to try to achieve its fair share regional housing allocation, including the numbers of units for each income classification.

Analysis: The City has no policies in effect that would impede achieving its regional housing allocation including the number of units for each income classification. Regrettably, because of its small size, lack of amenities and its remote desert location, this has not resulted in drawing additional housing development to Maricopa. This is demonstrated by the fact that the city has averaged less than one new home per year for at least the past five years.

Continue: The City will continue to maintain policies that encourage achievement of its regional housing allocation including the number of units for each income classification during the 2015-2023 planning cycle. However, as noted above, the city has averaged less than one newly constructed home per year for at least the past five years and does not anticipate a change in building activity during the current planning cycle.

A-2: The City shall pursue land annexation to enable an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.

Analysis: The owners of nearby areas of unincorporated county have no interest in annexing to the city. Because of city's lack of resources, i.e. total General Fund Budget of less than \$300,000 annually, the city does not pursue adverse annexations nor does it have funds to provide services to annexed areas.

Discontinue: This strategy has proven impractical and unsuccessful. Given that city's population has increased from 1121 in 1920 to 1178 in 2015, an increase of 5.08% in 95 years and given that an average of less than one new residential building permit has been issued in each of the past five years, it is apparent that development in Maricopa, whether residential, commercial or industrial, is sparse at best and virtually non-existent at worst. Annexation of additional land will not change this.

A-3: The City shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.

Analysis: City has no adopted policies that would add unnecessarily to the cost of housing construction in the City of Maricopa. There are no impact fees imposed by the city and minimal connection fees for sanitary sewer service in those areas of the city served by sanitary sewers. Subdivision improvement requirements are similar to those required in other cities in Kern County and something less than those required by many cities in California. Notwithstanding these conditions, development...residential or otherwise... has not been forthcoming in this community for at least the past 20 years for reasons cited above. Nonetheless, city welcomes development proposals that may be forthcoming.

Continue: The City will continue to maintain policies that minimize the cost of developing new housing and consistent with responsible municipal financial practice during the 2015-2023 planning cycle.

A-4: The City shall give high priority for permit processing to low-income residential projects.

Analysis: Thus far, this policy has generated no interest in housing development here Maricopa. The city has never received a proposal for a low income residential project. Although the city has contracted with Kern County for plan check and construction inspection services, the amount of time necessary to permit a project in Maricopa is substantially less than elsewhere.

Continue: Lack of favorable results notwithstanding, the City will continue this policy during the 2015-2023 planning cycle.

A-5: The City shall continue to support the efforts of the Kern County Housing Authority within the city.

Analysis: As a practical matter, this policy has proven ineffective. At present, the Kern County Housing Authority states that it has no programs within the corporate limit of the City of Maricopa or indeed on the entire West Side of Kern County nor does it contemplate any such programs in the foreseeable future.

Continue: The City will continue the policy of cooperating with the Kern County Housing Authority in any low-moderate income housing programs the Authority may establish or facilitate within the City of Maricopa.

A-6: The City shall, through the Kern County Housing Authority or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low-income households.

Analysis: This policy has had no practical impact on housing in the City of Maricopa given that the Kern County Housing Authority has expressed no interest in establishing housing programs in Maricopa nor have there ever been any non-profit or for-profit developers who have expressed an interest in residential development in the city. Additionally, the city has insufficient resources to apply for federal or state funds that require a local match.

Continue: Although this policy too has proven ineffective to date, the city will continue the policy through the 2015-2023 planning cycle.

A-7: The City shall continue to provide Section 8 assistance to eligible households through the Kern County Housing Authority.

Analysis: This effort has been ill-conceived from the beginning. The city has no involvement in the Kern County Housing Authority's Section 8 program. And while some Maricopa residents or potential residents may qualify for this program, the city is not privy to that information. Moreover, because of excess demand the Housing Authority's Section 8 applicant list has been closed for approximately three years.

Discontinue: This goal has no practical purpose or means of implementation.

A-8: The City's future Redevelopment Agency shall utilize at least 20% of all tax increment proceeds for low and moderate income housing, in accordance with State law. Furthermore, portions of residential projects in the redevelopment area shall be developed for very low, low and moderate-income households, as required by State law.

Analysis: 1) The State of California has abolished Redevelopment Agencies. Thus an RDA cannot be established in Maricopa. 2) Additionally, Redevelopment Agencies were 100 percent dependent on tax increment revenue for financial resources. In the absence of any increase in assessed value arising from development, a Redevelopment Agency has no revenue and thus has no program. Given static development in Maricopa for at least the past 20 years, declining assessed valuation and steadily diminishing property tax revenue a Maricopa Redevelopment Agency was never a feasible approach to housing, development or redevelopment in this community.

Discontinue: This is a meaningless policy that is now no longer legally or practically possible to accomplish.

A-9: All new housing projects of 10 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units.

In cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.

Analysis: There has been no development proposal contemplating the construction of multiple units in this community for the past 20 years or more. In the absence of such proposals, this policy has proven less than effective even though it remains in effect as an incentive to build such housing.

Continue: This policy shall remain in effect during the 2015-2023 planning cycle

A-10: Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.

Analysis: In the absence of any proposals for development, this policy too has proven ineffective in improving the city's housing supply.

Continue: This policy shall remain in effect during the 2015-2023 planning cycle.

A-11: Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.

Analysis: This policy notwithstanding, there has never been a government subsidized or incentivized housing project constructed in Maricopa nor has the city ever received a proposal for such a project.

Continue: This policy will remain in effect during the 2015-2023 planning cycle.

A-12: The City shall require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.

Analysis: Although this policy remains in effect, there has never been a density bonus incentivized housing project proposed or constructed in Maricopa.

Continue: This policy will remain in effect during the 2015-2023 planning cycle.

A-13: The City shall encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.

Analysis: Although this policy remains in effect, there have been no multi-family housing projects constructed in Maricopa in at least the past 20 years nor does the city anticipate any such construction in the foreseeable future

Continue: This policy will remain in effect through the 2015-2023 planning cycle.

A-14: The City shall allow dwellings to be rehabilitated that do not meet current lot size requirements, setbacks, yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and/or safety.

Analysis: This policy has met with limited success, Given that the median income in Maricopa is \$32,639 (Source: 2009-2013 American Community Survey 5 Year Estimate) extensive housing rehabilitation is beyond the means of many, if not most, residents. Even though such projects are sometimes undertaken, few would be impacted by existing zoning ordinances.

Continue: This policy will remain in effect through the 2015-2023 planning cycle

Housing Element Programs 2009

A-1: The city shall initiate annexation proceedings with the Local Agency Formation Commission to add to the available land supply. Expected outcome of this effort is` new land available for residential development.

Analysis: This program has proven unsuccessful. As previously noted, the owners of nearby areas of unincorporated county have no interest in annexing to city. Because of city's lack of resources, i.e. total General Fund Budget of less than \$300,000 annually, city does not pursue adverse annexations nor does it have funds to provide services to annexed areas.

Discontinue: This strategy has thus proven impractical and unsuccessful in years past for the reasons stated herein. In the absence of additional revenue and a major change in attitude of residents in unincorporated areas adjacent to Maricopa, city has no reason to believe this program would succeed if continued.

A-2: The city shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the cost of correcting such deficiencies will be identified and priorities will be set.

Analysis: Maricopa has substantial service deficiencies for existing areas of city. The city has insufficient funds to quantify these deficiencies and to estimate cost of reducing or eliminating these deficiencies. Maricopa is confronted with virtually no increase in assessed valuation over a multi-year period, a total of five businesses within the city and a total General Fund Budget of less than \$300,000 annually. This means that city has limited police services, limited planning, building and code enforcement services as well as limited public works/maintenance services. City provides sewer services to only the core area of the city with a degraded system more than 50 years old. As a totally practical matter, the cost of improving these services is in the \$10 million plus range with only limited grant funds available. The chances of correcting these deficiencies is nil given that the median income of Maricopa families is \$32,639 annually (Source: 2009-2013 American Community Survey 5 Year Estimate).

Continue: City will continue to evaluate adequacy of services and facilities on an ongoing basis. However, as a purely pragmatic matter, city does not expect improvement in services or facilities in the absence of a substantial increase in revenue.

A-3: City compliance with California State law allowing: second units in residential zones; mobile homes and manufactured housing in all residential zones; density bonuses for subdivisions that include an affordable housing component in conformance with state law; and relief from setback, parking, and other site development regulations, where feasible, for projects that include an affordable housing component. The City will promote the use of secondary units by providing a public awareness campaign to property owners, builders and developers.

Analysis: This program has had zero impact on housing availability. Although City is in full compliance with this effort, additional housing development has not been forthcoming for at least the past 20 years. Based on historical data, there is little reason to anticipate a change in this condition during the 2015-2023 planning cycle. Again, because of its small size, lack of amenities and its remote desert location, the ease of development in Maricopa has not resulted in drawing additional housing development to the community.

Continue: Current and anticipated circumstance notwithstanding, city will continue these Program for the foreseeable future. However, given Maricopa's circumstance, there is little probability of favorable results.

A-4: The city shall require a 30-year continued affordability condition in projects that receive a density bonus that also utilize government funds. As an additional incentive, projects that do not use any government monies may be eligible for bonuses if the units have at least 20 years of continued affordability. The City will ensure all options comply with State density bonus laws.

Analysis: This program has been implemented. However, there have been no housing developments constructed in Maricopa, affordable or non-affordable, with or without density bonuses, with or without government monies in at least the past 20 years. Thus, the program has been unsuccessful in improving the city's housing stock or conditions.

Continue: City will continue this program for the foreseeable future. Once again, however, given Maricopa's circumstance, there is little probability of favorable results.

A-5: The city requires that new housing projects of at least 10 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation (as determined from the building permit). Such fees are deposited into trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units. These monies are collected to provide low or no-interest loans to allow additions to existing rental or ownership units for low income households. The City will, as in program 4, ensure all options comply with State density bonus laws

Analysis: Like so many other useful programs to encourage the construction of affordable housing, this program has proven ineffective. There has never been a new housing project of more than 10 units on any land in the city of Maricopa. In the absence of such units, there are no fees. In the absence of fees, there are no funds available to provide housing assistance.

Continue: Current circumstance notwithstanding, city will continue this program for the foreseeable future with or without results.

A-6 The City shall through a staff liaison continue to work with the Kern County Housing Authority, Self Help Housing Corporations, or other non-profit agencies and firms to secure funds through state and federal programs for development of new low income housing, and rehabilitation and/or room additions for existing low income households. The City will coordinate with the County applications for new funding and will provide letters of support and technical support to nonprofits. A report will be provided annually to the city council on progress in the endeavor.

Analysis: Kern County Housing Authority has no programs in Maricopa at present nor does it contemplate such programs in the immediate future. At present, KCHA is engaged in housing efforts in low/moderate communities in the unincorporated area in Northern Kern County. Moreover, city is unaware of any state or federal programs provide grants for low income housing without a local match which the city has no resources to provide or without specific project proposals of which there have been none in Maricopa.

Discontinue: Given the Kern County Housing Authority's lack of programs existing or contemplated in Westside Communities and given the lack of city matching funds and developer interest, this is an impractical program that should be discontinued.

A-7: The City's Redevelopment Agency (as planned) shall use a portion of its funds to develop low income housing, and rehabilitate and/or provide room additions for existing low income households.

Analysis: As previously noted, the State of California has abolished Redevelopment Agencies. Thus an RDA cannot be established in Maricopa. 2) Additionally, Redevelopment Agencies were 100 percent dependent on tax increment revenue for financial resources. In the absence of an increase in assessed value arising from development, a city has no tax increment meaning that its Redevelopment Agency has no revenue and thus has no program. Given static development in Maricopa for at least the past 20 years, a Redevelopment Agency was never a feasible approach to housing or development in this community. This approach was obviously unsuccessful in procuring additional housing in Maricopa.

Discontinue: Given the change in legal environment and the practical impediments confronting a potential RDA in Maricopa in terms of revenues, this program will be abolished.

Housing Conservation and Rehabilitation 2009

To conserve and rehabilitate the City's current stock of affordable housing;

B-.1: The City shall fund its redevelopment agency rehabilitation loan program to low income households as redevelopment monies become available.

Analysis: There is no Redevelopment Agency for reasons noted above. Thus, there are no RDA funds for a housing set-aside. Thus, this is an undoable program.

Discontinue: This program will be abolished for the reasons set forth herein above.

B-2: The City shall continue to coordinate with the Housing Authority to maintain Section 8 rent subsidies.

Analysis: As previously noted, this program has been ill-conceived from the beginning. The city has no involvement in the Kern County Housing Authority's Section 8 program. And while some Maricopa residents or potential residents may qualify for this program, the city is not privy to that information nor did the Housing Authority have information readily available during a recent consultation. Moreover, because of excess demand the Housing Authority's Section 8 applicant list has been closed for approximately three years.

Continue: City will continue to coordinate with Kern County Housing Authority even though the Housing Authority has advised that it has no existing projects in the Maricopa area nor does it anticipate Housing Authority activity in this area in the foreseeable future.

B-3: The City shall apply for CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.

Analysis: Although the city will continue to pursue this program, the city has insufficient resources to apply for CDBG funding for housing nor does it have the resources necessary to administer such grants at this time. Nonetheless, if grants without a "matching funds" requirement become available and if city can marshal sufficient resources to apply for and administer such grants if awarded, city will pursue housing grant funding through HCD and other sources

Continue: City will continue to consider CDBG application for housing funds if it has the staff resources and financial resources to do so.

B-4: Private financing of the rehabilitation of housing shall be encouraged.

Analysis: City has policies in place to encourage rehabilitation of existing substandard housing in Maricopa. Nonetheless, rehabilitation efforts are limited, presumably because of the comparatively modest income of area homeowners, low property values and the cost/benefit of such rehabilitation. Non-resident landlords using marginal housing units in Maricopa as a "cash cow" have little interest in investing in improving units unless forced to do so. Moreover, because of low property values, banks are not particularly inclined to finance such projects in Maricopa.

Continue: City will continue to encourage rehabilitation of substandard housing units through the 2015 - 2023 planning cycle.

B-5: The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

Analysis: City contracts for Code Enforcement services with Kern County and has limited resources to pursue abatement of problem areas. Because of the practical limitations of a \$300,000 total general fund budget, it has no funds whatsoever to provide relocation services. Thus, city will pursue rehabilitation of substandard dwellings without taking action to trigger relocation expenses.

Continue: City will continue to pursue abatement of unsafe structures within the constraints of its budget throughout the 2015-2023 planning cycle.

B-6: The demolition of existing multi-family housing shall be allowed only when a) the structure(s) is found to be substandard and unsuitable for rehabilitation; b) tenants are provided reasonable notice and an opportunity to purchase the property; and c) relocation assistance is provided.

Analysis: Although city encourages rehabilitation of property, it has not pursued demolition of multi-family housing during the past planning cycle nor will it pursue such demolition in the foreseeable future given that it hasn't the resources to provide relocation benefits to displaced tenants as noted above.

Continue: City will continue this program through the 2015-2023 planning cycle even though it is unlikely to require demolition of units for the reasons cited herein.

CHAPTER THREE - POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and the region. This section discusses the components of housing need. The components include the trends between 2000 and 2010 (and other more recent data when available) in Maricopa's population, households, employment base, and the type of housing units available. Comparisons are made to countywide statistical data.

The analysis that follows is divided into four major subsections:

- Population Characteristics analyzes the City of Maricopa in terms of individual persons and identifies population trends that may affect future housing needs.
- Household Characteristics analyzes Maricopa by households, or living groups, to see how past and expected household changes will affect housing needs.
- Employment analyzes individual persons in Maricopa by occupation and employment sources.
- Housing Unit Characteristics and Their Relationship to Housing Need analyzes the housing units in Maricopa by availability, affordability, and condition. This information can be used to help identify programs needed to ensure that the existing and future housing stock meets the housing needs of every segment of the city's population.

Analysis in each of these subsections provides data upon which decisions concerning programs and policies for the provision of adequate housing in the City can be made.

Population Characteristics

Number of Inhabitants

Table 3-1 shows current population estimates for Maricopa, Kern County, and other incorporated places within Kern County. The 2010 Census estimated 1,154 residents in the City of Maricopa, a decline of 19 people or about 1.6 percent of the City's population from 2000.

Table 3-1
Kern County Population, 2010
Source: 2010 US Census

City	Population
Arvin	19,304
Bakersfield	347,483
California City	14,120
Delano	53,041
Maricopa	1,154
McFarland	12,707
Ridgecrest	27,616
Shafter	16,988
Taft	9,327
Tehachapi	14,414
Wasco	25,545
Total Incorporated	541,699
Unincorporated	297,932
Kern County Total Population	839,631

Table 3-2 and Table 3-3 compares the actual and anticipated growth rate of Kern County communities. As noted below, Kern COG projects that Maricopa will continue to remain comparatively static over the next 10 years, reaching a population of 1,180 by the year 2023. This represents an increase of just 15 people projected over the eight-year period, or approximately one percent growth during the 2015-2023 planning period.

Table 3-2
Kern County Population Trends and Projections, 2000-2023
Source: 2010 US Census, California Department of
Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Jurisdiction	2000	2010	2013	2023	Pct Increase form 2015-2023
Kern County	661,649	839,631	857,882	1,110,00C	29.4
Arvin	12,956	19,30~	19,960	26,600	33.3
Bakersfield	253,562	347,483	359,221	409,30C	13.9
California City	8,838	14,120	13,150	19,30C	46.8
Delano	40,036	53,041	51,963	64,100	23.3
Maricopa	1,173	1,154	1,165	1,200	3
McFarland	9,932	12,707	12,577	15,700	24.8
Ridgecrest	25,103	27,6H	28,348	32,100	13.2
Shafter	13,045	16,988	17,029	28,400	66.7
Taft	8,975	9,32	8,911	11,900	33.5
Tehachapi	10,861	14,414	13,313	16,900	26.9
Wasco	21,604	25,545	25,710	34,700	3.5

Table 3-3
Maricopa Population, Housing, and Household Size Projections, 2000-2023
Sources, U.S. Census 2010; California Department of finance E-5 Estimates

	2000	2010	2012	2013	2023	2013-2023	
						Net Change	Change
Total Population	1,173	1,154	1,163	1,165	1,180	15	1
Group Quarters Population							0
Household Population	1,173	1,154	1,163	1,165	1,180	15	1
Households	414	414	414	410	410		0
Average Household Size	2.83	2.79	2.81	2.84	2.88	0.04	1

Table 3-4 reflects the City of Maricopa's population by race.

Table 3-4 Maricopa Population by Race
Source: 2010 U.S. Census

Total Population	1,154	100.0
One Race	1,116	96.7
White	958	83.0
Black or African American	1	0.1
American Indian and Alaska Native	27	2.3
Asian	16	1.4
Asian Indian	0	0.0
Chinese	2	0.2
Filipino	10	0.9
Japanese	4	0.3
Korean	0	0.0
Vietnamese	0	0.0
Other Asian	0	0.0
Native Hawaiian and Other Pacific Islander	2	0.2
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	1	0.1
Other Pacific Islander	1	0.1
Some Other Race	112	9.7
Two or More Races	38	3.3
White; American Indian and Alaska Native	25	2.2
White; Asian	0	0.0
White; Black or African American	4	0.3
White; Some Other Race	6	0.5

Age Characteristics

Table 3-5 notes that the median age in Maricopa from 2010 U.S. Census data is 39.4 years, an increase of three years or 8.2 percent over the 2000 median age of 36.4 years. As previously noted, the 2010 Census estimated 1,154 residents in the City of Maricopa, a decline of 19 people or about 1.6 percent of the City's population from 2000.

Table 3-5
City of Maricopa Age Characteristics 2010
Source: 2010 U.S. Census

Total population	1,154	100.0
Under 5 years	82	7.1
5 to 9 years	73	6.3
10 to 14 years	79	6.8
15 to 19 years	120	10.4
20 to 24 years	64	5.5
25 to 29 years	58	5.0
30 to 34 years	53	4.6
35 to 39 years	59	5.1
40 to 44 years	82	7.1
45 to 49 years	96	8.3
50 to 54 years	88	7.6
55 to 59 years	78	6.8
60 to 64 years	87	7.5
65 to 69 years	54	4.7
70 to 74 years	32	2.8
75 to 79 years	22	1.9
80 to 84 years	10	0.9
85 years & over	17	1.5

Household Trends

Table 3-6 indicates that the number of households, average number of persons per household, and total population in households have all increased in the City of Maricopa between 2000 and 2010.

Table 3-6
City of Maricopa Household Trends, 2000-2010
Source: 2010 US Census

Year	Households	Population in Households	Average Household Size
2000	404	1,111	2.75
2010	414	1,154	2.79

Household Size

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

Table 3-6 above demonstrates that average household size in Maricopa was 2.75 persons per unit in 2000 and increased to 2.79 persons per unit in 2010. Based on data from Kern COG, Kern County's average household size was substantially higher than Maricopa, increasing from 3.03 to 3.15 from 2000 to 2010.

Overcrowding

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. The definition used in this Housing Element is 1.01 or more persons per room. As shown in Table 3-7, 22 households of the total occupied housing units in Maricopa are overcrowded, of which 9 are severely overcrowded. Thus, approximately 5.5 percent of occupied housing units in Maricopa are overcrowded to one degree or another.

Table 3-7
Overcrowded Households
Source: 2000-2012 American Community Survey 5 Year Estimates B24014

Owner occupied:			235
0.50 or less occupants per room			137
0.51 to 1.00 occupants per room			84
1.01 to 1.50 occupants per room			11
1.51 to 2.00 occupants per room			3
2.01 or more occupants per room			0
Renter occupied:			165
0.50 or less occupants per room			93
0.51 to 1.00 occupants per room			64
1.01 to 1.50 occupants per room			2
1.51 to 2.00 occupants per room			6
2.01 or more occupants per room			0
Owner Occupied	Overcrowded	1.01 or more	14
Renter occupied	Overcrowded	1.01 or more	8
Total overcrowded			22
Owner Occupied	Severely Overcrowded	1.5 or more	3
Renter occupied	Severely Overcrowded	1.5 or more	6
Total severely overcrowded			9

Income

Assuming ample housing opportunities are available, the major factor which constrains the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. Median income of a community is one key indicator used to determine housing needs. Median income is a statistic which marks the halfway point in a community's income distribution. Fifty percent of all households earn more than the median; fifty percent earn less. Table 3-8 shows Maricopa household income distribution. A total of 9 percent of the city's households earn less than \$15,000 per year, and 8.8 percent earn less than \$10,000 annually. At the upper end of the spectrum, 15 percent of Maricopa households earn \$100,000 or more. Twenty-Eight percent of Maricopa households earn between \$35,000 and \$75,000 per year.

Table 3-8
City of Maricopa Household Income
Source: 2008-2012 American Community Survey

Income Range	Number of Total Households	Percent of Total Households
Less than \$10,000	35	8.8
\$10,000 to \$14,999	36	9.0
\$15,000 to \$24,999	77	19.3
\$25,000 to \$34,999	63	15.8
\$35,000 to \$49,999	45	11.3
\$50,000 to \$74,999	67	16.8
\$75,000 to \$99,999	48	12.0
\$100,000 to \$149,999	15	3.8
\$150,000 to \$199,999	14	3.5
\$200,000 or more	0	0

The Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) have established five income classifications using the county median as a guideline for defining housing needs. The current 2014 Kern County limits are shown in Table 3-9. Incomes are specifically defined as follows:

Table 3-9
Income Levels for Kern County

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750
Above Moderate	<\$48,650	<\$55,600	<\$62,550	<\$69,500	<\$75,050	<\$80,600	<\$86,200	<\$91,750
Area								
\$57,90								

Extremely Low-Income: Less than 30 percent of the county median; Very Low Income: 31 to 50 percent of the county area median; Low Income: 51 to 80 percent of the county area median; Moderate Income: 81 to 120 percent of the county area median; Above Moderate Income: More than 120 percent of the county area median.

The median income in Maricopa is \$32, 639 which makes much of the community an extremely low, very low or low income community. The age of the housing stock is often correlated with income. In Maricopa, the lack of development for the past 20 years or more, results in most of the community living in older housing stock.

Housing Affordability and Overpayment of Rent

Affordability is calculated assuming a household can pay up to 30 percent of its monthly income toward housing. Table 3-10 identifies the maximum monthly housing costs affordable to households in Maricopa by income group.

The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. Maximum rents and sales prices are shown, respectively, that are affordable to extremely low-, very low-, low-, and moderate- income households. Affordability is based on a household spending 30 percent or less of its total household income for shelter and is based on the maximum household income levels established by HCD (Table 3-9).

State and federal standards for housing overpayment are defined as an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and health care. It is recognized, however, that moderate- and above moderate-income households are generally capable of paying a larger proportion of their income on housing. Therefore, estimates of housing overpayment generally focus on low-income groups.

As shown in Table 3-10, 14 renters (3.4 percent) were overpaying for shelter. Of the 14 renters overpaying, 10 renter households had income less than \$18,020. At the same time, only 4 owner households with incomes less than \$18,020 were overpaying.

Table 3-10
Households Overpaying by Area Median Income Bracket 2010
Source: HUD Enterprise GIS Portal CPD Maps

	All occupied housing		Owner- occupied		Renter- Occupied Housing	
Income Range	Number	Pct of Total Housing	Number	Pct of Total Housing	Number	Pct Of Total Housing
Extremely low (0-30 AMI Less than \$10,810	4	1	4	1		0
Very Low (30-50 AMI) \$10,310 to \$18,020	14	3.4	4	1	10	2.4
Low (50-80 AMI) \$18,020 to \$28,830	4	1		0	4	1
Moderate (80-120) \$28,830 to \$36,040	4	1	4	1		0
Total	26	6.3	12	2.9	14	3.4

The Kern COG Regional Housing Needs Allocation (RHNA) plan has allocated 34 housing units as Maricopa's 2013-2023 regional housing shares for low- and very low-income households.

Sales Cost

The median home sale price of an existing home in Maricopa was \$77,200 in 2012 (Table 3-11). While Kern County has seen an increase in housing prices of 25.9 percent in 2012-2013., the price of housing in Maricopa has remained relatively static. Approximately 53.29% of Maricopa homes are owned, compared to 37.42% rented, while 9.3% are vacant. A median-priced home in Maricopa would not be affordable to extremely or very low-income families but would be affordable to other income categories. Overall, there are housing options available to all income categories with a greater supply for those with higher incomes.

Rental Costs

Examining the rental housing market as seen in Table 3-12 is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities.

Table 3-11
Maricopa Housing Cost
Source: 2008-2012 American Community Survey
5 Year Estimates, Tables 825,077 and 825,058

Median Value	\$77,200
Median Contract Rent	\$ 612

Table 3-12
Maricopa Rental Market Comparison
Source: Realtor.Com Market Summary

Beds	Inventory	Maricopa	Kern County	California
2	0	\$600	\$783	\$3,108
3	0	\$800	\$1,286	\$4,045

Although the monthly cost of rental housing is important, most landlords require the first and last month rental payment plus a security deposit prior to moving in. Many landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, often the actual cost of moving into a rental unit is a greater burden.

According to the 2014 RCD income limits (Table 3-13), a very low-income household of four could afford up to \$709 a month for rent. If this household lived in a two-bedroom unit in Maricopa, according to the rental survey, this household would be paying approximately \$600 a month. This would be affordable to someone in the low-income category. While these figures indicate that the city has a number of affordable housing units for low income households, additional units are needed for those households in the extremely low and very low income categories.

Table 3-13
Housing Affordability

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	\$12,150	\$13,900	\$15,650	\$17,350
Monthly income	\$1,013	\$1,158	\$1,304	\$1,446
Max. monthly rent	\$304	\$348	\$391	\$434
Max. sales price	\$41,812	\$47,251	\$58,129	\$63,568
Very Low				
Annual income limit	\$20,300	\$23,200	\$26,100	\$28,350
Monthly income	\$1,692	\$1,933	\$2,175	\$2,363
Max. monthly rent	\$508	\$580	\$653	\$709
Max. sales price	\$79,886	\$90,764	\$107,081	\$117,960
Low				
Annual income limit	\$32,450	\$37,050	\$41,700	\$46,300
Monthly income	\$2,704	\$3,088	\$3,475	\$3,858
Max. monthly rent	\$811	\$926	\$1,043	\$1,158
Max. sales price	\$134,277	\$156,033	\$177,790	\$199,546
Moderate				
Annual income limit	\$48,650	\$55,600	\$62,550	\$39,500
Monthly income	\$4,054	\$4,633	\$5,213	\$5,792
Monthly rent	\$1,216	\$1,390	\$1,564	\$1,738
Max. sales price	\$204,986	\$237,620	\$270,255	\$302,890

Source: HCD Income Limits 2014; Monthly mortgage calculation and maximum sales price calculation:
<http://www.realtytrac.com/vcapps>

Notes: Affordable monthly rent assumes 30 of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10 down payment, 30-year fixed rate mortgage at 4.25 annual interest rate.

Special Needs Groups

Table 3-14 Summarizes Maricopa’s Special Needs population by group.

Table 3-14
 Special Needs Population by Group
 Source: U.S. Census 21008-2012 American Community
 Survey 5 Year Estimates

Special Needs Group	Number
Households With Seniors	99
Senior Headed Households	186
Renter Occupied	23
Owner Occupied	164
Single Father Household Population	37
Single Mother Household Population	76
Farm Worker Population	73
College Student Population	19
Disabled Population	236

Elderly

There are 82 housing units occupied by householder’s age 65 years and older in Maricopa, 30.6 percent of occupied housing units. (See Table 3-15); of the elderly householders, 74 own their housing units, this represents 84% of the elderly population. While only 14 (16%) of elderly householders rent.

Table 3-15
 Elderly Occupied Units
 Source: U.S. Census Bureau, 2010 Census

TENURE BY AGE OF HOUSEHOLD	NO	PCT
Owner Occupied Units	268	100
65 years and over	82	30.2
65 to 74 years	50	18.7
75 to 84 years	22	8.2
85 years and over	10	3.7
Renter-occupied housing units	146	100
65 years and over	11	7.5
65 to 74 years	8	5.5
75 to 84 years	2	1.4
85 years and over	1	0.7

As occupants leave the units occupied by elderly people living alone, those units will re-enter the City of Maricopa's housing market. Senior citizens on fixed incomes that rent apartment units are very vulnerable to rising rents. There are 82 householders, 30.2 percent of all householders in Maricopa are over age 65 as of the 2010 census. Similarly, there are 11 renters over age 65 at the time of the 2010 census which totals 7.6 of all renters in the city.

Most of the senior citizens in Maricopa share their homes with other family members. Elderly parents may be living with their adult children or involved in similar arrangements. These units are often overcrowded; some of these people might prefer to live alone or in a separate unit near the main house ("granny flats") if such units were available and affordable.

Disabled Population

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities often prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (lowered countertops, grab bars, adjustable shower heads, etc.), and special sensory devices including smoke alarms and flashing lights.

Any of the heads of household in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants. Table 3-16 and 3-17 show persons with a disability by employment status and persons with a disability by age and type respectively.

Table 3-16
 Persons with a Disability by Employment Status
 Source: 2014 American Community Survey C18120

Total	715
In the Labor Force	453
Employed	341
With a Disability	45
No Disability	296
Unemployed	112
With a Disability	6
No Disability	106
Not in Labor Force	262
With a Disability	99
No Disability	163

Table 3-17
 Persons with a Disability by Age and Type, 2010
 Source: 2010 Census P041

Total disabilities tallied:	606
Total disabilities tallied for people 5 to 15 years:	22
Sensory disability	0
Physical disability	4
Mental disability	14
Self-care disability	4
Total disabilities tallied for people 16 to 64 years:	441
Sensory disability	49
Physical disability	110
Mental disability	35
Self-care disability	18
Go-outside-home disability	75
Employment disability	154
Total disabilities tallied for people 65 years and over:	143
Sensory disability	21
Physical disability	53
Mental disability	19
Self-care disability	20
Go-outside-home disability	30

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City 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. Developmentally disabled persons in Maricopa area as identified in the 2000 U.S. Census, Table P041 are included in Table 3-17 above.

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

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based point of entry to services for people with developmental disabilities.

Services for developmentally disabled persons is also available through the Taft Area Retarded Citizens (Taft ARC) in the nearby city of Taft which is six miles east of Maricopa and through the Bakersfield Area Retarded Citizens (BARC) in the city of Bakersfield which is approximately 35 miles east of Maricopa. Maricopa itself has no facilities to assist developmentally disabled persons. The Kern Regional Center is one of 21 regional centers in the State of California that provides point of entry services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Kern Regional Center, charged by the State of California with care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments provides a closer look at the disabled population.

Table 17A
City of Maricopa
Developmentally Disabled Residents, by Age

0-17 yrs.	18+ yrs.	Total Age
<10	10	>10

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, and special programs for home purchase. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types

of considerations that are important in serving this special needs group. 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.

Large Households

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

As shown in Table 3-18, of the 50 households reported in Maricopa consisting of five persons or more, 18 (36 percent) were owner occupied and 32 (64 percent) were renter occupied.

Table 3-18
 Tenure by Household Size (Including Large Households)
 Source 2010 – 2014 American Community Survey 5 Year Estimates

Maricopa, California		
	Estimate	Margin of Error
Total:	395	+/-41
Owner occupied:	232	+/-41
1-person household	61	+/-23
2-person household	94	+/-29
3-person household	30	+/-20
4-person household	29	+/-16
5-person household	12	+/-12
6-person household	6	+/-7
7-or-more person household	0	+/-12
Renter occupied:	163	+/-36
1-person household	27	+/-17
2-person household	43	+/-21
3-person household	18	+/-14
4-person household	43	+/-22
5-person household	12	+/-15
6-person household	10	+/-12
7-or-more person household	10	+/-11

Extremely Low-Income Households

The City of Maricopa must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the City's very low-income 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 an extremely low-income housing need. In other words, of the 160 very low-income housing needed, the City is estimating 80 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The 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 families, or female-headed households) and require supportive housing services.

Female Heads of Household

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination.

Table 3-19 illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 14.4 percent of all households in the city.

Table 3-19
Female Heads of Household, 2010
Source: 2008-2012 American Community
Survey 5-Year Estimates, Table 817012

Householder Type	Number	Pct
Female Headed Householders	76	28.1
Female Head with Own Children	55	20.4
Female Head without Children	21	7.8
Total Householders	270	100.0
Female Head Householders Under Poverty Level	40	14.8
Total families Under the Poverty Level	72	26.7

Farm Workers

As noted in Table 3-20 below, California has 802, 622 farm workers, 101,884 or 12.7 percent of whom are located in Kern County. Housing dedicated to this segment of works is relatively limited totaling 1632 units as shown in Table 3-21, Summary of Farm Worker Housing in Kern County. The majority of these housing units are not proximate to the city of Maricopa, being primarily in the northern part of the county in the Shafter, Wasco, McFarland and Delano areas as well as in the Bakersfield area as shown in Table 3-22; 3-22 and 3-23 respectively. These communities are a substantial distance from Maricopa. Two other communities, Arvin and Lamont are in the eastern portion of the Valley approximately 40 miles and 50 minutes drive-time from Maricopa.

There is no agriculture within the City of Maricopa at present. However, there is extensive farming activity east of Maricopa on an area known as Maricopa Flats as well as 20 miles west of the city in the unincorporated communities of Cuyama and New Cuyama. Because of this activity, farmworkers constitute part of the area's population. The 2008-2010 ACS 3-Year Estimates indicates that 73 Maricopa residents are employed in the "agriculture, forestry, fishing, and hunting, and mining" industries in the Maricopa area.

At present, there are no obvious barriers to farmworker housing in Maricopa. However, it is uncertain as to whether the city's zoning code is consistent with California law regarding farmworker housing. This being the case, the city will review its zoning code to assure compliance and to initiate amendments if necessary. See Program AP-05

Table 3-20

Migrant Farmworker Seasonal Centers				
County	Address	City	Migrant Center	Units
Kern	8701 Sunset Blvd	Bakersfield	Arvin Migrant Center	88
Kern	17213 Central Valley Highway	Shafter	Shafter Migrant Center	88

Table 3-21

Summary of Farmworker Housing in Kern County			
County	Employee Housing Facilities	Farmworker Housing Grant Units	OMS Migrant Centers
KERN	554	902	176

	2008-2012 American Community Survey 5-Year Estimates	EDD (2012)	USDA Census of Agriculture (2012)	Giannini Foundation of Agriculture, University of California, 2012
County	Agriculture, forestry, fishing and hunting, and mining	Agriculture, Forestry, Fishing and Hunting	Hired Farm Labor – Workers and Payroll	Workers with one Ag Job
California	381,116	398,920	465,422	802,622
Kern	48,348	54,038	34,501	101,884

Table 3-22

Migrant Farmworker Seasonal Centers				
County	Address	City	Migrant Center	Units
Kern	8701 Sunset Blvd	Bakersfield	Arvin Migrant Center	88
Kern	17213 Central Valley Highway	Shafter	Shafter Migrant Center	88

Table 3-23

Joe Serna Farmworker Projects in Kern County

City	County	Total Units
Bakersfield	Kern	79
Wasco	Kern	57
Bakersfield	Kern	27
Wasco	Kern	41
Delano	Kern	53
Wasco	Kern	34
Bakersfield	Kern	35
McFarland	Kern	17
Delano	Kern	62
Bakersfield	Kern	49
Wasco	Kern	51
Arvin	Kern	48
Lamont	Kern	50
Shafter	Kern	100

Table 3-24

Employee Housing Facilities

County	Facilities	Permanent Facilities	# of Permanent Employees	Seasonal Facilities	# of Seasonal Employees	Total Employees
Kern	16	16	458	0	0	458

Homeless

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

Maricopa's location off most main highways limits the number of transient homeless who pass through the community; however, in recent years numbers of chronic homeless persons are increasing in the city. There are a number of organizations which provide services to the homeless in the Maricopa area, but none provide emergency shelter. The Kern County Homeless Collaborative conducted a point-in-time survey regarding the homeless population in

Kern County. The countywide survey was completed on January 22, 2014. The survey found there were 6 homeless persons residing in Maricopa on that date.

Some local information was gathered about those using homeless services. This data is more qualitative but helps further describe the current situation for those who are homeless in Maricopa. The Salvation Army received 71 requests for assistance from homeless persons or those in fear of becoming homeless from approximately 50 individuals between January 1, 2014 and July 1, 2014. The Salvation Army provides emergency food four days a week, as well as other assistance including utility bill, prescription drug, and eye glass assistance. It serves between 10 and 25 clients per day. The Women's Shelter also provides emergency food and household items and reported providing motel rooms to homeless persons on occasion, but usually refers clients to other services for shelter. Other service providers include the Family Resource Centers, which supports families and children, and the Maricopa Senior Center.

The City has adopted an ordinance allowing Emergency Homeless Shelters within the city pursuant to Section 65583, Government Code. .

Employment, City of Maricopa and Kern County

Table 3-25 addresses the most recent information available for Maricopa's civilian employed population by industry category.

Table 3-25
Employment by Industry
Source: Kern Council of Governments
2008-2012 American Community Survey 5-Year Estimates, Table DP-03

Occupational Title	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, Mining	73	21.3
Construction	44	12.9
Manufacturing	6	1.8
Wholesale Trade	15	4.4
Retail Trade	39	11.4
Transportation, Warehousing and Utilities	16	4.7
Information	4	1.2
Finance and Insurance, Real Estate, Rental and Leasing	5	1.5
Professional, Scientific, Management and Administrative	27	7.9
Educational Services, Health Care and Social Assistance	62	18.1
Arts, Entertainment, Recreation, Accommodation and Food Service	25	7.3
Other Services, except Public Administration	16	4.7
Public Administration	10	2.9
Total, All Occupations	342	100.0

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. 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. This in turn affects a household's ability to occupy decent housing without being overburdened by cost.

Access to Highways 166, 33 and 119 enables workers to live in Maricopa and commute to Taft, Bakersfield or the nearby oil fields. Given the small size of Maricopa and the lack of businesses in the city, the majority of Maricopa's working citizens commute to jobs in these areas. Table 3-26 shows that the mean average one-way commute in Maricopa, California, takes 32 minutes. 81% of commuters drive their own car alone. 13.5% carpool with others. no one takes mass transit and 1.1% work from home.

Table 3-26
Travel Time to Work
Source: U.S. Census 2000

Commuting To Work	Number	Percentage
Drove Alone - Car, Truck, Van	282	81.0
Car Pooled - Car, Truck, Van	47	13.5
Public Transportation (including Taxicab)	0	0.0
Walked	12	3.4
Other Means	3	0.9
Worked At Home	4	1.1
Total Employed Population, 16 Year and Older	348	99.9
Mean Travel Time to Work in Minutes	32	

Jobs/Housing Ratio

The jobs/housing balance is the ratio of jobs in a city compared to the number of housing units in that city. The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work and how far they will have to commute. An unbalanced jobs/housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. Further examination of the jobs/housing balance would identify what future type industries are needed in a city or town, future trends of employment, the future wage indicators, needed future housing to match the projected incomes of new jobs, etc., and be a study in and of itself, beyond the scope of a Housing Element. If the jobs/housing ratio is greater than one, the city is likely to import workers. If the ratio is less than one, the city is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work in their city of residence compared to the number of housing units.

A perfect jobs/housing ratio results when the number of employed households working in a city is equal to the number of housing units in that city. However, there is no perfect scenario for a city, and what works in one area may not work in another. Table 3-27 shows the Jobs/Housing Ratio for the City of Maricopa. It is important to note, however, that although the city has a reasonable Job/Housing Ratio, the majority of people actually working within the corporate limit of the city is substantially less than statistics indicate and that the vast majority of people working in the Maricopa area are imported and commute from either the Greater Bakersfield area or from nearby Taft.

Table 3-27
Jobs/Housing Ratio
Source: 2010 Census, Kern COG Preliminary 2014 RTP

	2010	2013	2023	2010-2023 Net Change	2010-2023 Pct Change
Jobs	500	500	500		
Housing Units	466	464	500		
Jobs/Housing Ratio	1.07	1.08	0.08		

Housing Unit Characteristics and Their Relationship to Housing Need

Housing Units

Table 3-28 identifies the total housing units for Maricopa, Bakersfield and Kern County. The increase in the number of housing units from 2000 to 2010 in Maricopa was less than a single unit per year.

Table 3-28

	2000		2010	
Jurisdiction	Housing Units	Percent Change From 1990	Housing Units	Percent Change From 2000
Maricopa	460	Unknown	464	0.99
Bakersfield	88,262	26.5	120,725	26.9
Kern County	231,564	11	294,367	21.3

Total Housing Units, 2000-2010

Source: 2000 and 2010 US Census

Occupied Households

Table 3-29 identifies total occupied households, and owner- and renter-occupied households in the City of Maricopa.

Table 3-29
City of Maricopa
Total Housing Units by Type, 2010
Source: U.S. Census 2010 ESRI

Type	Number	Percent
Occupied Housing Units	414	88.8
Vacant Housing Units	52	11.2
For Rent	16	3.4
For Sale	5	1.1
Rented/Sold, Not Occupied	1	0.2
For Seasonal/Recreational or Occasional Use	7	1.5
For Migrant Workers		0.0
Other Vacant	23	4.9
Total Housing Units	466	100

Table 3-30
Housing Units by Type
Source: California Department of Finance, Table E-5

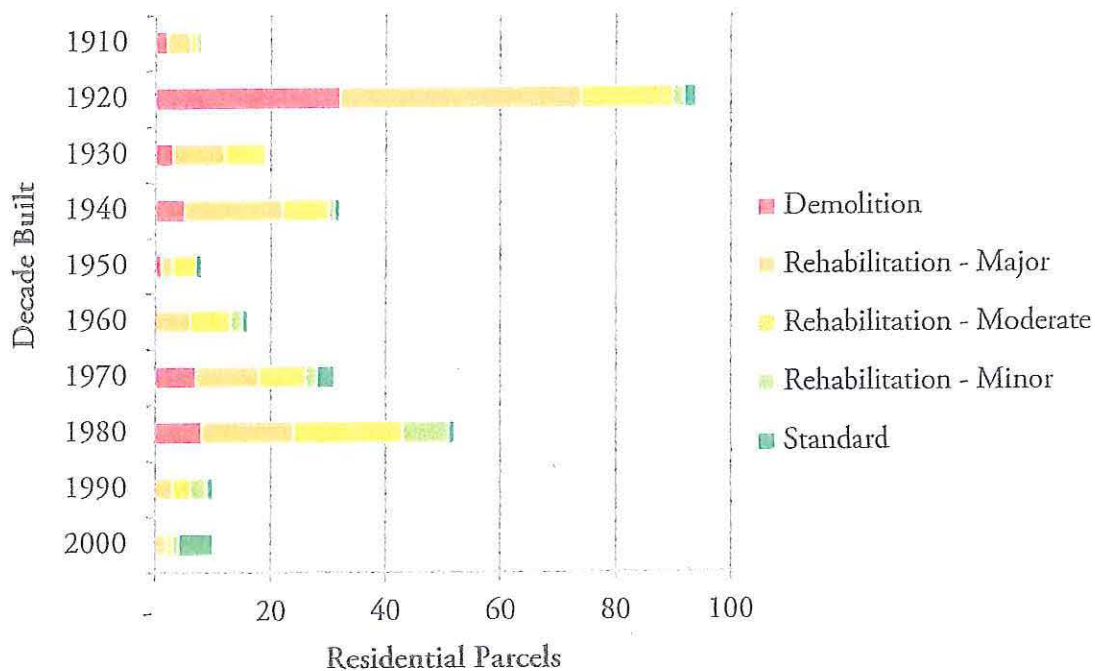
Type	Number	Percentage
Single Family Detached	186	40.1
Single Family Attached	3	0.6
Multi-Family, 2-4 Units	20	4.3
Multi-Family, 5 or More Units	0	0.0
Mobile Homes	257	55.0
Total Housing Units	466	100.0

HOUSING STOCK CHARACTERISTICS

Because land is readily available and comparatively inexpensive in Maricopa by state and Kern County standards, single-family dwelling units are the preferred dwelling unit type. This is also reflected in the vacancy rates.

The majority of housing units in the city were built after World War II (see Table 3-31). Approximately 76.3 percent of all the housing units in the city were built after 1980.

Table 3-31
City of Maricopa Age of Housing Stock
Source: KernCOG GIS Analysis from 2012 Housing Stock Conditions Report (Appendix A)
This data is an estimate of need for rehabilitation and replacement



Vacancy Rates

Considering information provided in Table 3-32, the total vacancy rate in 2010 was 11.2 percent for Maricopa. These vacancy rates include dilapidated units, seasonal units, units rented or sold and waiting for occupancy, units held for occasional use, and units held off the market for other reasons.

Table 3-32
Number of Housing Units, Occupied and Vacant 2010
Source: US 2010 Census, ESRI Business Analyst

7

Type	Number	Percent
Occupied Housing Units	414	88.8
Vacant Housing Units	52	11.2
For Rent	16	3.4
For Sale	5	1.1
Rented/Sold, Not Occupied	1	0.2
For Seasonal/Recreational or Occasional Use	7	0.0
For Migrant Workers	-	.0
Other Vacant	23	4.9
Total Housing Units	466	100

Housing Conditions

As a part of the development of the 2002 Housing Element, a citywide housing quality survey was conducted, which was completed in January 2002. A representative sample was completed for every census tract of significant residential use. The sample size was based on HCD's sampling requirements contained in HCD's Program Guidelines. The completed tabulation appears in Table 3-33.

The ratings are defined by HCD as:

- Sound - a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category. A sound unit will reflect 9 or less points on survey.
- Minor Rehabilitation - a unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.
- Moderate Rehabilitation - a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.
- Substantial Rehabilitation - a unit that requires replacement of several major systems and possible other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

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

Table 3-33
City of Maricopa Housing Conditions

	Units	Percentage
Sound	204	44.0
Minor Rehabilitation	120	25.9
Moderate Rehabilitation	26	5.30
Substantial Rehabilitation	50	10.8
Dilapidated	66	14.0
Total Housing Units	464	100.0

Updated Housing Stock Conditions

From 2008 to 2015, no single-family units were demolished.

Residential Building Permits

This section presents information on residential building permit activity for the local housing market area. It can be used to identify and analyze market trends and to project future building activity. Between January 1, 2008 and December 31, 2015 there were two homes constructed and two mobile homes sited in Maricopa. No further construction activity other than minor home improvements were undertaken in the city. More specifically, there were no other residential structures, no commercial structures, no industrial structures built over the seven year period cited herein.

From 2008 to 2015, no single-family units were demolished.

Table 3-34
Residential Building Permits City of Maricopa, 2008-2015
Source: City of Maricopa, 2015

Total New Housing	4
Single-Family Permits	2
Multi-Family Permits	0
Mobile Home Permits	2
Demolitions	0
Average Housing Units Per	0.5

Quantified Housing Objectives

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	5	2	2
Very-Low	6	3	2
Low	5	4	3
Moderate	6	4	3
Above Moderate	13	2	2
TOTALS	35	16	12

CHAPTER FOUR - LAND FOR HOUSING

Overview and Housing Sites

Maricopa is a rural city with relatively low housing costs compared to many areas of California. Over the past two decades Maricopa has remained essentially static with little growth shown or anticipated. Over the most recent five year period, Maricopa has issued an average of less than one permit annually for new single family residential construction and no permits for new multi-family residential construction. Because of a lack of interest by residential builders or developers, Maricopa has been unable to add housing of any kind including, but not limited to, multi-family housing or housing focused on special needs groups including seniors and those with disabilities.

As noted in Chapter 3, as of 2013, a median-priced home in Maricopa would be only marginally affordable to extremely or very low-income families but would be affordable to the low-moderate, and above moderate-income categories, or those making 80 percent or more of area median income. A family of four would need to make approximately \$42,840 to afford a \$136,500 house, the 2013 median sales price in Maricopa.

To determine whether Maricopa has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law (California Government Code Section 65583[c] [1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Also per state law the analysis of land looks at sites within the City's boundary.

Future Housing Needs

State law (California Government Code Section 65584) provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing need to each city and county. In Kern County, the Kern County Council of Governments (Kern COG) is the council of governments authorized under state law to identify existing and future housing needs for the region. Kern COG adopted a Regional Housing Needs Plan (RHNP) on June 19, 2014. This plan addresses the RHNA for the period from January 1, 2013, through December 31, 2023.

Kern COG's methodology is based on the regional numbers supplied by the California Department of Housing and Community Development (HCD). The numbers produced by HCD are provided to Kern COG in the form of a regional goal number, which is then broken into income categories. Kern COG is mandated to distribute the numbers to Kern County jurisdictions by income categories.

The RHNP allocation is a minimum needs number--cities and counties may plan for, and accommodate, a larger number of dwelling units than the allocation. The City must, however, use the numbers allocated under the RHNP to identify measures (policies and programs) that are consistent with these goals. While the City must also show how it will accommodate these units to be built, it is not obligated to build any of the units itself or finance their construction.

Table 4-1 provides a breakdown of Maricopa's share of the regional housing need by the affordability level/income category: extremely low, very low, low, moderate, and above moderate. Extremely low-, very low-, and low-income categories are often referred to as a group as lower-income. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these new units.

Table 4-1
2013-2023 Regional Housing Needs Allocation
Source: Kern COG 2014

Income	RHNA Allocation	
	Percentage	Number of Units
Very Low	30.0	11
Low	14.8	5
Moderate	16.4	6
Above Moderate	38.8	13
Total	100	35

State law requires jurisdictions to demonstrate that "adequate sites" will be made available over the planning period (2015-2023 for the Kern COG region) to facilitate and encourage sufficient housing sites are available for the RHNA. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. To that end, the Housing Element must inventory land suitable for residential development, including vacant and underutilized sites (if appropriate), and analyze the relationship of zoning and public facilities and services to these sites.

Progress Toward Meeting the RHNA

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Maricopa's share of regional housing needs as determined by Kern COG. As previously noted, Maricopa has issued an average of less than one single family residential building permit during each of the past five years and no multi-family building permits during the same period. The city attributes this to the fact that Maricopa is a comparatively isolated rural community with virtually no amenities and is within a 45 minute commute from Bakersfield and a 10 minute commute from the larger community of Taft. Additionally, the city has a general fund budget of less than \$300,000 per year which means that it has no funds available to partner with either private interests or public agencies in any type of low-moderate income housing effort. The following sections describe the somewhat modest city services available to Maricopa residents including sewer service which serves only the core area of the city. Lack of residential development during the past two decades suggests that residential developers are simply not interested in locating in Maricopa notwithstanding favorable developmental policies and comparatively low development cost within the city's jurisdiction.

Land Availability

The City of Maricopa follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites are outlined below. The inventory of available land as summarized in Tables 4-2 and detailed in Table 4-3 and shown on the accompanying map identifies the amount of zoned land available for residential development that may be utilized to meet the projected housing need through 2023. All of the sites in Table 4-2 were available during the Housing Element planning period and are still available currently. The analysis of vacant land is based upon current zoning of the parcels. The analysis of the parcels included in the land inventory (Table 4-3) rely on what the underlying zoning allows. For zones that allow more than one unit per site, 80 percent of maximum development capacity was used to estimate the realistic dwelling unit potential. This takes into account areas of a parcel that may be needed for infrastructure, access, and areas that may be less easy to develop due to slopes or other constraints.

The land currently within the city limits that is available for residential use, could generate up to 100 units. Table 4-3 summarizes the building potential of these sites and indicates the likely income category such construction would serve.

The city has several large parcels of vacant land within its existing limit that are currently zoned for Commercial land use. This land is not considered available for residential uses. The city's allocation under the Regional Housing Needs Assessment calls for constructing 35 housing units within the next eight years. Should development occur the city hopes that a significant portion of such development will be built as high and medium density residential units. Given the 20 years development history of Maricopa, this is not likely to occur

**Table 4-2
Site Analysis/Undeveloped Parcels and Land Areas**

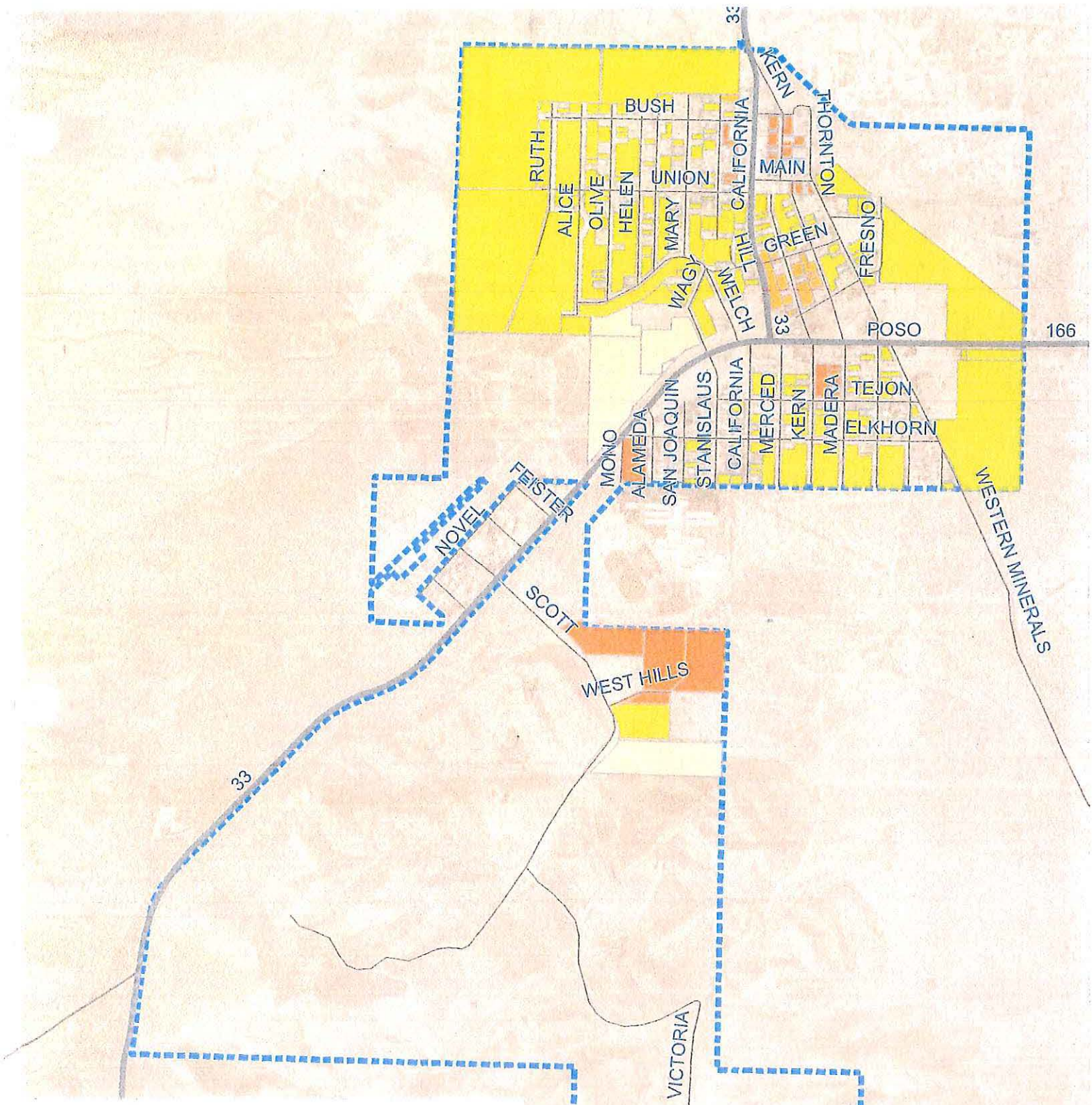
	APN#	EXISTING USE	ZONING	ALLOWABLE DENSITY	GP RESIDENTIAL	ACRES	INFRASTRUCTURE CAPACITY	POTENTIAL HOUSING UNITS	ON-SITE CONSTRAINTS
A	042 206 0600	Vacant	R-1	1/Lot	Single Family Residential	.13	YES	1	No sidewalks
B	042 216 0600	Vacant	R-3	10 to 15 du/ac	Multifamily Residential	.81	YES	6-10	No sidewalks
C	042 224 0900	Vacant	R-1	1/Lot	Single Family Residential	.42	YES	1	No sidewalks
D	042 251 1100	Vacant	R-2	10 to 15 du/ac	Light Multifamily Residential	1.25	YES	6	No sidewalks
E	042 242 0700	Vacant	DC	10 to 15 du/ac	Mix Use	.26	YES	2	Sidewalk Repairs
F	042 242 0400	Vacant	DC	10 to 15 du/ac	Mix Use	.18	YES	2	Sidewalk Repairs
G	042 111 1200	Vacant	R-1	1/Lot	Single Family Residential	1.51	YES	1	No sidewalks
H	042 064 2000	Vacant	R-1	1/Lot	Single Family Residential	.66	YES	1	No sidewalks
I	042 024 0200	Vacant	GC	10 to 15 du/ac	Mix Use	.42	YES	2	No sidewalks
J	239 520 0400	Vacant	R-3	10 to 15 du/ac	Multifamily Residential	15.50	YES	Over 50	Topography
K	042 040 0300	Vacant	R-1	1/Lot	Single Family Residential	14.37	YES	15-24	No sidewalks
L	042 176 0300	Vacant	R-1	1/Lot	Single Family Residential	.54	YES	2	No sidewalks
M	042 226 0100	Vacant	R-1	1/Lot	Single Family Residential	2.24	YES	2	No sidewalks
N	042 214 0100	Vacant	R-1	1/Lot	Single Family Residential	2.18	YES	2	No sidewalks
O	042 212 0900	Vacant	R-1	1/Lot	Single Family Residential	.68	YES	1	No sidewalks
P	042 232 0800	Vacant	R-1	1/Lot	Single Family Residential	.97	YES	3	No sidewalks
Q	042 104 0200	Vacant	R-1	1/Lot	Single Family Residential	.13	YES	1	No sidewalks
R	042 104 0300	Vacant	R-1	1/Lot	Single Family Residential	.13	YES	1	No sidewalks

Environmental Constraints – Vacant lots/parcels identified above do not have any immediate environmental constraints. At time of construction, the City will proceed with an environmental review that itemizes any constraints to the extent it is legally required to do so.

Methodology Calculations – Calculations were made based on the allowable density and recommendations from Scalzo Consulting, a planning firm.

**Table 4-3
Land Inventory**

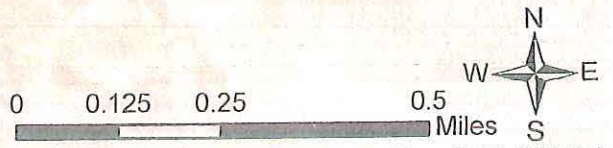
Zoning/Permitted housing type	Number of acres	Density range (units/acre)	Availability of services & facilities	Dwelling unit capacity Estimates
Single Family	2+	7	Will be provided as conditions of approval during construction of subdivisions	14
Multiple-family and rental	2+	10 to 15	In place	20
Mobile homes, mfd. housing,	0	0		0
Emergency shelter or transitional housing	Such facilities are conditional uses in R-2, R-3, and General Commercial zoning districts	Specified in conditional use permit	In place	Depends upon conditions specified in use permit
Sites with residential redevelopment potential (within time frame of element)	Many residences throughout the City may qualify for rehabilitation funds through the CRA.	NA	NA	NA
Currently non-residential	NA	NA	Not in place	NA
TOTAL	16	Depends	In place for about half of the existing residentially zoned land	34



Vacant Land Inventory

Zoning Code

- R-1 Single Family Residential
- R-2 Light Multiple-Family Residential
- R-3 Multiple-Family Residential
- RA Residential Agricultural
- City Limits



Public Services

Water

Maricopa's potable water supply is provided by West Kern Water District located in the neighboring city of Taft. The city's water purveyor provides water to residential, commercial and industrial users in its service area. West Kern Water District states that the city's water supply is adequate for the current planning cycle.

The existing water system is quite old and somewhat dilapidated and must eventually be upgraded from 2 and 4 inch pipe to 6, 8 and 10 inch. Water pressure varies throughout the City based on age and condition of the system. Improvements are the responsibility of the city's water purveyor.

Sanitary Sewer

The city operates a wastewater treatment and disposal facility on a 5.77 acre parcel on California Route 166 east of the city. This parcel is leased from the U.S. Bureau of Land Management (BLM). The treatment and disposal facility consists of two disposal ponds of approximately 2.25 acres each. Raw sewage is discharged directly into the disposal ponds through an 8 inch diameter clay pipe trunk line approximately 1.5 +/- miles long. The easterly 1400-foot was of this line was replaced with PVC pipe in the mid 1990s.

The City of Maricopa also owns and operates a sewer collection system that serves approximately 275 parcels in the city. The remaining parcels are on septic tanks or are undeveloped. The overall condition of the city's sewer collection system is poor and in need of substantial repairs. This system was built between approximately 1930 and 1950 and has experienced significant deterioration since that time. The sewer collection system is comprised of approximately four miles of sewer line. These lines consist of 4, 6, and 8-inch clay pipe with mortar joints. Many of the residential areas are served by 4-inch sewer mains consisting of ABS, Transite and Orangeburg pipe. Orangeburg pipe material dates back to World War II. This material is a substandard pipeline that is recommended to be replaced when discovered. The Orangeburg pipe consists of a rolled section of tarpaper or a wood fiber impregnated cold tar formed into a pipe. Other pipe materials consist of clay pipe with mortar joints that are very deteriorated and when unearthed has been discovered to have completely eroded with only the portions of the pipe remaining.

The city is currently in the process of trying to update its collection system using available grant funds. Over the past five years, the city has secured two sewer replacement grants totaling approximately \$2.5 million from the competitive pool (as opposed to the entitlement pool) of the federally Community Development Block Grant (CDBG) Program administered by the California Department of Housing and Community Development (HCD). The funds limit activity to replacing deteriorating sewers in the target area of the project as defined in the project application. Funds cannot be used to extend sewer service to unsewered lots or to replace damaged or deteriorating laterals serving individual properties

The city has recently procured a Planning Grant from the State Water Resources Control Board to study replacement of the balance of the existing system and to extend services to other area of the city. Following completion of the study, the city intends to apply for a \$6 to \$8 million grant to replace and extend sewer services within the city. Such funds are available on a first come-first serve basis until state funding for such projects is exhausted

In the absence of grant funds, there is no prospect of improvements to or expansion of the existing sewer system as described above. The city has no resources to undertake such as project and no possibility of obtaining such funds other than through grant programs. Long term loans cannot be considered given the city's financial prospects and lack of growth and development. Additionally, given the median income in Maricopa, the city is unable to charge sewer users the full cost of service and is thus hard-pressed to recover the operating and maintenance cost of its sanitary sewer facilities. Capital improvement/extension and/or maintenance of these facilities is simply not impossible, to achieve.

Given the rate of development in Maricopa over the past 20 years, the city contemplates adequate sewer capacity during the planning period assuming that development occurs in that area of the city served by its sanitary sewer system.

Water and Sewer Priority

Water and Sewer Provider Notification (GC Section 65589.7) requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

In the event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation pursuant to GC Section 65589.7. Upon adoption of the Housing Element, the City will send a copy of the Housing Element to the City's water service provider.

Public Safety

The City of Maricopa faces significant fiscal constraints to providing adequate police and fire protection to additional residential development. The city abolished the most recent incarnation of its police department in 2012 because of its inability to provide financial resources sufficient to operate a police department. At present, the city provides police service through a contract with the Kern County Sheriff's Department. The contract essentially provides the city with unincorporated level of police service and response to calls. And while the Sheriff's Department provides such services, the city actually contracts for .58 officers which is less than one officer for the entire community.

Fire protection and suppression services are provided under contract by the Kern County Fire Department. The fire department has a local station in Maricopa which is adequately staffed at all times. However, the staffing level is considered minimum required to properly serve the city and surrounding unincorporated areas of Kern County.

The fire department currently utilizes one fire truck. Response times are within three minutes to virtually the entire City due to the City's relatively compact geographic area and the central location of the fire station. Aid Agreements are also in place with other Departments.

Schools

The Maricopa Unified School District estimates an average elementary and middle school student generation rate of .78 to one (1) student per household. New development will be required to pay school impact fees as provided for under AB 2926. Such fees may be used to purchase temporary facilities such as portable classrooms, if required and necessary.

Building and Housing Codes

The Maricopa Building Code is based on the California Building Code (CBC) which determines the minimum residential construction requirements for all of California. The CBC ensures safe housing and is not considered a significant constraint to housing production.

Like most cities, Maricopa responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the seriousness of the problem is assessed. The more serious the violation, the more urgent will be the City's action. The City encourages voluntary compliance through letters and phone calls and/or site visits. If compliance cannot be attained in this manner, the City may take more aggressive action through the legal process. Such actions are, however, limited by the city's financial ability to pursue litigation of deficiencies if necessary.

The City's philosophy has been to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City seeks to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. Absent life/safety issues,, there is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

Due to lack of financial and staff resources, the city seldom initiates code enforcement activity, the exception being code enforcement activities that address immediate correction of life safety deficiencies.

Permit Processing Times

Permit processing times in Maricopa are remarkably fast. There is currently no backlog of permits waiting for approval. Residential development projects requiring environmental review and discretionary planning approval take about nine months to process. The City provides pre-application meetings with potential project developers to help speed up the process by making the earlier stages of the process less confusing and to expedite the work in a more effective manner.

Permit Processing and Residential Development Fees

The residential development fees in Maricopa are not excessive and do not present an obstacle to the production of affordable housing. Development and processing fees are significantly lower in Maricopa than in other areas. Residents can apply for permits at City Hall. Table 4-4 illustrates the timelines for Permit Procedures.

Table No. 4-4 Permits
Source: City of Maricopa

Type of Approval or Permit	Typical Processing Time
Conditional Use Permit	1-3 Months
Zone Change	3-6 Months
General Plan Amendment	6-9 Months
Site Plan Review	3 Months
Architectural Review	1-3 Months
Tract Maps	6 Months
Parcels Maps	3-6 Months
Initial Environmental Study	1-3 Months
Environmental Impact Report	9-12 Months
Other	Varies

Table 4-5
Types of Housing Permitted
in Residential Zones

Housing Types Permitted	R1	R2	R3
Single Family Attached	P	C	C
Single Family Detached	P	P	P
Duplexes to Fourplexes	C	P	C
Multifamily	P	P	P
Mobile Homes	P	C	C
Manufactured Homes	P	P	P
Second Units	C	P	C
Emergency Shelters	P	P	P
Single Room Occupancy	C	P	C
Transitional Housing	P	P	P
Notes: P = Permitted Use C = Conditional Use Permit			

Fees, Single Family

The following are parameters of a theoretical 1500 square foot single family home in Maricopa assuming that the unit is entitled by right, i.e. that it's consistent with the city's General Plan, that the site is properly zoned and that no CUP is required .

Total Number of Units 12 consisting of 5 one-bedroom units at 650 square feet each and 7 two bedroom units at 950 square feet. Total area (650x5) + (950x7) is 9,900 square feet living space. Assuming 20 percent add-on for common space i.e. hallways etc. 9900 x 1.2 equals 11,880 square feet total.

Assuming \$200 per square foot construction cost. 1500 x \$200 equals \$300,000. Further assuming that the unit is built on an infill lot having water, gas and sanitary sewer services, there are no connection fees to be addressed.

There are no other fees assessed by the city other than plan check fees which are contracted to Kern County. Kern County charges the city a flat hourly fee of \$76 for these services. Assuming three iterations of plan check totaling 20 hours of time \$76 x 20 equals \$1520. The building permit fee for such a structure is 1,895. There are no impact fees levied by the City of Maricopa or by the Maricopa Unified School District have impact fees

Fees, Mult-Family

The following are parameters of a theoretical multi-family project in Maricopa assuming that the project is entitled by right i.e. that it's consistent with the city's General Plan, that it is properly zoned for the project, that no CUP is required .

Total Number of Units 12 consisting of 5 one-bedroom units at 650 square feet each and 7 two bedroom units at 950 square feet. Total area (650x5) + (950x7) is 9,900 square feet living space. Assuming 20 percent add-on for common space i.e. hallways etc. 9900 x 1.2 equals 11,880 square feet total.

Assuming \$200 per square foot construction cost. 11,880 x \$200 equals \$2,376,000.

Assuming units are built on existing lot. If the area is within the city's sewer area, connection costs would be \$552 per unit x 12 units. Total connection fee \$6624.

There are no other fees assessed by the city other than plan check fees which are contracted to Kern County. Kern County charges the city a flat hourly fee of \$76 for these services. Assuming three iterations of plan check totaling 60 hours of time \$76 x 60 equals \$4,560.

Total building Planning and impact permit fees for such a project are approximately \$4,965. City fees are similar for a multifamily project and a single family unit. Since city water is supplied by West Kern Water District, the city cannot address water hook-up fees nor can it address school impact fees if any. However, assuming \$16,149 total fees (sewer connection, Kern County plan check fees and building and planning impact fees) and adding \$2,400 water service connection fee, \$6,000 water supply fee and \$3,967 School fees the total fees for a multifamily project or single family unit would be approximately \$28,516.

Constraints

The most important constraint in development is consumer demand. As a totally pragmatic matter, there is little demand for housing in Maricopa. People simply do not want to move to Maricopa. This arises from several facts. First, Maricopa is an isolated desert community. It has no amenities to speak of to attract residents. It has a total of five businesses including a motel, gas station and a single locally owned restaurant. It has two

churches and a modest VFW post serving a diminishing membership. There is no social life for any age group, no organized sports for children. In addition, Maricopa is a moderate income at best, the median annual household income being \$32,639. Because of these conditions there is simply no demand for non-residents to visit or to relocate to Maricopa. Most traffic in Maricopa is transient on California Highways 166 and 33.

Many of the constraints to new housing production discussed above stem from the common problem of insufficient funding which is particularly acute in Maricopa. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. The property turnover rate in Maricopa is quite low. This, coupled with low property values in the city causes the assessed value of property to remain relatively low or to decline. Low assessments yield low revenues from property taxes, estimated at approximately \$82,000 per year which is approximately 28 percent of the City's total anticipated \$291,000 General Fund revenue in 2016. Thus the city struggles valiantly to provide residents with meager municipal services.

Governmental Constraints

The price of a home is based on five basic costs: land, materials, labor, the interest rate for borrowing money, and government actions. The cost of the first three items (land, materials, and labor) are determined by the market economy (although government actions can clearly affect land cost), while the fourth item, lending rate, is largely set by the federal government. These items are discussed in the section on non-governmental constraints. This section focuses on the last item, the existing practices local governments can most easily influence to reduce the cost of housing. Governmental constraints include local land use controls, on- and off-site development standards, building and housing codes, permit processing times, permit processing fees, residential development fees, and delays in permit processing that can cause increases in financing cost.

Local Land Use Controls

The minimum parcel size, allowed density, setback requirements, height limits and parking requirements for residential uses, as specified in the Zoning Ordinance, are listed in Table 4-6; Table 4-7; and Table 4-8. The required lot sizes are small and encourage compact development. Setbacks are not a constraint to the development of affordable housing. The height and parking requirements in Maricopa are not restrictive and do not impose a constraint to the development of affordable housing.

Table 4-6
Zoning Regulations and Setbacks for Zones Permitting Residences
Source: City of Maricopa Land Use Element

Zoning Designations	Min Lot Size Sq Ft.	Density units per acre	Setback Requirements (feet)			
			Front	Rear	Side	Corner Lot
Single-Family Residential (R-1)	6,000	5	20	15	5	10
Single-Family Residential Medium Density (R-1-M)	3,400	10	10	15	5	10
Table 43 – Continued						
Multiple Dwelling Medium Density (R-2)	6,000	15	20	15	5	10
Multiple Dwelling High Density (R-3)	6,000	21-30 units/ Gross Acre	20	15	5	10
General Commercial (units located above other permitted uses)	None	Not specified	None	None	None	None

Table No. 4-7
Height Limits and Parking Requirements for Zones Permitting Residences
Source: City of Maricopa

Zoning Designations	Height Limit	Parking Requirements
Single-Family Residential (R-1)	2 stories, maximum of 35 feet above finished grade.	1 space 800 square feet of dwelling but not more than 2 spaces required.
Single-Family Residential Medium Density (R-1-M)	2 stories, maximum of 35 feet above finished grade.	1.5 spaces per dwelling unit.
Multiple Dwelling Medium Density (R-2)	2 stories, maximum of 35 feet above finished grade.	1.5 spaces per dwelling unit.
Multiple Dwelling High Density (R-3)	2 stories, maximum of 35 feet above finished grade.	1.5 spaces per dwelling unit.
General Commercial (units located above other permitted uses)	50 feet above finished grade. Can be higher with conditional use permit approval.	Varies with type of use.

Density Bonus

Section 17.10.80 of the City's Zoning Ordinance provides for Density Bonuses for Affordable Housing and Qualifying Residents Projects consistent with applicable provisions of the Health and Safety Code and the Civil Code

Zoning for Lower Income Households

State housing element law utilizes a density to correlate affordability and income groups (RHNA) with zoning and residential capacity (sites inventory). To demonstrate densities to encourage the development of housing affordable to lower income households, the statute has always provided the ability to analyze the appropriate density. Amendments to the statute added a default density standard as an option to streamline the analysis requirements where the Department of Housing and Community Development must accept specific density standards. For jurisdictions located within a Metropolitan Statistical Area (MSA) with a population of less than 2 million unless a city has a population of greater than 100,000 in which case it would be considered metropolitan, the default density is at least 20 dwellings units per acre. Maricopa is located within a MSA with a population of less than 2 million. Thus, per State law, Maricopa's default density is 20 dwelling units per acre.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases +the cost of construction and land per unit and increases the amount of subsidy needed to ensure affordability, while higher density development can lower per-unit land cost and facilitates construction in an economy of scale. The highest residential density permitted by the City's zoning is 15 units per acre. This density encourages the development of housing for low- and very low income households given factors such as land values and construction costs in Maricopa and the surrounding area are substantially lower than in other MSAs, such as Los Angeles County. To demonstrate that a density of 15 units per acre can encourage the development of housing affordable to lower income households, a three-part analysis was prepared based on market demand, financial feasibility, and project experience within the zones(s).

Market Demand

Market Rents for newer apartments in Maricopa can be generally affordable to the upper range of lower income households. Two bedroom rents generally range around \$600 with a median rent of \$612. For a two-bedroom apartment, this average market rent is near the upper range of a very low income household. Rents between newer and older apartments may vary, but for the most part the difference in rent is minimal. As a result, market rate apartments constructed under existing zoning of up to 15 units per acre are affordable to lower income households without financial subsidies.

Table A
Affordable Rent to Market Rent Comparison

Bedroom Type	Affordability for Very Low Income Household	Affordability for Lower Income Household	Market Average Rent
2 Bedroom	\$736 (family of four)	\$1,178 (family of four)	\$600
3 Bedroom	\$736 (family of four)	\$1,178 (family of four)	\$800

*Affordability calculated pursuant to Health & Safety Code Section 50053
Sources: 2016 State Income Limits; realtor.com Market Summary

Land Prices

As noted above, land prices in Maricopa and Kern County generally are less expensive than in the nearby counties of San Luis Obispo, San Bernardino and Los Angeles, due to the availability of land and other factors. It is estimated that single family and/or multifamily residential land sales per acre prices were found to generally range around \$20,000 to 25,000 per acre. Based on information from the County Assessor's Office, recent land prices were consistent with this range.

Financial Feasibility

Given the availability and land prices in the Maricopa area, densities up to 15 units per acre are appropriate for the development of housing affordable to lower income households. This assumption is further supported by conversations with a non-profit developer. Based on conversations with developers of housing affordable to lower income households, the availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale estimated construction costs approximately \$75,000 are contributing factors to the cost effectiveness of 15 units per acre. This cost effectiveness of 15 units per acre, in simple terms, can be expressed in terms of land costs per unit at various densities average land price of \$25,000. Based on a typical total development cost of approximately \$199,000 per unit, the table shows a small difference between lower densities of 10 (e.g. 10 units per acre) and higher densities 15 (e.g., 15 units per acre). Land costs per unit at 10 or 15 units per acre are less than \$2,500 per unit and represent less than 2 percent of total development costs. By representing less than 10 percent of total development costs, densities of 15 units per acre are appropriate to facilitate the cost effectiveness of housing affordable to lower income households.

Table B
Land Costs per Unit

Units per Acre	Land Costs per Unit	Percent of Total Development Cost
10	\$2,500	1.3 %
15	\$1,667	.08%
20	\$1,250	.06%

Assumptions: Average land price of \$25,000 per acre and total development costs of \$199,000 per unit.

Facilitating higher density developments can benefit both the housing developer and low income families if units are constructed. The City can encourage developers by offering incentives, in an effort to assist in the development of higher density projects.

Information based on Project Experience

As mentioned before there has been a lack of residential building permit activity in Maricopa in the last decade. Between 2008 and 2015 only two homes and two mobile homes sited in Maricopa. No other new construction activity was undertaken in the City. However, unlike many existing, older jurisdictions in more densely populated areas, Maricopa still has vacant land available that is relatively inexpensive.

Table C below provides a listing of known affordable housing development projects within the Bakersfield MSA that have been constructed at a density of 15 dwelling units or fewer per acre, below the City's default density and maximum density of 15 dwelling units per acre in the Multifamily Residential, Light Multifamily Residential and Mix Use zoning designations.

Table C
Metropolitan Statistical Area Developed Low Income Projects

Location/Project	Approved Density per acre	Total Dwelling Units	Date Approved/Constructed
Rancho Lindo, Lamont, CA	8	43	2009
Lamont Family, Lamont, CA	13.01	63	2009

Street Standards

The City Council has adopted Engineering and Design Standards for Public Works in the City of Maricopa. These standards include a residential street width of 52; collector street width of 56 feet; and a local arterial street width between 72 and 84 feet, location dependent. Standards for streets destined for inclusion in the city's maintained street system include curbs, gutter and sidewalks as noted below. The city's Engineering and Design Standards for Public Works are consistent with those of Kern County

Table 4-8
Residential Street Pavement Design Criteria – Chart A

Classification	Minimum Structural Sections			
	Minimum Design TI	Crushed AGG. Base	CLAES CI ASPH CONC	CLAE CI AC DEEP LIFT
Residential	4	6"	2"	5"
Collector	5	6"	2"	5 1/2"
Local Arterial	7	8"	3"	7"
Principal Arterial	7	8"	3"	7"

Curb and Sidewalks

Weakened Plane Joints shall be used for all joints, except expansion joints shall be placed in curb, gutter, and sidewalk at BCR and ECR and around utility poles located in sidewalk areas. Curbs and gutters shall be constructed separately from sidewalk. Weakened Plane Joints shall be constructed at regular intervals, not exceeding 10 feet in walks or 20 feet in gutters. Sidewalk and curb joints shall be aligned. Curb and gutter widths are generally 24". Curbs and gutters shall be constructed of Portland cement. Grade line shall be measured at curb line at top of curb. All Exposed corners on PCC curbs and gutters to be rounded with a 1/2" radius. Concrete shall be integral with curb unless otherwise specified.

Sidewalk widths are to be from 4' to 6'.

Standard Sewer 4" connection with a 45 degree angle from property line to branch.

General Utility Concerns

Public utility lines are engineered to meet the needs of the project. Drainage Standards are developed to hold historic flows and additional flows from new development.

Like all California Cities, Maricopa has faced the reduction in State Subventions and a raiding of funds that have traditionally funded City responsibilities. Alternative funding has to be sought and an increase in development fees and Impact fees may have to be addressed in the very near future. Draft Potential City facility Impact fees are listed in Table 4-9.

Table No. 4-9
 Potential Fee Schedule Community Development
 Fees not Reviewed or Approved by City Council at this Time

Type of Fee	Cost
Zoning Fee	\$100.00
Home occupation permit	\$71.00
Environmental Review	Negative Declaration = \$36.00 + Time and Material CUP = \$50+ Time and Material Specific Plan = \$543+ Time and Material EIR Preparation 19.35 of EIR Contract + Time and Material.
Conditional Use Permit	\$572
CUP Time Extension	\$57
Amendment To CUP	\$329
Variance	\$572
Specific Plan	\$2,858 deposit + Time and Material
Building Demolition/Moving Fee	\$100
Appeal	\$136
Rezoning	\$772
Tentative Tract Map	\$786 + \$7 per lot
Tentative Parcel Map	\$786 + \$7 per lot
Final Tract Map	\$800 + \$29 per lot + City Engineering Plan Check
Final Parcel map	\$824 + \$29 per lot + City Engineering Plan Check
Public Improvement Plan Checking	5% of Construction Costs estimates
Public Works Inspections	\$0-\$500,000 = 10% of construction costs \$500,000-\$1,000,000 = 5% costs \$1,000,000 + = 3% costs
Encroachment Permit	\$50
Lot Line Adjustment	\$186. + City Engineering Plan Check
Certificate of Compliance	\$186. + City Engineering Plan Check
General Plan/Specific Plan Amendment	\$1,208
Annexation –property owner initiated	\$1,572
Public Facility and Traffic Impact Fees	Annexation = \$800 per acre Subdivision = \$ 300 per lot
Grading Permit	Fee required by the 1997 U. B. C.
Water	\$1,549 for single family residence
Sewer	\$2,324 for single family residence

Non-Governmental Constraints

This section examines constraints to affordable housing development arising from forces impacting the housing market itself rather than from governmental regulation. It examines the economic factors that determine the price of housing in Maricopa,

Land Costs

Land costs vary substantially based on a number of factors. The main determinants of land value are overall demand for developable land; availability of parcels suitable for development; location and zoning. Land that is conveniently located in a desirable area that is zoned for residential use is generally more expensive, than remote sites. In the Maricopa area, most of the land is owned by oil companies, agricultural enterprises and the federal government. Most of the oil company owned land has environmental issues not conducive to development. Moreover, because of its remote location and lack of amenities, Maricopa is generally not considered a particularly desirable area in which to live.

For the above reasons, primary data on direct land costs in Maricopa are scarce. A realtor who operates in Maricopa suggested that a single-family house that recently sold for \$66,000 was primarily purchased for the land; the unit would likely be demolished and a new residence built. Discussion with a member of the County Assessor's office suggested that \$20,000 to \$25,000 was a reasonable "ballpark estimate" of the value of a single family residential lot with water and sewer service (County Assessor's office, personal communication). But actual data related to the sale of Maricopa properties is severely lacking and these estimates are speculative at best.

Site Improvement Costs

Site improvement costs include the cost of environmental assessment and mitigation, if necessary; site access; clearing the site; and grading the pad area. In the case of a subdivision, such costs may also include major subdivision improvements such as building roads and installing sewer, water and other utilities.

As with land costs, several variables affect the amount of such costs including site topography and proximity to established roads, sewers and water lines. Engineering and other technical assistance costs are usually included with site improvement, as these services are required to ensure the development is constructed according to established codes and standards.

The City requires that curbs, gutters and sidewalks be placed along the frontage of every lot on which new construction or significant alteration is done. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint to the development of housing in Maricopa. The City does not impose any unusual requirements as conditions of approval for new development. City regulations are intended to generally encourage private development and new construction.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the availability of requisite construction skills. As it happens, most of the skilled construction trades such as electrical, plumbing and carpentry are located in Bakersfield and are required to commute to and from the Maricopa area during construction. Those willing to commute to the Maricopa area demand and get premium pay for their efforts.

Other costs impacting construction include the extent of amenities built; materials used; and the difficulty of building on the site. In Maricopa, expansive soils often necessitate more extensive footings for houses that can increase construction costs. Multiple family residences such as apartments can generally be constructed for slightly less than single-family residences. Residential construction costs currently range from \$40 to \$75 per square foot for average quality construction.

Finance Charges

Because of the size of most large housing developments, developers generally have to borrow money to cover the costs outlined above. As with all loans, interest must be paid to the lender. Interest rates for construction loans, as well as mortgage rates, tend to be tied to the prime rate (the prime rate is the interest rate at which banks loan money to their best corporate clients). As a rule of thumb, construction loans are generally two percentage points above the prime rate.

Regrettably, experience of local residents suggests that many banks are unwilling to lend on properties in Maricopa. Presumably this reluctance arises from lack of demand for housing in Maricopa and a perceived inability to sell such property should the borrowers default on a mortgage loan.

Sales and Marketing

Once a construction is complete, realtors are generally retained to sell the units. The costs of selling housing include advertising, title insurance, escrow fees, and commissions on sales. Such costs generally average about 6% of the selling price. Using \$120,000 as the average price of home, its owner would pay about \$7,200 in such fees upon sale.

Taxes

Proposition 13 established a statewide property tax rate of one percent of assessed valuation per year. Other charges include outstanding, voter-approved debt for school bonds and other such debt service as well as assessments arising from existing assessment districts. In Maricopa, sewer service fees and refuse fees collected through the tax rolls pursuant to applicable law add to residential tax billings although strictly speaking, these fees for service are not legally considered to be taxes. For a median priced home in Maricopa, the annual tax bill would be less than \$1,000 excluding assessments and fees collected on the tax roll,

Profit

As in all businesses, residential housing developers a certain return on investment to entice them to build. Prior to lending, banks generally require that a developer be able to show a 15% profit margin after paying off all costs associated with the development. Obviously, this percentage will vary depending upon the relative strength of the housing market.

Low-Income Housing Conversions

Throughout California, many low-income housing units that were created through federal subsidies may be eligible to convert to market rate units. Such conversions may jeopardize a significant amount of the existing affordable housing stock. Accordingly, housing elements must now identify those low income units which may convert to market rate within 10 years; analyze the costs of preserving these "At-Risk" units versus replacing them; identify resources for preservation; set objectives for preserving At-Risk units and incorporate programs to try to preserve such units. Since there is no subsidized housing in Maricopa, there are no such units at risk in the city. .

CHAPTER FIVE – ENERGY CONSERVATION

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Maricopa and examples of effective programs used by other jurisdictions are all discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and scientific discoveries decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. The price of energy also has a significant effect; the more expensive it becomes, the more incentive people have to conserve.

In Maricopa, summers are hot and winters are only moderately cold. Prolonged periods of cold weather cause increased energy use for space and water heating. If homes are not well insulated, which is the case for a large number of homes in Maricopa, than energy consumption is not as efficient.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant, energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

Existing Conservation Programs

Title 24 of the California State Building Standards Code requires that all new residential development comply with several energy conservation standards. These 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 Maricopa must comply with Title 24.

The California Energy Commission (CEC) is currently developing a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC addressed building efficiency beyond the Title 24 standards. The City of Maricopa will include these guidelines into their building code.

Local governments in California, to support energy efficient residential development, are using two basic groups of policy measures: improving the transportation system relationships among homes, services, and jobs, and improving the efficiency of individual homes.

Relationship Among Homes, Services, and Jobs

Land use planning and zoning practices can conserve energy. For example, if the general plan and zoning ordinances 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. Also, keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile (resulting in gasoline consumption) rather than walking or cycling. Thus, 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 infill (development on vacant or underused lots) and compact, contiguous development. As property is annexed to the city to meet the demand for housing, the city boundaries should expand concentrically rather than allowing dispersed development in outlying areas. Mixed-use development should be allowed, particularly in the core areas and along collector roads.

Compact development results in secondary energy savings, embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, like sewer pipes, electrical lines, paving materials, etc. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient transit service requires a minimum of 12 housing units per acre. In Maricopa, the older housing tracts have a very low density. The new developments will have 7 to 10 units per acre.

From a certain perspective, the small, compact nature of Maricopa makes its current land use pattern quite energy efficient. The problem here is that Maricopa has only five businesses, these being a restaurant; quilt shop, service station/fast food restaurant; a motel; and an oilfield-related business. Thus, the ability to walk or to bicycle to nearby businesses is of limited value since there are virtually no businesses in town. Similarly, given Maricopa's 1154 population, the lack of residents seeking local transportation and the lack of local destinations for residents to patronize make both a fixed route transit system and a dedicated on demand transit service economically unfeasible.

From a real-life standpoint, residents commute to nearby Taft or to more distant Bakersfield for groceries, banking services, medical services and other goods and services of everyday living. The city attempts to address these needs by contracting with the City of Taft for local transit services, local in this case being between Maricopa and Taft. Once in Taft, residents can connect with Kern County Transit which provides service between Taft and Bakersfield. Many Maricopa residents work outside the city which significantly compromises fuel efficiency

Efficiency in Individual Homes

Public and quasi-public programs have been made available in Maricopa to assist homeowners and renters in retrofitting to improve energy efficiency. In 2014, the city, using a portion of a Community Development Block Grant, worked with local Pacific Gas and Electric (PG&E) representatives to offer free residential energy audits and to retrofit 36 residential units with energy efficient improvements at no cost to the city's low and moderate income residents.

The City also encourages energy efficiency in residential construction by offering incentives and negotiating with developers to emphasize energy efficient construction practices. Often, developers and consumers discard long-term savings potential in favor of immediate cost savings.

Energy-efficient, new residential construction cuts energy consumption in the home by up to 50 percent. Energy efficient home construction and retrofits should contain all of the following:

1. Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass);
2. Attic insulation greater than R-19 (soft, fiberglass insulation is given an "R" rating based on its capacity to insulate an area, a higher "R" value indicates greater insulation capability);
3. Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value);
4. Additional wall insulation (older homes may not have insulated walls);
5. Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy);
6. Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use while task lighting directs light to necessary areas without wastefully lighting a larger area);
7. Lighting motion detectors that turn on lights only when they detect a person in the room or area;
8. Shade trees along southern and western glazing to reduce the heat from windows on hot summer days;
9. Solar screens that reduce the amount of heat from solar radiation coming through windows;
10. Evaporative cooler that uses less energy than air conditioner;

11. Microwave oven that uses less energy than an electric or gas oven;
12. Gas (rather than electric or propane) water heater and range/oven;
13. Weatherized windows and doors that do not have cracks to cause drafts;
14. Pools with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors);
15. Energy use automatic timers that provide energy use only when it is necessary;
16. Drip irrigation system that conserve water and reduce the energy needed for pumping water;
17. Drought tolerant landscaping;
18. Active solar elements and passive solar design;
19. Energy efficient appliances (in new construction and replacing older appliances in existing homes);
20. Storm windows to cut back on heat loss through windows during the winter;
21. Reflective film on south facing windows to minimize heat gain during the summer; and
22. Individual meters for gas, electricity and water (to encourage conservation) in multi-family units.

The City can also employ policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat. Collectors can contain water or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Conversely, passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use. New language should be added to the subdivision ordinance regarding solar access easements and covenants that would prohibit one homeowner from blocking the sunlight to another home or parcel. Solar access easements should also encourage lots that provide building sites with lengths running north/south and widths running east/west.

CHAPTER SIX - GOALS, POLICIES, AND PROGRAMS

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

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

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

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

Affordable Housing Supply

Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future Maricopa residents in all income categories.

General Policies:

A-01. The City shall adopt policies, programs and procedures to try to achieve its fair share regional housing allocation, including the numbers of units for each income classification.

A-02. The City shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.

A-03. The City shall give high priority for permit processing to low-income residential projects.

A-04. All new housing projects of 10 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units.

In cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.

A-05. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.

A-06. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.

A-07. The City shall require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.

A-08. The City shall encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.

A-09 The City shall allow dwellings to be rehabilitated that do not meet current lot size requirements, setbacks, yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.

Programs

AP-01. The city shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the estimated cost of correcting such deficiencies will be identified and priorities will be set within the parameters allowed by the city's financial resources.

Responsible Department:	City Manager.
Timeframe:	Annually.
Funding:	General Fund.
Expected Outcome:	Annual review and priority report.

AP-02. The city will continue to comply with California State law allowing: second units in residential zones; mobile homes and manufactured housing in all residential zones; density bonuses for subdivisions that include an affordable housing component in conformance with state law; and relief from setback, parking, and other site development regulations, where feasible, for projects that include an affordable housing component.

Responsible Department:	City Manager, Planning Department.
Timeframe:	Ongoing .
Funding:	No cost of implementation identified
Expected Outcome:	Annual progress report.

AP-03. The city shall continue require a 30-year continued affordability condition in projects that receive a density bonus that also utilize government funds should such a project be presented. As an additional incentive, projects that do not use any government monies may be eligible for bonuses if the units have at least 20 years of continued affordability. The City will ensure all projects comply with State density bonus laws.

Responsible Department: City Manager, Planning Department.
Timeframe: Ongoing.
Funding: No cost of implementation identified
Expected Outcome: Annual progress report.

AP-04. The city requires that new housing projects of at least 10 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation (as determined from the building permit). Such fees will be deposited into a trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units. These monies collected will be used to provide low or no-interest loans to allow additions to existing rental or ownership units for low income households. The City will ensure all projects comply with State density bonus laws.

Responsible Department: City Manager, Planning Department.
Timeframe: Ongoing and annual report to the City Council
Funding: No cost of implementation identified.
Expected Outcome: Should one or more such projects be presented, Housing Trust will be established as noted above.

AP05. The City shall amend zoning to comply with GC section 65915 (State Density Bonus Law) density bonus and permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Department: City Manager, City Attorney
Timeframe: September, 2017
Funding: General Fund
Expected Outcome: Amended Zoning Ordinance

AP06. AP05. The City will review and amend as appropriate its zoning code to comply with Health and Safety Code sections 17021.5 and 17021.6.

Responsible Department: City Manager, City Attorney
Timeframe: September, 2017
Funding: General Fund
Expected Outcome: Amended Zoning Ordinance

Conservation and Rehabilitation

Goal B: To conserve and rehabilitate the City's current stock of affordable housing.

Policies:

B-01 To the extent permitted by its financial resources, City shall apply for CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.

B-02 Private financing of the rehabilitation of housing shall be encouraged.

B-03 To the extent permitted by its financial resources, City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

B-04 To the extent permitted by its financial resources, demolition of existing multi-family housing shall be allowed only when a) the structure(s) is found to be substandard and unsuitable for rehabilitation, b) tenants are provided reasonable notice and an opportunity to purchase the property, and c) relocation assistance is provided.

Programs

BP-01.If grant application and administration is available, City shall apply for competitive CDBG rehabilitation funds to enable rehabilitation (including room additions as allowed by law), for low-income households.

Responsible Department:	City Manager, Planning Department.
Timeframe:	Annually.
Funding:	CDBG Grant Funds.
Expected Outcomes:	Periodic CDBG housing rehabilitation grants.
Objective:	50 units rehabilitated.

Goal C: Preserve all at-risk units in Maricopa.

At-risk units are those that are currently in a subsidized housing program but are approaching the end of the program's timeframe and will soon revert to market-rate housing. This section describes how these units will be preserved, although there are no subsidized units in the City, which are eligible for conversion within the time frame of this element.

Policies:

C-01 The City shall strive to preserve all at risk dwelling units.

C-02 At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate units in any of the following circumstances:

- * The units were constructed with the aid of government funding.
- * The units were required by an inclusionary zoning ordinance.
- * The project was granted a density bonus.
- * The project received other incentives.

Such notice shall be given at least to the following:

- * The City.
- * HCD.
- * Residents of at-risk units.

Programs

CP-01. The City shall add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units as described in Policy C.2.

Responsible Department:	City Manager, Planning Department.
Timeframe:	Ongoing with an annual update report.
Funding:	No cost of implementation identified
Expected Outcome:	Revisions to applicable housing incentive and regulatory programs.

Special Needs

Residents with special housing needs in Kern include farm workers and large families. This section describes how the housing needs of these residents will be met.

Goal D: To meet the housing needs of special groups of Kern residents, including farmworkers, people with disabilities and large families.

Policies:

D-01. The development of housing for farm workers and large families shall be encouraged.

D-02. Rehabilitation of rooming houses in the downtown shall be encouraged.

D-03 The City will encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code)

Programs

DP-01. The City shall adopt an ordinance that requires reasonable accommodations of the needs of disabled persons. It shall address all aspects of the Americans with Disabilities Act in regards to home construction and retrofitting restrictions due to City Zoning Code. The city will also address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes.

Responsible Department: City Manager, Planning Department.
Timeframe: 2017
Funding: No cost of implementation identified
Expected Outcome: New ordinance.

The Homeless

The homeless problem in Maricopa is not nearly as severe as in other parts of the state. The community tends to look after each other; few people do not have at least some shelter (though often this causes increased overcrowding). Part of the problem may lie in lack of information about available housing; The small number of homeless persons and the sporadic nature of the problem suggest that a permanent shelter may not be cost-effective.

Goal E: To continue to avoid significant homelessness in Kern.

Policy:

E-01. The City shall provide information to migrant workers about housing opportunities and services for homeless individuals in the area.

Programs

EP-01. The City shall continue to provide information about housing opportunities and services for homeless persons through the Kern County Sheriff's Office which provides police services to the city as well as City Hall. The City provides information in both English and Spanish.

Responsible Department: City Manager, Police Department
Funding: General Fund.
Expected Outcome: Continued availability of housing information.

EP-02 The City shall cooperate with Kern County and other agencies in the development of programs aimed at providing farm worker housing.

Responsible Department: City Manager, Planning Director.
Timeframe: Ongoing
Funding: No cost of implementation identified
Expected Outcome: Better coordination and development of farm worker housing.

Conservation Energy Program

Goal F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Maricopa residents.

Policies:

F-01. All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofiting of existing units shall be encouraged.

F-02. New land use patterns shall encourage energy efficiency, to the extent feasible.

Programs:

FP-01. The City shall continue to implement Title 24 of the California Code on all new development.

Responsible agency/department: City Manager, Building Department.
Timeframe: Ongoing.
Funding: Plan check fees.
Expected Outcome: Implementation of Title 24.

FP-02. The City shall work with area utilities to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program, in conjunction with gas and electric utility companies to educate residents about the benefits of various retrofit programs.

Responsible Department: City Manager, Planning Department.
Timeframe: Ongoing.
Funding: General Fund/ Gas and Electric Companies
Expected Outcome: Increased awareness of energy efficiency programs.

FP-03 The City shall amend its subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access.

Responsible Department: City Manager, Planning Department.
Timeframe: 2017.
Funding: General Fund
Expected Outcome: Subdivision ordinance amendment.

FP-04. New annexations to the City shall be contiguous to the existing city to increase compact urban form and energy efficiency.

Responsible Department: City Manager, Planning Department.
Timeframe: Ongoing.
Funding: General Fund.
Expected Outcome: Efficient, contiguous city expansion.

FP-05. The City shall amend its subdivision ordinance to require that new subdivisions include transit opportunities and bicycle and pedestrian routes, where feasible and appropriate.

Responsible Department: City Manager, Planning Department.
Timeframe: 2017 .
Funding: General Fund
Expected Outcome: Subdivision ordinance amendment.

Equal Opportunity

Goal G: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

G-01. The City declares that all persons regardless of race, creed, age, or sex shall have equal access to sound and affordable housing.

G-02. The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Programs

GP-01. The City will continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall.

Responsible Department: City Manager, Planning Department.
Timeframe: Ongoing.
Funding: General Fund.
Expected Outcome: Distribution of information regarding equal access to housing

GP-02 The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance. If number of complaints merit, the City will work with Fair Housing agency to co-sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances.

Responsible Department: All City Departments that receive complaints.
Timeframe: Work shop to be scheduled contingent upon receiving complaints
Funding: General Fund.
Expected Outcome: Distribution of information.

Public Participation

Goal H: To ensure participation of all economic segments of the community in the development of housing policy for Maricopa.

Policies:

H-01. The City will encourage the participation of all citizens of Maricopa in the development of housing policies for the City.

Programs

HP-01. Prior to any public hearing where the City is considering amending or updating the housing element, the City will advertise in a newspaper of general circulation in the Maricopa area and post public notice at Maricopa City Hall, Gusher Hall, which serves as the City Council Chambers and at the U.S. Post Office in Maricopa Notice of Public Hearing to receive public input on proposed revisions to this Housing Element.

Responsible Department	All City Departments that receive complaints.
Timeframe:	Minimum 30 days before proposed amendments are considered by City Council.
Funding:	General Fund.
Expected Outcome:	Distribution of information.

CHAPTER SEVEN – PUBLIC PARTICIPATION

The City of Maricopa Draft Housing element became available for public review and comment on August 31, 2016. In addition, the city posted a Notice of Public Hearing at Maricopa City Hall, at the city's Council Chambers located in Gusher Hall and in the United States Post Office in Maricopa on August 31, 2016, a copy of the said notice being included in this chapter. The city also published a Notice of Public Hearing in the Taft Midway Driller, a newspaper of general circulation in the Maricopa area on September 2, 2016, the said public hearing being scheduled for the regularly scheduled meeting of the Maricopa City Council on Tuesday, September 13, 2016. The Public Hearing was continued to Tuesday, September 27, 2016, thence to Tuesday, October 11, 2016, both dates being regularly scheduled meetings of the City Council. At the time the Public Hearing was closed on Tuesday, October 11, 2016, no public content, written or oral had been received.

At present, it is the intent of the City Council to conduct a final Public Hearing at the regularly scheduled meeting of Tuesday, December 13, 2016 after which Council will adopt the Housing Element.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVE that the City Of Maricopa will conduct a public hearing on Tuesday September 13, 2016, at 6:00 pm located at Maricopa Gusher Hall, 271 California Street, Maricopa CA 93252 to discuss the 2015-2023 draft Housing Element.

The City of Maricopa has completed the 2015-2023 draft update to the Housing Element of the General Plan and it is now available for public review and comment. The Draft Housing Element update may be reviewed at the Maricopa City Hall, 400 California Street, Maricopa, CA 93252 during normal business hours. You may also request an electronic (PDF) copy be sent to you.

The Housing Element is required to identify and analyze existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community. The update will cover the City's housing policies, goals and objectives for the planning period 2015-2023. The updated Housing Element draft will also address the following topics required by State Law:

Descriptions given regarding the changes or modifications to the program that are being made in the 2015 Housing Element.

Determination of Progress in the previous element as to whether the program has been successful, unsuccessful or neutral in achieving goals, objectives or policies.

Effectiveness of previous Element's goals, objectives, policies and programs and findings after review by the City.

The City will be soliciting citizen input. The primary purpose of the public hearing will be to inform citizens of draft Housing Element as well as give citizens an opportunity to make their comments known. Any person unable to attend the hearing may submit written comments to the City Council before the hearing(s), by mail, City of Maricopa, PO Box 550, Maricopa, CA 93252, by email at LRobison.COM@bak.rr.com, by fax at 661-769-8130 or may appear and be heard in support of or opposition to the approval of the draft at the time of hearing.

Posted: August 31, 2016

Published: September 2, 2016

s/Laura Robison

Laura Robison
Deputy City Clerk
City of Maricopa

APPENDIX

Kern Regional Housing Data Report



CITY OF MARICOPA

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	1,173	1,154	1,163	1,165	1,180	15	1%
Group Quarters Population	-	-	-	-	-	-	0%
Household Population	1,173	1,154	1,163	1,165	1,180	15	1%
Households	414	414	414	410	410	-	0%
Average Household Size	2.83	2.79	2.81	2.84	2.88	0.04	1%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	500	500	500	-	0%
Housing Units	466	464	500	36	8%
Jobs-Housing Ratio	1.07	1.08	1.00	-0.08	-7%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	1,154	1,165	1,180	15
% of County Growth	-	-	-	0.0%
County Households	254,610	258,663	336,800	78,137
City Households	414	410	410	-
% of County Growth	-	-	-	0.0%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP



Table 4: Extremely Low Income (ELI) Households

	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	400	+/-41	235	+/-46	165	+/-41
Monthly housing costs as a percentage of household income in the past 12 months						
Less than \$20,000	22.8%	+/-6.8	28.1%	+/-10.5	15.2%	+/-7.8
Less than 20 percent	3.8%	+/-3.3	6.4%	+/-5.6	0.0%	+/-20.2
20 to 29 percent	6.3%	+/-4.4	10.6%	+/-7.4	0.0%	+/-20.2
30 percent or more	12.8%	+/-5.1	11.1%	+/-7.0	15.2%	+/-7.8
\$20,000 to \$34,999	27.3%	+/-7.2	25.1%	+/-8.3	30.3%	+/-12.0
Less than 20 percent	15.3%	+/-6.3	20.0%	+/-8.3	8.5%	+/-8.7
20 to 29 percent	4.3%	+/-3.0	2.1%	+/-2.1	7.3%	+/-6.5
30 percent or more	7.8%	+/-4.5	3.0%	+/-2.6	14.5%	+/-9.2
\$35,000 to \$49,999	11.3%	+/-4.9	13.6%	+/-6.5	7.9%	+/-7.4
Less than 20 percent	4.3%	+/-3.2	4.3%	+/-3.9	4.2%	+/-5.9
20 to 29 percent	4.0%	+/-3.2	4.3%	+/-4.1	3.6%	+/-5.5
30 percent or more	3.0%	+/-2.6	5.1%	+/-4.3	0.0%	+/-20.2
\$50,000 to \$74,999	16.8%	+/-6.1	12.8%	+/-7.3	22.4%	+/-10.4
Less than 20 percent	9.3%	+/-5.1	9.8%	+/-6.0	8.5%	+/-8.6
20 to 29 percent	4.8%	+/-3.2	0.9%	+/-1.4	10.3%	+/-7.6
30 percent or more	2.8%	+/-2.8	2.1%	+/-3.3	3.6%	+/-4.9
\$75,000 or more	19.3%	+/-6.2	20.4%	+/-7.6	17.6%	+/-11.2
Less than 20 percent	18.5%	+/-6.2	19.1%	+/-7.6	17.6%	+/-11.2
20 to 29 percent	0.8%	+/-1.0	1.3%	+/-1.8	0.0%	+/-20.2
30 percent or more	0.0%	+/-8.9	0.0%	+/-14.7	0.0%	+/-20.2
Zero or negative income	0.0%	+/-8.9	0.0%	+/-14.7	0.0%	+/-20.2
No cash rent	2.8%	+/-2.4	(X)	(X)	6.7%	+/-5.9

Source: 2008-2012 American Community Survey 5-Year Estimates, Tables S2503



Table 5: Households by Tenure and Age, 2008-2012

Housing Tenure	Number
Total:	400
Owner occupied:	235
Householder 15 to 24 years	0
Householder 25 to 34 years	12
Householder 35 to 44 years	49
Householder 45 to 54 years	72
Householder 55 to 59 years	27
Householder 60 to 64 years	14
Householder 65 to 74 years	47
Householder 75 to 84 years	12
Householder 85 years and over	2
Renter occupied:	165
Householder 15 to 24 years	15
Householder 25 to 34 years	38
Householder 35 to 44 years	31
Householder 45 to 54 years	51
Householder 55 to 59 years	15
Householder 60 to 64 years	9
Householder 65 to 74 years	3
Householder 75 to 84 years	0
Householder 85 years and over	3

Source: 2008-2012 American Community Survey 5-Year Estimates, Table DP-04



EMPLOYMENT

Table 6: Employment by Industry

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	73	21.3%
Construction	44	12.9%
Manufacturing	6	1.8%
Wholesale trade	15	4.4%
Retail trade	39	11.4%
Transportation and warehousing, and utilities	16	4.7%
Information	4	1.2%
Finance and insurance, and real estate and rental and leasing	5	1.5%
Professional, scientific, and management, and administrative	27	7.9%
Educational services, and health care and social assistance	62	18.1%
Arts, entertainment, and recreation, and accommodation and food services	25	7.3%
Other services, except public administration	16	4.7%
Public administration	10	2.9%
Total civilian employed population 16 years and over	342	100%

Source: 2008–2012 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 7: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	235	58.75%
Renter-Occupied Households	165	41.25%
Total Occupied Households	400	100%

Source: 2008–2012 American Community Survey 5-Year Estimates, Table DP-04



Table 8: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	35	8.8%
\$10,000 to \$14,999	36	9.0%
\$15,000 to \$24,999	77	19.3%
\$25,000 to \$34,999	63	15.8%
\$35,000 to \$49,999	45	11.3%
\$50,000 to \$74,999	67	16.8%
\$75,000 to \$99,999	48	12.0%
\$100,000 to \$149,999	15	3.8%
\$150,000 to \$199,999	14	3.5%
\$200,000 or more	0	0.0%

Source: 2008–2012 American Community Survey 5-Year Estimates, Table DP-03

Table 9: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$10,810	4	1.0%	4	1.0%	-	0.0%
Very Low (30–50% AMI) \$10,810 to \$18,020	14	3.4%	4	1.0%	10	2.4%
Low (50–80% AMI) \$18,020 to \$28,830	4	1.0%	-	0.0%	4	1.0%
Moderate (80–120%) \$28,830 to \$36,040	4	1.0%	4	1.0%	-	0.0%
Total	26	6.3%	12	2.9%	14	3.4%

Source: HUD Enterprise GIS Portal, CPD Maps

Table 10: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	378	94.5%
1.01 to 1.50	13	3.3%
1.51 or more	9	2.3%
Occupied Units	400	100%

Source: 2008–2012 American Community Survey 5-Year Estimates, Table DP-04



Table 11: Overcrowded Households

Tenure			Number
Total:			400
Owner occupied:			235
0.50 or less occupants per room			137
0.51 to 1.00 occupants per room			84
1.01 to 1.50 occupants per room			11
1.51 to 2.00 occupants per room			3
2.01 or more occupants per room			0
Renter occupied:			165
0.50 or less occupants per room			93
0.51 to 1.00 occupants per room			64
1.01 to 1.50 occupants per room			2
1.51 to 2.00 occupants per room			6
2.01 or more occupants per room			0
Owner Occupied	Overcrowded	1.01 or more	14
Renter occupied	Overcrowded	1.01 or more	8
Total overcrowded			22
Owner Occupied	Severely Overcrowded	1.5 or more	3
Renter occupied	Severely Overcrowded	1.5 or more	6
Total severely overcrowded			9

Source: 2008-2012 American Community Survey 5-Year Estimates, B24014



Table 12: Household Size by Tenure (Including Large Households)

Tenure	Number
Owner	235
Householder living alone	65
Households 2-4 persons	140
Large households 5+ persons	30
Rental	165
Householder living alone	23
Households 2-4 persons	119
Large households 5+ persons	23
Total:	400
Total Householder living alone	88
Households 2-4 persons	259
Large households 5+ persons	53

Source: 2008-2012 American Community Survey 5-Year Estimates, Table B25009

Table 13: Female Headed Households

Householder Type	Number	Percent
Female Headed Householders	76	28.1%
Female Heads with Own Children	55	20.4%
Female Heads without Children	21	7.8%
Total Householders	270	100.0%
Female Headed Householders Under the Poverty Level	40	14.8%
Total families Under the Poverty Level	72	26.7%

Source: 2008-2012 American Community Survey 5-Year Estimates, Table B17012

HOUSING STOCK CHARACTERISTICS

Table 14: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	186	40.1%
Single-Family Attached	3	0.6%
Multi-Family 2-4 Units	20	4.3%
Multi-Family 5 or More Units	0	0.0%
Mobile Homes	255	55.0%
Total Housing Units	464	100.0%

Source: California Department of Finance, Table E-5



Table 15: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	414	88.8%
Vacant Housing Units	52	11.2%
For Rent	16	3.4%
For Sale	5	1.1%
Rented/Sold, Not Occupied	1	0.2%
For Seasonal/Recreational or Occasional Use	7	1.5%
For Migrant Workers	-	0.0%
Other Vacant	23	4.9%
Total Housing Units	466	100%

Source: US 2010 Census, ESRI Business Analyst

Table 16: Housing Costs

	Estimate
Median value	\$ 77,200
Median contract rent	\$ 612

Source: 2008-2012 American Community Survey 5-Year
Estimates, Tables B25077 & B25058



SPECIAL NEEDS POPULATION

Table 17: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	99
Senior-Headed Households	186
Renter-Occupied	22
Owner-Occupied	164
Single-Father Household Population	37
Single-Mother Household Population	76
Farm Worker Population	73
College Student Population	19
Disabled Population	236
Group Quarter Population	-
Institutionalized	-
Non-Institutionalized	-

Source: US 2010 Census, 2008–2012 American Community Survey 5-Year Estimates

Table 18: Disability by Employment

	Estimate
Total:	727
In the labor force:	429
Employed:	321
With a disability	35
No disability	286
Unemployed:	108
With a disability	19
No disability	89
Not in labor force:	298
With a disability	126
No disability	172

Source: 2008–2012 American Community Survey 5-Year Estimates, C18120

Table 19: Disability by Age & Type

	Estimate
Total disabilities tallied:	606
Total disabilities tallied for people 5 to 15 years:	22
Sensory disability	0
Physical disability	4
Mental disability	14
Self-care disability	4
Total disabilities tallied for people 16 to 64 years:	441
Sensory disability	49
Physical disability	110
Mental disability	35
Self-care disability	18
Go-outside-home disability	75
Employment disability	154
Total disabilities tallied for people 65 years and over:	143
Sensory disability	21
Physical disability	53
Mental disability	19
Self-care disability	20
Go-outside-home disability	30

Source: US 2000 Census, P041

HOUSING CONDITIONS

Table 20: Housing Conditions

The following Housing Conditions data was a Kern COG GIS analysis from the 2012 Housing Stock Conditions Report (Appendix A). The data is an estimate of need for rehab and replacement.

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1910	2	4	1	1	-
1920	32	42	16	2	2
1930	3	9	7	-	-
1940	5	17	8	1	1
1950	1	2	4	-	1
1960	-	6	7	2	1
1970	7	11	8	2	3
1980	8	16	19	8	1
1990	-	3	3	3	1
2000	-	2	1	1	6
Total	58	112	74	20	16

Source: Kern COG



Figure 1: Housing Conditions

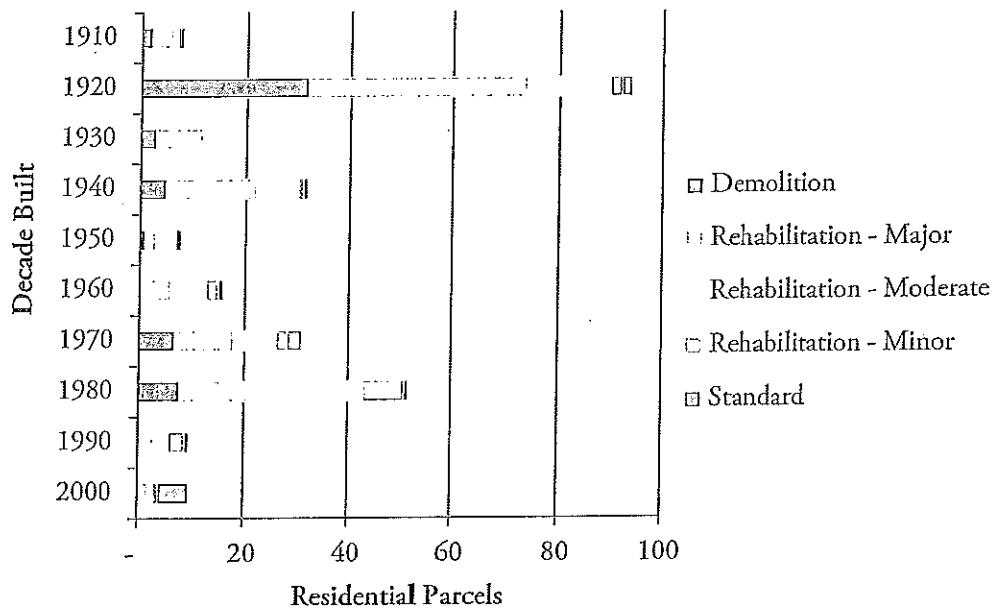




Figure 2: Estimated Housing Conditions Map

