

MARICOPA

# *Housing Element*



*2020-2023 HOUSING ELEMENT*



CITY OF  
MARICOPA

400 CALIFORNIA ST.  
MARICOPA, CA 93252



# TABLE OF CONTENTS

CHAPTER ONE – INTRODUCTION .....	5
Housing Element Intent .....	5
State Housing Element Law .....	5
State Required Local Program Strategy .....	5
General Plan Consistency .....	5
Scope of Research and Analysis.....	6
Organization of the Housing Element .....	6
Application and Flexibility of the Document .....	7
CHAPTER TWO - EVALUATION OF PREVIOUS HOUSING ELEMENT.....	8
Evaluation of the 2015-2019 Housing Element.....	9
CHAPTER THREE - POPULATION AND HOUSING DATA .....	24
Population Characteristics .....	24
a. Number of Inhabitants.....	24
b. Age Characteristics .....	26
c. Household Trends .....	27
d. Household Size .....	27
e. Overcrowding .....	28
f. Income .....	28
g. Housing Affordability and Overpayment of Rent .....	29
h. Sales Cost .....	30
i. Rental Cost .....	31
Special Needs Groups.....	33
Elderly .....	33
Disabled Population .....	34
Persons with Development Disabilities .....	35
Large Households .....	36
Extremely Low-Income Households .....	37
Female Heads of Household.....	38
Farm Workers.....	39
Homeless .....	40
Employment, City of Maricopa and Kern County.....	42
Commute .....	42
Jobs/Housing Ratio.....	43
Housing Unit Characteristics and Their Relationship to Housing Need.....	43
Housing Units .....	43
Occupied Households .....	44
Housing Stock Characteristics .....	45

Vacancy Rates.....	45
Housing Conditions .....	46
Updated Housing Stock Conditions.....	47
Quantified Objectives .....	47
<b>CHAPTER FOUR - LAND FOR HOUSING/CONSTRAINTS TO HOUSING PRODUCTION.....</b>	<b>48</b>
Overview and Housing Sites .....	48
Future Housing Needs .....	48
Progress toward Meeting the RHNA.....	49
Land Availability.....	49
Public Services .....	52
Water .....	52
Sanitary Sewer.....	52
Water and Sewer Priority .....	52
Public Safety.....	53
Schools .....	53
Building and Housing Costs .....	53
Types of Housing Permitted .....	54
Permit Processing Timeline.....	54
Permit Process .....	54
Residential Development Fees.....	55
Constraints.....	56
Fees, Single-Family .....	55
Fees, Multi-Family .....	56
Governmental Constraints.....	56
Local Land Use Constraints.....	57
Density Bonus .....	58
Zoning for Lower Income Households .....	58
Street Standards.....	60
Curbs and Sidewalk.....	61
General Utility Concerns.....	61
Non-Governmental Constraints.....	63
Land Costs.....	63
Site Improvement Costs.....	63
Construction Costs.....	63
Finance Charges.....	64
Sales and Marketing.....	64
Taxes.....	64
Profit.....	64
Low Income Housing Conversions.....	64
<b>CHAPTER FIVE – ENERGY CONSERVATION.....</b>	<b>65</b>
Factors Affecting Energy Use.....	65

Existing Conservation Programs .....	65
Relationships between Homes, Services and Jobs.....	65
Efficiency in Individual Homes .....	66
<b>CHAPTER SIX - GOALS, POLICIES, AND PROGRAMS .....</b>	<b>69</b>
A. Affordable Housing Supply .....	69
B. Conservation and Rehabilitation .....	73
C. Preserve Housing .....	73
D. Special Needs.....	74
E. The Homeless .....	75
F. Conservation of Energy .....	75
G. Equal Opportunity .....	77
H. Public Participation .....	77
I. Housing Variety .....	78
J. Large Lot Development .....	78
K. Affirmatively Further Fair Housing (AFFH) .....	78
L. Family Definition .....	79
M. Dwelling Unit Definition .....	80
<b>CHAPTER SEVEN -PUBLIC PARTICIPATION.....</b>	<b>82</b>
Public Hearing.....	82
Notice of Public Hearing/ .....	82

## **TABLES AND FIGURES**

Table 3-1 Kern County Population, 2010.....	24
Table 3-2 Kern County Population Trends and Projections, 2000-2023 .....	25
Table 3-3 Maricopa Population, Housing and Household Size Projection, 2000-2023 .....	25
Table 3-4 Maricopa Population by Race .....	26
Table 3-5 City of Maricopa Age Characteristics 2010.....	27
Table 3-6 City of Maricopa Household Trends, 2000-2010 .....	27
Table 3-7 Overcrowded Households .....	28
Table 3-8 City of Maricopa Household Income.....	29
Table 3-9 Income Levels, Kern County .....	29
Table 3-10 Households Overpaying by Area Median Income Bracket.....	30
Table 3-11 Maricopa Housing Cost .....	31
Table 3-12 Maricopa Rental Market Comparison.....	31
Table 3-13 Housing Affordability .....	32
Table 3-14 Special Needs Population by Group .....	33
Table 3-15 Elderly Occupied Units .....	33
Table 3-16 Persons with a Disability by Employment Status .....	34
Table 3-17 Persons with a Disability by Age and Type, 2010.....	35
Table 3-18 Developmentally Disabled Residents by Age .....	36
Table 3-19 Tenure by Household Size .....	37

Table 3-20 Extremely Low-Income (ELI) Households.....	38
Table 3-21 Female Heads of Household, 2010.....	39
Table 3-22 Migrant Farmworker Seasonal Centers .....	39
Table 3-23 Summary of Farmworker Housing in Kern County .....	39
Table 3-24 Number of Farmworkers by Sector .....	40
Table 3-25 Joe Serna Farmworker Projects in Kern County .....	40
Table 3-26 Employee Housing Facilities in Kern County .....	40
Table 3-27 Employment by Industry.....	42
Table 3-28 Travel Time to Work.....	43
Table 3-29 Jobs/Housing Ratio .....	43
Table 3-30 Total Housing Units.....	44
Table 3-31 Total Housing Units by Tenure.....	44
Table 3-32 Housing Units by Type .....	44
Table 3-33 Age of Housing Stock.....	45
Table 3-34 Number of Housing Units Occupied and Vacant 2010.....	45
Table 3-35 Housing Conditions.....	46
Table 3-36 Residential Building Permits, 2008 – 2015.....	47
Table 3-37 Quantified Housing Objectives.....	47
Table 4-1 Maricopa Regional Housing Needs Allocation 2013 – 2023.....	49
Table 4-2 Site Analysis Undeveloped Parcels .....	50
Table 4-3 Types of Housing Permitted in Different Zones .....	54
Table 4-4 Permit Timeline by Type of Permit .....	54
Table 4-5 Fees for Residential Projects.....	55
Table 4-6 Zoning Regulations and Setbacks for Zones Permitting Residences.....	57
Table 4-7 Height Limits/Parking Requirements .....	57
Table 4-8 Affordable Rent to Market Rent Comparison .....	69
Table 4-9 Land Costs.....	69
Table 4-10 Metropolitan Statistical Area – Developed Low Income Projects.....	60
Table 4-11 Residential Street Pavement Design Criteria .....	60
Table 4-12 Proposed Fee Schedule .....	62

## **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 a local agency 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. The city is currently revising its Land Use and Circulation elements and is adding an Environmental Justice Element. All amendments will be mutually compatible and internally consistent with the new Housing Element. 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, since the 2020 Census data is not yet fully available. 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 2020-2023 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 2015-2019 Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the

2020-2023 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 2020-2023 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 four 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 2 – EVALUATION OF THE 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.

The following section highlights the various goals for the City of Maricopa's 2015-2019 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.

--

**EVALUATION OF THE 2015-2019 HOUSING ELEMENT**

<b>Policy/Program</b>	<b>Objective (quantified/ qualified)</b>	<b>Result</b>	<b>Evaluation</b>	<b>Continue/ Modify/ Delete</b>
Goal A: Affordable Housing Supply				
<p>Action (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 with within the parameters allowed by the city’s financial resources.</p> <p>Responsibility: City Administrator                      Timing: Annual Review                      Outcome: Annual Report</p>	Evaluate adequacy of services and facilities.	Ongoing effort.	Given that the city's total General Fund budget is less than \$300,000 (that's an accurate number), services are clearly inadequate and will continue to remain static or to deteriorate in the absence of new revenue for both capital and operating expense. New revenues have not been forthcoming in at least 25 years and there is no reason to assume it will occur in the immediate future.	Continue. The 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.

<p>Action (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.</p> <p><i>Responsibility: City Administrator</i>  <i>Timing: Ongoing</i>  <i>Outcome: Annual Progress Report</i></p>	<p>Comply with State laws concerning affordable housing.</p>	<p>In compliance</p>	<p>In compliance. However, given that only two new single-family residences have been permitted and built in the past eight (8) years and given the city's static population, generally deteriorated housing stock and lack of any development whatsoever, this program is essentially useless in providing housing, affordable or otherwise.</p>	<p>Continue. Current and anticipated circumstance notwithstanding, the city will continue these Programs for the foreseeable future. However, given Maricopa's circumstance, there is little probability of favorable results.</p>
<p>Action (AP-03): The city shall continue to 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.</p>	<p>Establish a housing trust should one or more such projects be presented.</p>	<p>No applications were received.</p>	<p>In the past 25 years, the city has received absolutely zero applications for a residential housing development of any kind including single or multi-family, affordable</p>	<p>Continue. The City will continue this program notwithstanding a total lack of results.</p>

<p><i>Responsibility: City Administrator</i>  <i>Timing: Ongoing</i>  <i>Outcome: Annual Progress Report</i></p>			<p>or otherwise. In the absence of any building activity, there have been zero requests for a density bonus. And in the total absence of residential development or density bonus, there are zero affordability conditions. So, while the program remains in effects, there is no activity and no positive result.</p>	
<p>Action (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</p>	<p>Establish a housing trust should one or more such projects be presented.</p>	<p>No applications were received.</p>	<p>There have been no developments whatsoever in Maricopa for at least 25 years. Therefore, there have been no fees. In the absence of any such fees, there is no trust fund. And in the absence of the</p>	<p>Continue. The City will continue this program notwithstanding a total lack of results.</p>

<p>ownership units for low-income households. The city will ensure all projects comply with State density bonus laws.</p> <p><i>Responsibility: City Administrator</i>  <i>Timing: Ongoing</i>  <i>Outcome: Possible establishment of a Trust Fund</i></p>			<p>anticipated trust fund, there are no funds to expend on low-income housing, affordable housing or to rehab or preserve existing units. So, while this program is active, it is also of no value in the absence of development</p>	
<p>Action (AP-05): 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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Amend Zoning Ordinance</p>	<p>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</p>	<p>Proposed amendments have not yet been completed.</p>	<p>In the absence of any residential or commercial development proposals, this shortcoming has had no impact on development, residential or otherwise.</p>	<p>In spite of its ineffectiveness, city will continue this policy.</p>

	of the same type in the same zone			
<p>Action (AP06): The City will review and amend as appropriate its zoning code to comply with Health and Safety Code sections 17021.5 and 17021.6.</p> <p>Responsibility: City Administrator Timing: Dec. 2022 Outcome: Amend Zoning Ordinance</p>	Amend codes	The city has made no progress on this issue.	The city will give priority to completing this issue in the immediate future.	Continue.
<p>Action (AP-07): Funding for Sewer Program: The City shall seek State and Federal grant funding for sewer improvements such as CDBG and at the State Water Resources Control Board.</p> <p>Responsibility: City Administrator Timing: Applied for funds Outcome: Sewer improvements.</p>	Apply for funds	Applied for and received funds.	The city has filed a Design/Construction Grant with State Water Resources Control Board in 2018. The city received a Planning Grant from the State Water Resources Control Board to prepare a study on the replacement of the balance of the existing system and to extend services to other areas of the city. Following completion of the study, the city applied for and received a 7.3	Modify and continue.

			million (Approx.) forgivable loan to replace and extend the sewer services.	
<p>Action (AP-08): The City will proactively encourage and facilitate the development of affordable housing for lower income households, particularly those with extremely low-income (ELI), special needs including large households, seniors, and households with persons who have disabilities or developmental disabilities, and farm workers by: 1) providing financial incentive to developers to the extent that funds are available; 2) reducing, waiving or subsidizing development and impact fees imposed by the city for affordable housing; 3) extending bi-annual outreach to nonprofit developers to encourage the development of housing affordable to extremely low-, very low- and low-income households and assisting in the application for State and federal financial funding.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Affordable housing</p>	Facilitate development of affordable housing	Mechanisms for this program are not yet in place	The city is continuing its effort to get these incentive mechanisms in place although it is difficult to achieve given the fact that the city has only three full-time employees and a part-time employee, none of who are proficient in the planning process and given that the city's \$300,000 annual budget includes no funding for consultants. However, the city will endeavor to persevere in this effort.	Continue.

<b>Goal B: Conservation and Rehabilitation</b>				
<p>Action (BP-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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Housing rehabilitation</p>	<p>Apply for CDBG funds to rehabilitate 50 units</p>	<p>Insufficient staffing and administration resources.</p>	<p>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</p>	<p>Continue. City will continue to consider CDBG application for housing funds if it has the staff resources and financial resources to do so.</p>

<p>Action (BP-02): Private financing of the rehabilitation of housing shall be encouraged.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Privately financed rehabilitation.</p>	<p>Private financing</p>	<p>No private financing received.</p>	<p>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</p>	<p>City will continue to encourage rehabilitation of substandard housing units through the 2020 - 2023 planning cycle.</p>
--	--------------------------	---------------------------------------	---	--

			to finance such projects in Maricopa.	
<p>Action (BP-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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Abate unsafe structures</p>	Abate unsafe structures.	City contracts for Code Enforcement services with Kern County and has limited resources to pursue abatement of problem areas.	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.	City will continue to pursue abatement of unsafe structures within the constraints of its budget throughout the 2020-2023 planning cycle.
<p>Action (BP-04): To the extent provided by its financial resources, demolition of existing multi-family housing shall be allowed only when a) the structure(s) is found to be</p>	Preservation of multi-family housing	None has been demolished.	Although city encourages rehabilitation of	City will continue this program

<p>substandard and unsuitable for rehabilitation; b) tenants are provided reasonable notice and an opportunity to purchase the property; and c) relocation assistance is provided.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Preservation of multi-family housing</p>			<p>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 there is almost no multifamily housing in the community and that the City hasn't the resources to provide relocation benefits to displaced tenants as noted above.</p>	<p>through the 2020-2023 planning cycle even though it is unlikely to require demolition of units for the reasons cited herein.</p>
<p><b>Goal C: Preserve all at-risk units in Maricopa</b></p>				
<p>Action (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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Preservation of market rate housing units</p>	<p>Notice prior to conversion of market rate units</p>	<p>No requests were received.</p>	<p>There are no existing or anticipated incentive programs in the City of Maricopa at present nor have there ever been any such programs in the</p>	<p>Continue.</p>

			past. Thus, this program is ineffective in this particular community.	
<b>Goal D: Special Needs</b>				
<p>Action (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.</p> <p>Responsibility: City Administrator  Timing: Dec. 2022  Outcome: Annual Progress Report</p>	Reasonable accommodations for disabled persons ordinance	Scheduled for completion by 2022.	No progress to date.	City will continue to pursue this program by Dec. 2022.
<b>Goal E: The Homeless</b>				
<p>Action (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.</p> <p>Responsibility: City Administrator</p>	Provide housing opportunities information in English/Spanish	Ongoing	This is an ongoing program	Continue.

<p>Timing: Ongoing Outcome: Housing information brochure</p>				
<p>Action (EP-02): The City shall cooperate with Kern County and other agencies in the development of programs aimed at providing farm worker housing.</p> <p>Responsibility: City Administrator Timing: Ongoing Outcome: Farmworker housing</p>	<p>Work with Kern County on Farmworker housing</p>	<p>Ongoing</p>	<p>This is an ongoing program</p>	<p>Continue</p>
<p><b>Goal F: Conservation - Energy Conservation</b></p>				
<p>FP-01. The City shall continue to implement Title 24 of the California Code on all new development.</p> <p>Responsibility: City Administrator Timing: Ongoing Outcome: Implement Title 24</p>	<p>Implement Title 24</p>	<p>Ongoing</p>	<p>This is an ongoing program. However, there has been zero new development in Maricopa for at least the past 20 years so this program has, as a practical matter, been ineffective.</p>	<p>Continue</p>
<p>Action (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</p>	<p>Encourage energy efficiency retrofit</p>	<p>Ongoing</p>	<p>City has, in cooperation with PG&amp;E, sponsored awareness programs in the past with</p>	<p>Continue: Program will remain in effect and will be actively pursued</p>

<p>the benefits of various retrofit programs.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Energy efficient retrofits.</p>			<p>reasonable success. Regrettably, funding for such a program is no longer available.</p>	<p>should funding opportunities become available.</p>
<p>Action (FP-03): The City shall amend its subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access.</p> <p>Responsibility: City Administrator  Timing: Dec. 2022  Outcome: Amend subdivision ordinance.</p>	<p>Amend subdivision ordinance</p>	<p>Ongoing</p>	<p>No progress to date due to lack of staffing.</p>	<p>Complete by Dec. 2022</p>
<p>Action (FP-04): New annexations to the City shall be contiguous to the existing city to increase compact urban form and energy efficiency.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Compact urban form and energy efficiency associated with new annexations.</p>	<p>Promote contiguous annexation</p>	<p>Ongoing</p>	<p>No new annexation proposals were received.</p>	<p>Continue</p>
<p>Action (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.</p>	<p>Transit friendly subdivision ordinance</p>	<p>Ongoing effort.</p>	<p>Due to staffing and funding constraints in the prior cycle, the city will complete this in the</p>	<p>Continue. To be completed by Dec. 2022.</p>

<p>Responsibility: City Administrator  Timing: Dec. 2022  Outcome: Completion of transit-friendly subdivision ordinance.</p>			209-2023 Housing Element Cycle.	
<b>Goal G: Equal Opportunity</b>				
<p>Action (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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Distribute information on tenant rights.</p>	Distribute information on tenant rights.	Ongoing	The city provides brochures to the public.	Continue
<p>Action (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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Referrals on housing discrimination.</p>	Referrals on housing discrimination.	Ongoing	Complaints received, if any, are directed to the County-wide resources.	Continue

<b>Goal H: Public Participation</b>				
<p>Action (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.</p> <p>Responsibility: City Administrator  Timing: Ongoing  Outcome: Public Notice</p>	<p>Advertise in newspaper</p>	<p>Yes</p>	<p>All public meetings/hearings are advertised.</p>	<p>Continue</p>

## 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 from 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

	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
<b>Average Household Size</b>	<b>2.83</b>	<b>2.79</b>	<b>2.81</b>	<b>2.84</b>	<b>2.88</b>	<b>0.04</b>	<b>1</b>

Source: U.S. Census 2010; California Department of finance E-5 Estimates

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
<b>Total overcrowded</b>		<b>1.01 or more</b>		<b>22</b>
Owner Occupied	Severely Overcrowded	1.5 or more		3
Renter occupied	Severely Overcrowded	1.5 or more		6
<b>Total severely overcrowded</b>		<b>1.5 or more</b>		<b>9</b>

## 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	Percent of
	Total	Total
	Households	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 Median								
\$57,900								

Notes - 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

	<b>All occupied housing</b>		<b>Owner-occupied</b>		<b>Renter-Occupied Housing</b>	
<b>Income Range</b>	<b>Number</b>	<b>Pct of Total Housing</b>	<b>Number</b>	<b>Pct of Total Housing</b>	<b>Number</b>	<b>Pct Of Total Housing</b>
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
<b>Total</b>	<b>26</b>	<b>6.3</b>	<b>12</b>	<b>2.9</b>	<b>14</b>	<b>3.4</b>

The Kern COG Regional Housing Needs Allocation (RHNA) plan has allocated 35 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
<b>Extremely Low</b>				
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
<b>Very Low</b>				
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
<b>Low</b>				
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
<b>Moderate</b>				
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: 2014 American Community Survey C18120

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 3-18  
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 need 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 3-19, 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 3-19  
 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

Existing Needs: In 2010, approximately 118 ELI households resided in the City, representing 31 percent of the total households. ELI households are disproportionately impacted by housing costs. The lack of affordable housing also leads to other challenging circumstances when considering the cost of transportation, health care and food. For example, of the 118 households, over half are overpaying for housing while close to 0 households with incomes greater than \$75,000 are overpaying for housing in Maricopa.

Projected Needs: 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 needs to be an extremely low-income housing need. In other words, of the 11 very low-income housing needed, the city is estimating 6 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.

Table 3-20  
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
<b>Monthly housing costs as a percentage of household income in the past 12 months</b>						
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 (as in Kern Regional Housing Data Report, Kern COG, October 2014).*

### 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 3-21 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 3-21

Female Heads of Household, 2010		
Householder Type	Number	Percent
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
Female Head Householders Under Poverty Level	40	14.8
Total families Under the Poverty Level	72	26.7

Farm Workers

As noted in Table 3-22 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 3-23, 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, 3-23, and 3-24, 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 (or 50 minutes in driving 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 3-22

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

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

Table 3-24

Number of Farm Workers by Sector				
Place	2008-2012 American Community Survey Estimates	EDD (2012)	USDA Census of Agriculture (2012)	Giannini Foundation of Agriculture, University of California (2012)
Sector	Agriculture, forestry, fishing and hunting, and mining			Workers with one Agri. Job
California	81,116	98,920	465,422	802,622
Kern County	48,48	54,08	4,501	101,884

Table 3-25

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 3-26

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.

Assembly Bill 101 requires cities to permit Low Barrier Navigation Centers defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing (Gov't Code 65660). It is aimed at providing temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

A "low barrier navigation center" must be permitted as a "use by right" if it meets the following requirements: (1) Offers services to connect people to permanent housing (2) Linked to coordinated entry system (3) Has a system for entering information regarding client stays, client demographics, client income and exit destination through the local Homeless Management Information System (4) Implements Housing First within 30 days of receiving an application for a Center, a city must notify the applicant whether the application is complete. Within 60 days of a completed application, the city must act on the application.

The city has adopted an ordinance allowing Emergency Homeless Shelters within the city pursuant to Section 65583 of the Government Code which requires identification of the zone (s) in which emergency shelters are permitted and sufficient parking to accommodate all staff working in the emergency shelter. The City's ordinance (2017-02) allows emergency shelters through a ministerial approval in the General Commercial (GC) Zone. The General Commercial Zone is centrally located in Maricopa and emergency shelters located in this zone would have relatively similar access to services and amenities as other uses in the area. There are approximately 69.6 acres in the General Commercial zone with 0.96 acres being vacant and several reuse opportunities are available throughout the zone. Development standards for emergency shelters are fairly minimal and consistent with state law such as proximity to other shelters, outdoor lighting, length of stay and outdoor screening. One parking space for employees is required consistent with recent changes to state law and any other standards are the same as other uses in the zone.

Housing Navigation Center applications will be treated as a use by right (right-of-zone) development and the zoning code will be amended to reflect this. A new program has been added.

## **Employment, City of Maricopa and Kern County**

Table 3-27 addresses the most recent information available for Maricopa’s civilian employed population by industry category.

Table 3-27  
Employment by Industry

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

Source: Kern Council of Governments; 2008-2012 American Community Survey 5-Year Estimates, Table DP-03

### 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 3-28 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 3-28  
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 3-29 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 3-29  
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	-	0
Housing Units	466	464	500	36	8
Jobs/Housing Ratio	1.07	1.08	1.00	-0.08	-7

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

Housing Units

Table 3-30 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 3-30  
Total Housing Units (2000-2010)

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

Source: 2000 and 2010 US Census

### Occupied Households

Table 3-31 identifies total occupied households, and owner- and renter-occupied households in the City of Maricopa.

Table 3-31  
Total Housing Units by Tenure, 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
<b>Total Housing Units</b>	<b>466</b>	<b>100</b>

Table 3-32  
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.

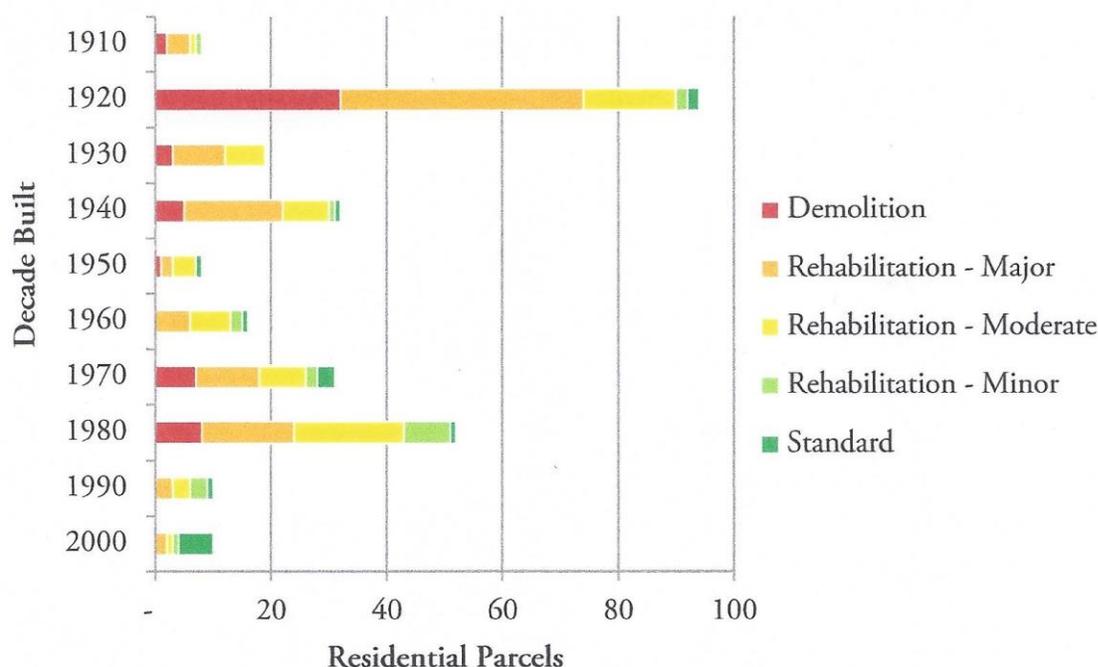
The majority of housing units in the city were built after World War II (see Table 3-33). Approximately 76.3 percent of all the housing units in the city were built after 1980.

Table 3-33

### Age of Housing Stock

Source: Kern COG 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 3-34, 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 3-34

### 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	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 3-35.

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 3-35  
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	466	100.0

## 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 since then. More specifically, there were no other residential structures, no commercial structures, no industrial structures built over the seven-year period cited herein.

### *Updated Housing Stock Conditions*

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

Table 3-36  
Residential Building Permits, 2008-2015  
Source: City of Maricopa, 2020

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

### *Quantified Objectives*

Table 3-37 provides a breakdown of new housing construction in the different income categories amounting to a total of 35 housing units in the current cycle.

Table 3-37  
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
<b>TOTALS</b>	<b>35</b>	<b>16</b>	<b>12</b>

## CHAPTER FOUR - LAND FOR HOUSING/CONSTRAINS TO HOUSING PRODUCTION

### *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 within city's boundary 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. New programs have been added to meet this requirement.

### 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 need 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 residential land is summarized in Tables 4-2 that may be utilized to meet the projected housing need through 2023. The inventory has been updated to reflect the current general plan designations, density, and a realistic density based on average density. No development permit applications were received during the last five years. All of the sites identified 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 land currently within the city limits that is available for residential use, could generate up to 567 units.

Existing law (AB 1397) requires the housing element to contain, among other things, an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. Further AB 897 requires a discussion of sites developed at less than identified density, which information is not readily available. It should be mentioned that no development permit applications were received since the last approval of the last housing element. Table 4-2 shows the existing inventory suitable for residential development. Of those, seven lots are below 0.5 Acres in size and two sites are above 10 acres in size. A new program (AP-10) has been added to study all vacant lands/infill lots within the city to determine potential to increase density or to rezone some of the non-residential parcels to “Residential” for future residential projects.

The city has several large parcels of vacant land within its existing limit that are currently zoned for Commercial land use. This land is also available for the construction of multi-family residential structures as indicated in Table 4-2. The city's allocation under the Regional Housing Needs Assessment calls for constructing 35 housing units by 2023. 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 past 20-years-development history of Maricopa, this is not likely to occur.

Table 4-2  
Site Analysis/Undeveloped Parcels

APN#	EXISTING USE	ZONING	ALLOWABLE DENSITY	GP DESIGNATION	ACRES	INFRA-STRUCTURE CAPACITY	AVERAGE DENSITY (REALISTIC NUMBER OF UNITS)	ON-SITE CONSTRAINTS	POTENTIAL AFFORDABILITY
A 042 206 0600	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.13	YES	1	No sidewalks	Low Income
B 042 216 0600	Vacant	R-3	20 to 30 du/ac	High Density Residential	.81	YES	10	No sidewalks	Moderate
C 042 224 0900	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.42	YES	2	No sidewalks	Low Income
D 042 251 1100	Vacant	R-2	11 to 20 du/ac	Medium Density Residential	1.25	YES	19	No sidewalks	Above Moderate Income
E 042 242 0700	Vacant	DC	11 to 30 du/ac	Mix Use	.26	YES	5	Sidewalk Repairs	Low Income
F 042 242 0400	Vacant	DC	11 to 30 du/ac	Mix Use	.18	YES	4	Sidewalk Repairs	Low Income
G 042 111 1200	Vacant	R-1	1 to 10 du/ac	Low Density Residential	1.51	YES	8	No sidewalks	Low Income
H 042 064 2000	Vacant	R-1	1 to 10 du/ac	Single Family Residential	.66	YES	4	No sidewalks	Low Income

I	042 024 0200	Vacant	GC	11 to 30 du/ac	Mix Use	.42	YES	9	No sidewalks	Low Income
J	239 520 0400	Vacant	R-3	20 to 30 du/ac	High Density Residential	15.50	YES	388	Topography	Above Moderate Income
K	042 040 0300	Vacant	R-1	1 to 10 du/ac	Low Density Residential	14.37	YES	79	No sidewalks	Low Income
L	042 176 0300	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.54	YES	3	No sidewalks	Low Income
M	042 226 0100	Vacant	R-1	1 to 10 du/ac	Low Density Residential	2.24	YES	12	No sidewalks	Low Income
N	042 214 0100	Vacant	R-1	1 to 10 du/ac	Low Density Residential	2.18	YES	12	No sidewalks	Moderate Income
O	042 212 0900	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.68	YES	4	No sidewalks	Low Income
P	042 232 0800	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.97	YES	5	No sidewalks	Low Income
Q	042 104 0200	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.13	YES	1	No sidewalks	Low Income
R	042 104 0300	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.13	YES	1	No sidewalks	Low Income
								567		

**Environmental Constraints** – Undeveloped 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.

**Realistic Capacity** – The City of Maricopa has had minimal development over the last two decades and as a result, does not have recent experience to facilitate calculations of capacity. Instead, the City evaluated site development constraints, zoning, development standards, anticipated site improvements, developer preference and general experience and knowledge to conservatively calculate capacity at approximately 50-80% of maximum allowable densities for R-1 zoned sites and 40-80% of maximum allowable densities for higher density sites (e.g., R-2, R-3, DC and GC).

## **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 inches. 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 consist 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-feet 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 received a Planning Grant from the State Water Resources Control Board to prepare a study on the replacement of the balance of the existing system and to extend services to other areas of the city. Following completion of the study, the city applied for and received a 7.3 million (Approx.) forgivable loan to replace and extend the sewer services.

Given the rate of development in Maricopa over the past 20 years, the city contemplates adequate sewer capacity to meet RHNA projections.

### 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. A housing program has been added to prepare a written policy on water/sewer priority.

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. New building codes will be followed on all applications for new construction. The CBC ensures safe housing and is not considered a significant constraint to housing production. No local amendments were made to the Building Code.

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.

## Types of Housing Permitted

Table 4-3  
Types of Housing Permitted  
in Different Zones

Housing Types Permitted	R1	R2	R3	GC
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	P*	-	-	
Emergency Shelters	-	-	-	P
Single Room Occupancy	P	P	P	
Transitional Housing	P*	P*	P*	
Permanent Supportive Housing	P	P	P	
Notes: P = Permitted Use C = Conditional Use Permit				
* Zoning Code is proposed to be will be amended.				

## Permit Processing – Timeline

Permit processing times in Maricopa are remarkably fast. There is currently no backlog of permits waiting for approval. No development permit applications were received during the last five years. 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.

Table No. 4-4 Permit Timeline by Type of Permit  
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

## Permit Process

All ministerial and right-of zone permits are processed at staff level. Examples of right of zone includes multifamily uses in multifamily zones and single family uses in single family zones. No public hearings are required for these types of development applications and decision-making criteria generally consist

of conformance to the general plan and zoning, site planning features and health and safety issues. Architectural review is conducted as part of the staff level review and generally consists of objective criteria related to color and materials. Discretionary permits are approved by the City Council (the city does not have a Planning Commission) and generally include conditional use permits, variances, rezones, general plan amendments and mapping approvals. Table 4-4 illustrates the timelines by type of permits.

### 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 4-5 illustrates sample permit fees for single-family and multi-family units. Table 4-12 shows the proposed general fee schedule.

In compliance with AB 1483, the City will post on its website zoning and other fee requirements and regulations.

### Fees, Single Family

Table 4-5  
Fees for Residential Projects (1,500-Square-foot Units).

	Fees	Single-family	Multi-family (fee per unit for a 12-unit building).
1	County Plan Check fee (\$76 x 20 Hours)	1,520	-
2	County Plan Check fee (76 x 60 Hours/12 Units)	-	380
3	Building Permit Fee - City	1,895	1,895
4	Impact Fees - City	0	3,967
5	Impact Fees - School District	0	0
6	Sewer – City - Reconstruction of existing residence	0	0
7	Sewer – City - New Construction	2,324	552
8	Gas (PG&E) - Reconstruction of existing residence	0	0
9	Gas (PG&E) New Construction	1,000	1,000
10	Electric (PG&E) – Reconstruction of existing residence	0	0
11	Electric (PG&E) – New Construction	1,000	1,000
12	Water - WKWD - Reconstruction of existing residence	0	0
13	Water (WKW.D) – New Construction Fee (per meter)	2888	3970
14	Water Supply Fee (WKWD) – New Construction	6000	6,000
15	Water Meter Installation fee (WKWD).	476 (1’)	663 (2’)
	TOTAL (\$)	17,105	19,427

Source: City of Maricopa; PG&E (fees are higher if easements, trenching, or other infrastructure work is required); West Kern Water District (WKWD); School District.

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.

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  $\$76 \times 20$  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 on single-family projects.

### Fees, Multi-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.

Assuming \$200 per square foot construction cost.  $11,880 \times \$200$  equals \$2,376,000. Assuming units are built on existing lot.

### 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. A new program has been added to prepare an Objective Residential Design Code to permit multi-family developments (that does not require discretionary actions such as map approvals or development agreements) without site plan and design reviews.

## 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 encourages 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 Requirements for Zones Permitting Residences

Zoning Designations	Min Lot Size Sq Ft.	Average Density (Units per acre)	Setback Requirements (feet)			
			Front	Rear	Side	Corner Lot
Single-Family Residential (R-1) (Low Density)	6,000	5-10	20	15	5	10
Single-Family Residential (R-1) Mobile Home	3,500 (per space)	7	10	5	5	5
Multiple Dwelling Medium Density (R-2)	6,000	11-20	20	15	5	10
Multiple Dwelling High Density (R-3)	6,000	21-30	20	15	5	10
General Commercial (units located above other permitted uses)	None	Not specified	None	None	None	None

Source: City of Maricopa Zoning Code and Land Use Element.

Table No. 4-7  
Height Limits and Parking Requirements for Zones Permitting Residences

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.
--	---	--------------------------

Source: City of Maricopa

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 4-8  
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 of 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 4-9  
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 since then. 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 4-10  
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 4-11  
Residential Street Pavement Design Criteria

Classification	Minimum	Minimum Structural Sections		
	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 ½" 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 4-12.

Table No. 4-12  
Proposed Fee Schedule  
Fees not Reviewed or Approved by City Council at this Time

Type of Fee	Cost (Minimum) + Time and Materials. Additional Deposit/Retainer required.
Zoning Compliance Letter Fee	\$100.00
Home occupation permit	\$71.00
Environmental Review	Categorical Exemption = 100 Negative Declaration = \$543.00 + Time and Material EIR Preparation = 20% of EIR Contract + Time and Material. CEQA filing and mitigation fees to County/State = Prevailing rates to be paid by applicant.
Site Plan Review	\$572
Conditional Use Permit	\$572
CUP Time Extension	\$57
Amendment To CUP	\$329
Variance	\$572
Specific Plan/Development Agreements (DA).	\$2,858 deposit + Time and Material
Building Demolition/Moving Fee	\$100
Appeal	\$136 + Noticing fee
Rezoning (Map and Text). Separate fees apply.	\$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/Lot Merger	\$186. + City Engineering Plan Check + City Planner
Certificate of Compliance	\$186. + City Engineering Plan Check + City Planner
General Plan/Specific Plan Amendment/DA 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 (West Kern Water District)	\$1,549 for single family residence
Sewer	\$2,324 for single family residence
Fee not mentioned above	As determined by staff + Time and Materials.

## 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 borrower 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 would 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, then 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 (2020 – 2023).

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.

### A. 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.

#### 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.

A-10 Infill-Survey: Conduct an infill-survey to identify vacant lands for residential development and potential rezoning or redevelopment.

A-11 The City shall establish a policy for providing priority for sewer/water connections for affordable housing.

### 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 Administrator.

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 Administrator, 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 Administrator, 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 Administrator, 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, a 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 Administrator, City Attorney  
Timeframe: September, 2022  
Funding: General Fund  
Expected Outcome: Amended Zoning Ordinance

AP06. 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 Administrator, City Attorney  
Timeframe: September, 2022  
Funding: General Fund  
Expected Outcome: Amended Zoning Ordinance

AP-07 Replacement and Expansion of Sewer Facility: Replace existing sewer system and expand system to the remainder of the city.

Responsible Department: City Administrator, Public Works Department

Timeframe: Publish RFP for procurement by December 2021 and Complete project by December 2022.

Funding: Applied for Grant Funds – Received funding of a forgivable loan of approx. \$7.3 million. Procurement and construction will follow.

AP-08 The City will proactively encourage and facilitate the development of affordable housing for lower income households, particularly those with extremely low-income (ELI), special needs including large households, seniors, and households with persons who have disabilities or developmental disabilities, and farm workers by: 1) providing financial incentive to developers to the extent that funds are available; 2) reducing, waiving or subsidizing development and impact fees imposed by the city for affordable housing; 3) extending bi-annual outreach to nonprofit developers to encourage the development of housing affordable to extremely low-, very low- and low-income households and assisting in the application for State and federal financial funding.

Responsible Department City Administrator

Timeframe Review annually

Funding: General Fund to the extent funds are available

AP-09 Objective Residential Design Code: To establish objective design standards for multi-family developments (that does not require discretionary actions such as map approvals or development agreements) without site plan and design reviews.

Responsible Department: City Administrator, Planning Department

Timeframe: 2022 (under preparation).

Funding: SB2 Grant Funds

AP-10 Infill-Survey: Conduct an infill-survey to identify vacant lands that are feasible for residential development to meet future RHNA needs, including vacant sites and sites having the potential for rezoning or redevelopment.

Responsible Department: City Administrator, Planning Department

Timeframe: 2022 (Under preparation).

Funding: SB2 Grant Funds

AP-11 The City will adopt a Resolution adopting written policy concerning the provision of water or sewer services to proposed developments that include housing units affordable to lower income households.

Responsible Department: City Administrator, Planning Department

Timeframe: 2022 (Under preparation).

Funding: SB2 Grant Funds

AP-12 The City will amend its ADU ordinance to comply with state law and establish an incentive program to promote affordable housing costs. Examples of incentives include:

- Modification to development standards such as heights above state law
- Fee waivers and reductions in addition to state law
- Annual exploration and pursuit of funding related to ADUs
- Development of brochures and other marketing materials to inform homeowners and to be made available at the public counter and other public buildings and events

- Priority processing and over the counter technical assistance

Responsible Department: City Administrator, Planning Department

Timeframe: September 2022

Funding: SB2 Grant Funds

## B. 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 Administrator, Planning Department.

Timeframe: Annually.

Funding: CDBG Grant Funds.

Expected Outcomes: Periodic CDBG housing rehabilitation grants.

Objective: 50 units rehabilitated.

## C. Preserve Housing

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 Administrator, 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.

## D. 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 Administrator, Planning Department.

Timeframe: 2022  
Funding: No cost of implementation identified  
Expected Outcome: New ordinance.

#### E. 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 Administrator, 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 Administrator, Planning Director.

Timeframe: Ongoing

Funding: No cost of implementation identified

Expected Outcome: Better coordination and development of farm worker housing.

EP-03 The City shall amend the zoning ordinance to permit, ministerially, as a use by right or right-of-zone, the following uses: Low Barrier Housing Navigation Centers (Government Code section 65660) and permanent supportive housing (Government Code section 65651).

Responsible Department: City Administrator, Planning Department.

Timeframe: September 2022

Funding: General fund

Expected Outcome: Facilitation for transitional housing.

#### F. Conservation of Energy

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 Administrator, 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 Administrator, 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 Administrator, Planning Department.

Timeframe: 2022.

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 Administrator, 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 Administrator, Planning Department.

Timeframe: 2022.

Funding: General Fund

Expected Outcome: Subdivision ordinance amendment.

## G. 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 Administrator, 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.

## H. 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 meetings, information on the availability of draft documents, and place (address) and methods (in-person, mail or email) to provide public input will be published in English and Spanish.

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.

#### I. Housing Variety

Goal I: To encourage the production of housing for a variety of income categories.

Policy:

I-01.

##### Programs

IP-01. Amend zoning ordinance to allow transitional and supportive housing as a residential use, subject only to regulations that apply to other residential dwellings of the same type in the same zone.

Responsible Department: City Administrator, Planning Department.  
Timeframe: 2022.  
Funding: General Fund  
Expected Outcome: Zoning Ordinance amendment.

#### J. Large Lot Development

Goal J: Facilitate development of large sites.

Policy:

J-01 Identify options to facilitate development of large sites.

##### Programs

JP-01. Expedited approval of lot splits, subdivisions creating new parcels and expedited processing of development plans of infrastructure required to develop the site.

Responsible Department: City Administrator, Planning Department.  
Timeframe: 2022  
Funding: General Fund  
Expected Outcome: Create permit processing guideline

#### K. Affirmatively Further Fair Housing (AFFH)

Goal K: Affirmatively further fair housing.

Policy:

K-01 Affirmatively further fair housing by permitting low-income projects in all residential zones.

Programs:

KP-01: The City shall permit affordable housing projects in all residential zones proportionately within high-income and low-income neighborhoods. The City shall develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law. The AFFH Plan shall address each of the following areas:

- Housing Mobility (e.g., housing mobility counseling, landlord outreach for housing choice vouchers, accessibility programs)
- Place-based Strategies toward Community Revitalization in Neighborhoods with Higher Concentrations of Lower-income Households (e.g., infrastructure, rehabilitation and other targeted community investments)
- New Housing Opportunities in High Opportunity Areas or throughout the Community (e.g., increased housing choices, targeted investment, mixed-income strategies)
- Displacement Risk (e.g., replacement policies, multi-lingual tenant counseling, down payment assistance)

Responsible Department: City Administrator, Planning Department.

Timeframe: Create plan by December 2022 and implement at least annually and on an ongoing basis

Funding: General Fund

Expected Outcome: Adoption of the subject Housing Element, improved and equitable quality of life throughout the community.

L. Family Definition

Goal L: A New “Family” Definition.

Policy:

L-01 Amend Existing “Family” Definition in the Zoning Code.

Programs:

LP-01: In compliance with State Law, the city will amend the Zoning Code with a new definition of a Family as follows: “FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.”

Responsible Department: City Administrator, Planning Department.

Timeframe: 2021-2022

Funding: General Fund

Expected Outcome: Amend Zoning Ordinance.

## M. Dwelling Unit Definition

Goal M: A New “Dwelling Unit” Definition.

Policy:

M-01 Amend Existing “Dwelling Unit” Definition in the Zoning Code.

Programs:

MP-01: In compliance with State and Federal Law (42 U.S.C. § 3602), the city will amend the Zoning Code with a new definition of a Dwelling Unit as follows: “Dwelling Unit. Any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.”

Responsible Department: City Administrator, Planning Department.

Timeframe: 2021-2022

Funding: General Fund

Expected Outcome: Amend Zoning Ordinance.

## CHAPTER SEVEN – PUBLIC PARTICIPATION

The City of Maricopa conducted a public workshop by Zoom on November 17, 2020, from 6:00 – 9:00 P.M. on the proposed amendments to the Housing Element and related studies. The time, date, and place were duly published. No member of the public attended the meeting.

A Notice of public hearing as shown below was also be published on the Draft Housing Element prior to its adoption:

### **CITY OF MARICOPA, CALIFORNIA NOTICE OF INTENT TO PREPARE A GENERAL RULE EXEMPTION PER CEQA & NOTICE OF PUBLIC HEARING – HOUSING ELEMENT**

NOTICE IS HEREBY GIVE that the City of Maricopa will conduct a public hearing on **Tuesday, January 11, 2022, at 6:00 pm located at Maricopa Gusher Hall, 271 California Street, Maricopa CA 93252** to review and adopt the 2020-2023 draft Housing Element and the CEQA General Rule Exception (14 CCR 15061(b)(3)).

The City of Maricopa has completed the 2020-2023 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 covers the City’s housing policies, goals and objectives for the planning period 2020-2023. The updated Housing Element draft also addresses the following topics required by State Law:

- (1) A description given regarding the changes or modifications to the program that are being made in the 2023 Housing Element;
- (2) A determination of Progress in the previous element as to whether the program has been successful, unsuccessful or neutral in achieving goals, objectives or policies; and
- (3) An explanation of the effectiveness of the 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 in person 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](mailto:LRobison_COM@bak.rr.com) , by fax at 661-769-8130 or may appear/participate and be heard in support of or opposition to the approval of the draft at the time of hearing.

Posted: November 9, 2021

Published: November 11, 2021

s/Laura Robison

---

Laura Robison, Deputy City Clerk  
City of Maricopa

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARICOPA ADOPTING  
THE 2020-2023 HOUSING ELEMENT OF THE CITY OF MARICOPA GENERAL PLAN**

**WHEREAS**, the Draft 2020-2023 General Plan Housing Element has been submitted to the California Department of Housing and Community Development (HCD) for review and comment with the intention of having the state certify that said Housing Element is compliant with state housing element law and related policies; and

**WHEREAS**, a virtual, internet based, public workshop was conducted on November 17, 2020 on the 2020-2023 Housing Element to receive public participation on updating the previous Housing Element; and

**WHEREAS**, the City Council opened a duly noticed public hearing on January 11, 2022, to approve the 2020-2023 Housing Element; and subsequently continued the Public hearing to its regularly scheduled meeting of Tuesday, January 25, 2022; and

**WHEREAS**, the 2020-2023 Housing Element have been determined to be Exempt pursuant to Section 15061(b) (3) (General Rule) of the California Environmental Quality Act (CEQA); and

**WHEREAS**, comments received on the Draft 2020-2023 Housing Element were incorporated into the Housing Element, including a list of persons, organizations and public agencies who commented on the Draft; and

**WHEREAS**, the Draft Housing Element was reviewed by the California Department of Housing and Community Development and found that the Draft Housing Element meets the statutory requirements of State housing element law, as stated in its letter dated November 30, 2021;

**WHEREAS**, the Housing Element will comply when it is adopted by the City Council, submitted to, and approved by HCD, in accordance with Government Code section 65585;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARICOPA DOES HEREBY  
RESOLVE AS FOLLOWS:**

1. The City Council of the City of Maricopa, California, finds that the above recitals are true and correct and are incorporated herein by reference as if set forth in full;
2. The City Council conducted a public hearing on January 11, 2022; notice of date, time, and place was duly published in English and Spanish in the Taft Midway Driller newspaper
3. The City Council opened the public hearing and subsequently continued the Public Hearing to its regularly scheduled meeting of Tuesday, January 25, 2022 at which time it received a staff presentation on the proposed General Plan Housing Element Update;
4. The City Council received and considered all public comment and testimony regarding the proposed project and the public hearing was closed;

5. The City Council finds that the General Plan Housing Element update will not have the potential for causing a significant effect on the environment and that the Resolution approving 2020-2023 General Plan Housing Element is Generally Exempt per Section 15061(b)(3) (General Rule) of the California Environmental Quality Act (CEQA) Guidelines because the amendment is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and
6. The City Council hereby Approve and Adopt the 2020-2023 General Plan Housing Element (as part of the 2015-2023, Fifth Cycle Update), incorporated herein by reference.

ADOPTED, SIGNED AND APPROVED THIS 25th DAY OF JANUARY, 2022.

AYES: *albright, Horny Crump*

NOES: *0*

ABSENT: *Tonkin, Bell*

ABSTAIN: *0*



Attest:

*Wendy Harrison*  
BY: Wendy Harrison, City Clerk

A handwritten signature in black ink, appearing to read "John Crump, Jr.", written over a horizontal line.

BY: John Crump, Jr, Mayor

Approved As to Form

A handwritten signature in blue ink, appearing to read "Alan Peake", written over a horizontal line.

BY: Alan Peake, City Attorney

State of California )  
County of Kern )  
City of Maricopa )

I, Wendy Harrison, City Clerk of the City of Maricopa, do hereby certify that the foregoing is a true and correct copy of Resolution No. 2022-04, which was duly and regularly adopted and passed at a Regular Meeting of the City Council of the City of Maricopa on the 25<sup>th</sup> day of January, 2022 by the following vote.

AYES: Albright, Horn, Crump

NOES: 0

ABSENT: Tonkin, Bell

ABSTAIN: 0

DATED: January 25, 2022

Attest:

  
Wendy Harrison  
By: Wendy Harrison, City Clerk

## Ordinance No. 2022-01

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARICOPA DELETING AND REPLACING IN ITS ENTIRETY SECTION 17.2.80, DESIGN REVIEW, OF THE MARICOPA ZONING CODE INCORPORATING OBJECTIVE DESIGN STANDARDS ALLOWING STREAMLINED, MINISTERIAL RESIDENTIAL DEVELOPMENTS.

**WHEREAS**, the City of Maricopa adopted the 2020-2023 Housing Element, as part of the 2015-2023, 5<sup>th</sup> Cycle Update, on January 11, 2022; and

**WHEREAS**, Housing Element, Section G, Implementing Actions Defined, included several programs to amend the Zoning Code (Municipal Code) to comply with the requirements of the Housing Element, especially concerning objective design regulations; and

**WHEREAS**, the City Council conducted a public hearing on the Ordinance on January 11, 2022; and

**WHEREAS**, a Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15061(b) (3), because there is no possibility that the Ordinance will have a significant effect on the environment; and

**WHEREAS**, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARICOPA DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Purpose.** The purpose of the following Zoning Ordinance amendments is to comply with the requirements of the City's 2020-2023 Housing Element.

**Section 2. Additions and Deletions.**

**Section 17.2.80. Design Review of the Zoning Ordinance is hereby replaced in its entirety, as follows:**

17.2.80

#### **DESIGN REVIEW**

1. Purpose and Intent
  - a. Reasonably ensure that construction of new buildings or structures and additions, renovations, and restorations to existing buildings or structures, including residential, institutional, commercial, and industrial development, (referred herein after in Section 17.2.80 of this chapter as "development") does not have an adverse aesthetic, health, safety or architecturally related negative impact upon existing adjoining properties, or the City in general.
  - b. Ensure appropriate site planning techniques in order to promote future development of adjacent properties by providing for such techniques as reciprocal access, integrated parking, building, and siting.
  - c. Minimize the effects of grading by discouraging mass grading to ensure that the natural character of terrain is retained.

- d. Encourage improved drainage from lots directly to a street storm drain, or through public or privately maintained easements.
- e. Encourage the use of a variety of housing styles, split level grading techniques, varied lot sizes, site design densities, varied setbacks, maintenance of views and arrangement, and spacing to reduce impacts on adjacent developed properties.
- f. Encourage the use of energy conservation techniques in all new development.
- g. Assist private and public developments to be more cognizant of public concerns for the aesthetics of development.
- h. Establish objective residential design standards within the City's Design Review Section of the Zoning Code for projects that qualify for Streamlined Ministerial approval per Government Code Section 65913.4
- i. Objective standards are those residential design standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

2. Projects Requiring Design Review

No building permit for residential or commercial development shall be issued until the proposed development has received, as part of the building permit review process, design review approval pursuant to the provisions of this chapter.

3. City Council Review

- a. The City Council shall review an application for design review for projects that otherwise require approval by the City Council.
- b. The City Council is authorized to approve or deny applications for design review and to impose reasonable conditions upon such approval, as provided in Section 17.2.180 of this chapter. Conditions may include, but not be limited to, requirements for open space; screening and buffering of adjacent properties; fences and walls; landscaping; installation and maintenance of landscaping and erosion control measures; vehicular ingress and egress; traffic circulation; signs; grading requirements; establishment of development schedules or time limits for performance or completion of improvements; and such other conditions as the City Council may deem necessary to ensure compatibility with surrounding uses; to preserve the public health, safety and welfare; and to enable the City Council to make the findings necessary for approval.

4. Planning Director Review

The Planning Director shall review all applications for a building permit, as described in Section 17.1.140 of this Title.

- a. The Planning Director is authorized to approve or deny applications for design review and to impose reasonable conditions upon such approval, subject to the right of appeal as

provided in Section 17.2.180 of this chapter. Conditions may include, but not be limited to, requirements for open space; screening and buffering of adjacent properties; fences and walls; landscaping; installation and maintenance of landscaping and erosion control measures; vehicular ingress and egress; traffic circulation; signs; grading requirements; establishment of development schedules or time limits for performance or completion of improvements; and such other conditions as the Planning Director may deem necessary to ensure compatibility with surrounding uses; to preserve the public health, safety and welfare; and to enable the Planning Director to make the findings necessary for approval. The Planning Director may, at its discretion, refer any design review decision to the City Council, except Streamlined Ministerial Projects that qualify under the provisions of Government Code Section 65913.4

5. Design Criteria(Non-Residential)

No building permit for commercial development shall be issued until the proposed development has received, as part of the building permit review process, design review approval pursuant to the provisions of this chapter.

a. The design and layout of a proposed development shall be consistent with the General Plan, the provisions of this Title and any adopted architectural criteria for specialized areas such as designated historic districts, theme areas, specific plans, or planned developments.

b. New, renovated, or remodeled development shall demonstrate that the following general design criteria have been integrated into the design and layout of the proposed development.

(1) Establish an architectural and siting design theme that is compatible with surrounding existing and planned development that includes the following elements.

(a) A relationship to prominent design features existing in the immediate area (i.e., trees, landform, key elements of adjacent development, etc.);

(b) A relationship to existing structures and neighborhood character. This includes prohibiting any device being or resembling security bars, gates, or other similar security devices from being placed over or on windows or doors on the exterior of any building, or the interior of any building if visible from a public street or public right-of-way; excepting doors and windows on the ground level portion of the rear of a building facing an alley;

(c) A relationship to the natural environment (i.e., washes, native vegetation, and community landscaping).

(2) Design the development to create pleasing transitions to surrounding development by incorporating the following elements.

(a) The bulk of new structure(s) relates to the prevailing or planned scale of adjacent development;

(b) Setbacks from streets and adjacent properties relate to the

scale of the structure and the function of the street and encourage pedestrian scale and uses; and

- (c) Tall structures are made less imposing by physically stepping them back from the street.
- (3) Respect the identified views and view corridors of existing developments to the greatest extent possible. Where applicable, view corridors oriented toward existing or proposed community amenities, such as parks, open space, or natural features, are to be enhanced.
- (4) Create subtle variations in architectural and landscape components that provide visual interest, but do not create abrupt changes or cause discord in the overall character of the neighborhood.
- (5) Provide appropriate transitions between different projects by providing buffer areas, landscaping, and other similar treatments (e.g., hedges, walls, fences, berms, or landscaped open space).
- (6) Provide a harmonious appearance of the development with the surrounding environment and existing developments based on the compatibility of individual structures rather than one specific style of architecture.
- (7) Avoid uninterrupted fences and walls, unless they are needed for specific screening, safety, or sound attenuation purpose. Where needed fences or walls shall be required to:
  - (a) Relate to the site being developed and surrounding developments, open spaces, streets, and pedestrian ways;
  - (b) Respect existing view corridors to the greatest extent possible; and
  - (c) Incorporate landscape elements or changes in materials, color, or texture in order to discourage graffiti, and prevent undue glare, heat, reflection, or aesthetic inconsistencies.
- (8) Incorporate the following lighting concerns into development proposals.
  - (a) Lighting fixtures are to be attractively designed to complement the overall design theme of the project;
  - (b) Lighting shall create a festive atmosphere with in commercial areas by outlining buildings, trees, or other architectural features to encourage nighttime use of those areas by pedestrians; and
  - (c) On-site lighting shall create a safe environment, adhering to established crime prevention standards, but shall not result in nuisance levels of light or glare on adjacent properties.

(9) Architectural plans for development shall be required to incorporate the following building elevation and screening criteria:

- (a) All exterior wall elevations of buildings and screen walls shall have architectural treatments that enhance the appearance of the building or wall;
- (b) Compatible materials and consistent style shall be evident within a development in all exterior elevations; and

Within multifamily, commercial, office, and mixed-use business park developments, trash enclosures, loading areas, mechanical equipment, and outdoor storage areas shall be screened from view from public streets, and from other public views, as appropriate.

6. Design Criteria (Residential Subdivision Land Use)

It is the intent of the General Plan and the provisions of this chapter to encourage a variety of residential development types that are innovative in design and compatible with surrounding neighborhoods while being conducive to creating a balanced housing market in the City.

Objective Design Criteria

Notwithstanding Section 17.2.80.4.b above, the Planning Director is authorized to streamline and ministerially approve applications for design review of residential projects that qualify under the provisions of Government Code 65913.4, including transitional and supportive housing, and mixed-use projects with at least 2/3 the square footage of the floor area designated for residential use, within 90 to 180 days of the determination of completeness of the application, if the following conditions are met:

- a. State Determination: The State Housing and Community Development Department has determined that the City of Maricopa has made insufficient progress toward its Above Moderate-Income Regional Housing Needs Assessment.
- b. Application: The applicant submits an application for streamlined, ministerial approval;
- c. Affordability: At least 50% of the proposed residential units must be dedicated as affordable to households at 80% AMI for either rental or ownership projects.
- d. Number of Units: The development must contain at least two or more net new residential units.
- e. Zoning and Residential Uses: The development must be located on a legal parcel or parcels that are zoned for residential uses. At least 2/3 of the floor area of the proposed development must be dedicated to residential uses.
- f. Location: The development must be located on a property that is not within a coastal zone, prime farmland, wetlands, a high fire hazard severity zone, hazardous waste site, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, or under a conservation easement.

- g. Demolition of Residential Units: The project does not demolish any housing units that have been occupied by tenants in the last 10 years; are subject to any form of rent or price control, or are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes.
- h. Historic Buildings: The project does not demolish a historic structure that has been placed on a national, state, or local historic register.
- i. Consistent with Objective Standards: The project must meet all objective standards of the Zoning Code at the time of SB-35 application submittal. Such objective standards are those that require no personal or subjective (discretionary) judgment, such as objective dimensional requirements, and as otherwise set forth below.
- j. Prevailing Wages: If the development is not in its entirety a public work, as defined in Government Code Section 65913.4 (a)(8)(A), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.
- k. Skilled and Trained Workforce provisions: A skilled and trained workforce, as defined in Government Code Section 65913.4 (a)(8)(B) iii, must complete the development if the project consists of 75 or more units that are not 100 percent subsidized affordable housing.
- l. Subdivisions: The development did not or does not involve a subdivision of a parcel that is subject to the California Subdivision Map Act, unless the development either (i) receives a low-income housing tax credit and is subject to the requirement that prevailing wages be paid, or (ii) is subject to the requirements to pay prevailing wages and to use a skilled and trained workforce.
- m. Notification to California Native American tribes: After providing notice of the intent to develop the site to California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed development site, a determination by the City that: the development site is not a tribal or cultural resource on a national, state, tribal or local historic register list; that the parties to a scoping consultation have documented an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment; or that the parties to the scoping consultation do not disagree as to whether a potential tribal cultural resource will be affected by the proposed development.

#### Objective Design Criteria – Approval Process

The City shall not determine an application for Streamlined Ministerial Approval per Government Code Section 65913.4 incomplete, if the application includes the information required for an application pursuant to the Guidelines. The applications for the Streamlined Ministerial Approval Process shall not be held to a more stringent standard than non-streamlined applications and shall be approved consistent with Objective Design Standards.

The Planning Director may require additional information on the application or deny an application for streamlined, ministerial, Objective Design Review, under the following circumstances:

- a. Within 60 to 90 days of submittal of the development application the Planning Director must provide a list of all inconsistencies and documentation needed to complete the application submittal.
- b. May deny the project if it does not comply with the objective design standards of Section 17.2.80.6.
- c. May deny the project upon written findings of specific adverse effect on public health & safety which effects are significant, quantifiable, direct, unavoidable, and unmitigable.

#### Minimum and Maximum Design Standards

The following represents components of “minimum design requirements” on all residential subdivisions and development project applications and the City may impose additional requirements.

With regards to application for streamlined ministerial projects, mentioned in this Chapter, the following design standards shall be considered as “maximum design requirements” that can be imposed.

#### a. Neighborhood Compatibility.

- (1) Residential developments should, where possible, maximize a feeling of openness by orienting road access to open space areas and areas of visual interest.
- (2) The use of roof forms, including shed, gable, and hip roofs, alone or in combination shall be used to achieve a variety of roof lines for houses adjacent to public streets. All such roofs shall be of a concrete tile, approved shake, or an architectural style composition shingle with dimensional variations. All other proposed roofing materials shall be subject to review and approval by the City Building Official.
- (3) Residential projects located across the street from single-family neighborhoods shall orient the buildings to the street with individual entries, patio areas and landscaping facing the single-family homes. Parking lot areas and carports shall not be located along single-family neighborhood street frontages.
- (4) Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).
- (5) When determined necessary by a noise assessment, sound walls shall include an earth berm and landscaping. Walls between buildings shall be extended to create pockets of protected common space avoiding long continuous walls for the entire length of a project site.

#### b. Building Design.

- (1) The minimum size for construction of a new house in the City shall be 1,100 square feet.
- (2) If custom homes are not proposed, subdividers/developers of residential subdivision tracts shall provide a variety of floor plans and building elevations as depicted in Table 2.3 below.

**TABLE 2.B: RESIDENTIAL FLOOR PLAN AND ELEVATIONS GUIDELINES**

Number of Single Family Dwellings	Min. No. of Bldng. Footprints (excludes reverse plans)	Min. No. of Elevations per Bldg. Footprint
1-3	1	1
4-8	2	2
9-18	3	2
19-36	3	3
37-60	4	3
61-99	4	3
100+	5	3

\*The required number of building elevations may be reduced by one for every two building footprints added to the required minimum number specified in Table 2.B.

- (3) Elevations, for the purpose of meeting the requirements of this chapter, shall mean the treatment of materials, trim, roofs, or other architectural features which are considerably different than the elevations of any other house in the same subdivision as seen from the street upon which it faces. No two identical elevations shall be placed side by side within a subdivision.
- (4) Architectural styles and themes should be compatible with the surrounding environment. However, to assure individuality among projects, each development shall vary its architectural design to avoid monotony and create interest, while remaining compatible with surrounding development.
- (5) Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.
- (6) Blank walls (facades without doors, windows, landscaping treatments) shall be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.
- (7) Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
- (8) Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.
- (9) At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.

c. Color

- (1) The use of monochromatic and complementary accent and trim colors is considered to meet the intent of this chapter.
- (2) The use of bright or garish colors (i.e., florescent "hot" or "day-glow" colors) shall not be permitted.
- (3) Using building materials in their natural state, such as brick or stone, is strongly recommended.
- (4) The use of colors to express individuality and identity within a cohesive and attractive framework is encouraged. Such colors should be in harmony with other colors used in the immediate area.

d. Massing/Articulation.

- (1) Housing within existing parcels and new residential subdivisions should, where possible, be situated with recognizable variations in front and side yard building setbacks.
- (2) To reduce architectural massing at street corners and to create congruity where a two-story structure is next to a one-story structure, the incorporation of a one-story element into the two-story structure shall be required when feasible.
- (3) A minimum of two features such as balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials shall be incorporated into each project building.
- (4) A minimum one-foot offset is required for any wall plane that exceeds 30 feet in length.
- (5) Buildings over three stories tall shall have major massing breaks at least every 100 feet along any street frontage, adjacent Public Park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.
- (6) Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
- (7) Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

e. Outdoor/Common Space.

- (1) Each multifamily unit shall have a minimum of 40 square feet of private outdoor space directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public.

- (2) Common useable open space is required for all multifamily projects with more than 10 units outside the Downtown Station Area Specific Plan boundary.
- (3) A minimum of 60% of the common usable open space shall be provided as a landscaped green area or garden, with the remaining area in hardscape.
- (4) Outdoor seating shall be provided at common usable open space areas and outside of laundry facilities.
- (5) Multifamily developments (except senior restricted multifamily developments) exceeding twenty-two-bedroom units shall have two outdoor areas, one for adults and one for a child play area. For the purpose of this standard, adult open space does not include play equipment, but does include tables with seating.
- (6) Multifamily developments (except Senior restricted multifamily developments) exceeding 100 units shall have three open space areas, one for adults, one for teenagers, and one for younger children. For the purpose of this standard, adult open space does not include play equipment, but does include tables with seating, and teenage outdoor areas include sports fields, age- appropriate park equipment, or other recreational equipment.
- (7) Play equipment for children under the age of five shall be included in child play areas. The play area must be visible to as many units as possible to provide casual surveillance and be separated from traffic. Benches or picnic tables for adults that are accompanying younger children shall be provided.

f. Site Design.

- (1) All subdividers/developers shall be required to provide landscaping and an irrigation system for each lot of a residential subdivision prior to receiving a final inspection for any house constructed in that subdivision, as follows:
  - (a) Landscaping and an irrigation system for both the front yard and the street side yard, provided the street side yard is not obscured from sight from an adjacent street by fencing, of each lot shall be provided. Said landscaping shall consist of the following: (1) no less than one 15-gallon-size tree, (2) ten percent (10%) of said yard area shall consist of a landscaped planter, and (3) the remaining portion of said yard area not occupied by a driveway, shall be improved with sod including one (1) six (6) station clock and two (2) one (1) inch valves.
  - (b) Any proposal for an alternative landscaping plan shall be subject to review and approval by the Planning Director.
- (2) When dwelling units are abutting open space areas, a minimum of one window from each dwelling shall be located to overlook common area.
- (3) Garages and carports shall be designed to include a minimum of two of the following from the main building(s): materials, detailing, roof materials, and colors.

- (4) Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate one vehicle entering the facility.
- (5) Where bicycle parking is not visible from the street, directional signage shall be included at the main building entrance.
- (6) Screen all parking areas, covered and uncovered, from public street frontages. Screening may be accomplished through building placement, landscaping, a planted earth berm, planted fencing, topography, or some combination of the above. Landscaping used for screening purposes must shall be no less than 15 feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater) and no less than four feet tall.

g. Accessory Elements.

- (1). Perimeter fencing utilized along public street shall be constructed of decorative iron, pre-painted welded steel, or wood picket material.
- (2). The height of solid fencing between private yards and common open spaces shall be limited to 4.5 feet in height. If a six-foot fence is desired, the top 18 inches should allow for vision in and out of the yard.
- (3). Screen roof top equipment from visibility. The point of view for determining visibility shall be 5 feet above grade at a distance of 200 feet. If the roof structure does not provide this screening, include an equipment screen in the design.
- (4). Screen all exterior trash, recycling, and storage utility boxes, wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers.

h. Refuse Containers:

- (1). Four units or less may be served by individual garbage containers. When individual garbage cans are used, they must either fit in the garage or into a special enclosure.
- (2). When there are five units or more, provide dumpsters for garbage collection within a special enclosure.
- (3). When dumpsters are to be used, designers shall coordinate with the refuse pickup provider to determine the size and number of dumpsters required. A rule of thumb is to allow for between 30 and 90 gallons per unit per week, depending on size of the unit.
- (4). Shield all dumpsters within an enclosure a minimum of six feet tall. Allow adequate size to accommodate the needed dumpsters and recycling containers. All enclosures and gates should be detailed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.
- (6). Make allowances within the enclosure for stacking recycling crates (in small projects) and recycling dumpsters (in large projects).
- (7). Provide an opening so that pedestrians can access the dumpsters without opening the large gates.



**Section 5. Severability.** The provisions of this ordinance are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of this ordinance, or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire ordinance which can be given effect without the invalid provision or application. The Maricopa City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

**Section 6.** The City Clerk is hereby ordered and directed to certify the passage of this Ordinance and to cause this Ordinance or a summary thereof to be prepared according to law to be published in accordance with law in a newspaper of general circulation in the City. This Ordinance shall become effective thirty (30) days after its passage.

PASSED AND ADOPTED this 8<sup>th</sup> day of February, 2022, by the following vote:

AYES: *Albright, Bell, Horn, Crump*

NOES: *Ø*

ABSENT: *Tonkin*

ABSTAIN: *Ø*



CITY OF MARICOPA

BY *John Crump, Jr.*  
John Crump, Jr., Mayor

ATTEST:

*Wendy Harrison*  
Wendy Harrison, City Clerk

APPROVED AS TO FORM:

*Alan Peake*  
Alan Peake, City Attorney

State of California )  
County of Kern )  
City of Maricopa )

I, Wendy Harrison, City Clerk of the City of Maricopa, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2022-01, which was regularly introduced and placed upon its first reading at a Regular Meeting of the city council on the 25<sup>th</sup> day of January, 2022. That, thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council on the 8<sup>th</sup> day of February, 2022 by the following vote:

AYES: *Albright, Bell, Horn, Crump*

NOES: *0*

ABSTAIN: *0*

ABSENT: *Tonkin*

I do further certify that said Ordinance was published in the Taft Midway Driller a bi-weekly newspaper of general circulation, in accordance with law.

DATED:

*Feb 8, 2022*

*Wendy Harrison*  
\_\_\_\_\_  
Wendy Harrison, City Clerk



**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARICOPA ADOPTING A POLICY CONCERNING THE PROVISION OF SEWER SERVICES TO PROPOSED DEVELOPMENTS THAT INCLUDE HOUSING UNITS AFFORDABLE TO LOWER INCOME HOUSEHOLDS.**

**WHEREAS**, the California Legislature has declared that the lack of housing affordable to lower income households is a matter of statewide importance; and

**WHEREAS**, in 2005 the California Legislature enacted Senate Bill 1087, which amended Government Code Section 65589.7 to require all public agencies that provide water or sewer services to (1) adopt written policies and procedures granting a priority for the provision of public water or sewer services to include proposed developments that include units affordable to lower income households, and (2) deny or condition the approval of an application for services to, or reduce the amount of services applied for by, proposed developments that include housing units affordable to lower income households only upon specific written findings that the denial, or reduction of service is necessary due to the existence of certain circumstances specified in Section 65589.7; and

**WHEREAS**, Policy A-11 of the 2020-2023 Housing Element of the City of Maricopa requires the City establish a policy for providing priority for sewer/water connections for affordable housing projects; and

**WHEREAS**, the City is the purveyor of sewer services and West Kern Water District is the purveyor of water services; and

**WHEREAS**, West Kern Water District has its own policies to comply with the provisions of Government Code Section 65589.7; and

**WHEREAS**, the adoption of this policy document will not have any significant environmental impacts on the environment. Therefore, the project is Exempt from CEQA pursuant to Section 15061(b) (3) of the CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED**, that the following guidelines are hereby adopted by the City Council of the City of Maricopa with respect to providing priority sewer service to developments that include housing units affordable to lower-income households.

**SECTION 1.** Pursuant to, and to the extent required by, Government Code Section 65589.7, Council hereby adopt the following as its written policies and procedures for provision of sewer service to proposed developments that include housing units affordable to lower income households as defined by Section 50079.5 of the California Health and Safety Code, except as provided otherwise in Section 2 of this Resolution

1. The City shall devote its best efforts to plan for and, to a reasonable degree (as determined on a case by case basis), prioritize providing sewer connections to housing affordable to lower income households;
2. The City should work with West Kern Water District to obtain water service for affordable housing projects for lower income individuals.
3. Development projects that include housing units affordable to lower income households shall not be denied approval of an application for service, nor shall conditions be imposed thereon or services reduced which are applied for; and,
4. That the City shall not discriminate in any manner when processing and considering requests for sewer services by developments that include housing units affordable to lower income households.

**SECTION 2.** Pursuant to, and to the extent permitted by, Government Code Section 65587.7, the City Administrator may make specific written findings that the denial, condition, or reduction of requested sewer services is necessary due to the existence of one or more of the following:

1. That the City is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections;
2. That the City does not have sufficient sewer treatment or collection capacity, as demonstrated by a written engineering analysis and report on the condition of the treatment or collection works, to serve the needs of the proposed development;
3. That the City is under an order issued by the regional water quality control board that prohibits new sewer connections;
4. That the applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the City; including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Government Code Section 66013;
5. That the applicant has failed to submit a density bonus housing plan or an inclusionary housing plan in accordance with the Maricopa General Plans and the Municipal Code, or failed to demonstrate through a covenant that the project provides housing units affordable to lower income households to the satisfaction of the City Administrator.
6. In the circumstance where the city has tentative and/or final subdivision map applications on record in excess of the water capacity available, the city shall determine which projects should receive such capacity based on the policy adopted by city council. The city shall notify in writing any project applicants that will not receive the available water capacity.
7. At such time as the city makes specific written findings for denial of service in accordance with this policy, the city shall also, if possible, establish written conditions whereby the applicant may address, remedy or resolve the city's findings, to the satisfaction of the city.

ADOPTED, SIGNED AND APPROVED THIS 25th DAY OF JANUARY, 2022.

AYES: *Albright, Horn, Crump*

NOES: *0*

ABSENT: *Bell, Tonkin*

ABSTAIN: *0*



*John Crump, Jr.*  
BY: John Crump, Jr, Mayor

ATTEST

*Wendy Harrison*  
BY: Wendy Harrison, City Clerk

Approved As to Form

*Alan Peake*  
BY: Alan Peake, City Attorney

State of California )  
County of Kern )  
City of Maricopa )

I, Wendy Harrison, City Clerk of the City of Maricopa, do hereby certify that the foregoing is a true and correct copy of Resolution No. 2022-05, which was duly and regularly adopted and passed at a Regular Meeting of the City Council of the City of Maricopa on the 25<sup>th</sup> day of January, 2022 by the following vote.

AYES: Albright, Horn, Crump

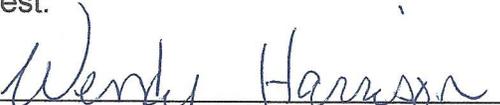
NOES: 0

ABSENT: Tonkin, Bell

ABSTAIN: 0

DATED: January 25, 2022

Attest:

  
By: Wendy Harrison, City Clerk



**ORDINANCE NO. 2022-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARICOPA AMENDING THE  
CITY OF MARICOPA ZONING ORDINANCE IN COMPLIANCE WITH THE  
REQUIREMENTS OF THE 2020-2023 HOUSING ELEMENT**

**WHEREAS**, the City of Maricopa adopted the 2020-2023 Housing Element, as part of the 2015-2023, 5<sup>th</sup> Cycle Update, on January 11, 2022; and

**WHEREAS**, Housing Element, Section G, Implementing Actions Defined, included several programs to amend the Zoning Code (Municipal Code) to comply with the requirements of the Housing Element; and

**WHEREAS**, the City Council conducted a public hearing on the Ordinance on January 11, 2022; and

**WHEREAS**, a Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15061(b) (3), because there is no possibility that the Ordinance will have a significant effect on the environment; and

**WHEREAS**, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARICOPA DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Purpose:** The purpose of the following Zoning Ordinance amendments is to comply with the requirements the City's 2020-2023 Housing Element.

**Section 2. Additions and Deletions:**

**Section 17.1.40, Enforcement, of the Zoning Ordinance is hereby amended by Adding sub-section 6, Reasonable Accommodation, as follows:**

**6. Reasonable Accommodations**

**6.1 Purpose**

It is the policy of the city, pursuant to Title III of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) (the "ADA"), the Federal Fair Housing Act (42 U.S.C. Section 3604(f)(3)(B)) ("FHA"), and the California Fair Employment and Housing Act (Cal. Gov. Code Sections 12927(c)(1), 12955 ("FEHA") (collectively, the "Acts"), to provide persons with disabilities reasonable accommodation in the city's zoning laws and land use rules, policies and procedures. The purpose of this division is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the city, when such accommodations are necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

**6.2 Applicability**

This section shall apply to any person who is qualified as a "disabled person" under the ADA, or who is otherwise qualified to receive reasonable accommodation under any of the Acts.

### 6.3 Authorization

The City Administrator, or designee, shall have the authority to grant, conditionally grant or deny a reasonable accommodation application consistent with the intent and purpose of this section, and shall provide the applicant with a written decision in a timely manner. The administrator shall give notice of the intended decision to the applicant, property owners within 500 feet of the project site, and published in a newspaper of general circulation, not less than ten (10) days prior to the intended date of decision. All appeals shall be filed and heard as per Section 17.2.80 of this Title.

### 6.4 Application and Fee

In order to make available housing more obtainable to an individual with a disability, a disabled person may request reasonable accommodation for a specific residential living unit, relating to the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the city. A disabled person may file a request for reasonable accommodation on an application provided by the planning department. There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this division. However, if the project for which the request is being made also requires some other planning permit or approval, the applicant shall file the requests together and submit the required fees associated with the related permits.

### 6.5 Factors to be Considered

In determining the reasonableness of a requested accommodation, the City Administrator shall consider the following factors:

- (a) Whether the housing which is the subject of the request for reasonable accommodation will be used by an individual protected under the Acts;
- (b) Whether fulfillment of the request is necessary to make specific housing available to an individual protected under the Acts;
- (c) Whether the accommodation will impose an unreasonable financial or administrative burden on the city;
- (d) Whether the accommodation will require a fundamental alteration of the zoning or building laws, policies and/or procedures of the city;
- (e) Whether the accommodation will have any potential impact on surrounding uses;
- (f) Physical attributes of the property and structures; and
- (g) Any other factor deemed relevant to the determination according to the Acts, as amended.

**Section 17.1.180, Definitions of the Zoning Ordinance is here by amended by deleting the following definitions in their entirety:**

Community Care Facility; Convalescent Care; Dwelling; Dwelling (Multifamily); Dwelling (Single-Family); Dwelling Unit; Family.

**Section 17.1.180, Definitions, of the Zoning Ordinance is hereby amended by adding the following definitions:**

"Agriculture" means the cultivation of land and raising of plants or animals for commercial use and includes agricultural processing, crop storage and related facilities and structures, and housing of agricultural employees. Retail sales of products are limited to the sale of wine at wineries and products grown on the premises from roadside stands.

" Dwelling " means a building or a portion thereof designed and used exclusively for residential occupancy, including one family, two family dwellings and multiple family dwellings, small residential care facility, transitional and supportive housing, but not including hotels, motels or boardinghouses.

" Employee Housing - Agricultural " means housing as described in California Health and Safety Code Sections 17021.5 and 17021.6, and employee housing as defined in California Health and Safety Code Section 17008, including Farm Worker housing.

" Family " means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

" Farm Worker Housing " See Employee Housing.

" Nursing/Convalescent Home " means a large residential care facility or any structure occupied or intended to be occupied, for compensation, by persons recovering from injury or illness, or suffering from the infirmities of old age, and any comparable licensed care facility.

" Residential Care Facility, Large ", means any facility, place, or building that is maintained and operated to provide twenty-four (24)-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual and licensed by the state of California for occupation by seven (7) or more persons.

" Residential Care Facility, Small ", means any facility, place, or building that is maintained and operated to provide twenty-four (24)-hour care of persons in need of personal service, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual and licensed by the state of California for occupation by six (6) or fewer persons.

" Supportive Housing " means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

" Transitional Housing " means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

**Section 17.4.30. Use Regulations for Residential Districts. Table 4.A. Uses Permitted within Residential Districts. Use A. Residential Uses. is hereby amended by Adding Use A. 11; A. 12; A. 13; and A. 14 to the Zoning Ordinance as follows:**

USE	R-A	R-1	R-2	R-3
<b>A. Residential Uses</b>				
11. Employee Housing (Agricultural) 6 or fewer persons	P	P	O	O
12. Employee Housing (Agricultural) for more than 6 persons	P	O	O	O
13. Emergency Shelters, Transitional housing and supportive housing for 6 or fewer persons when constructed as residential dwellings consistent with the underlying zone.	P	P	P	P
14. Emergency Shelters, Transitional Housing, and Supportive Housing for 6 or more persons when constructed as residential dwellings consistent with the underlying zone. Only those restrictions that apply to other residential uses of the same type in the same zone shall apply to these housing types.	C	C	C	C

**Section 17.5.30. Commercial Use Regulations. Table 5.A. Uses Permitted within Commercial Districts. USE D. Residential Uses. is hereby amended by Adding item D. 4 to the Zoning Ordinance as follows:**

USE	GC	NC	DC
<b>D. Residential Uses</b>			
4. Low Barrier Housing Navigation Center	P	X	X

**Section 17.10.80. Development Density of the Zoning Ordinance is hereby deleted in its entirety and replaced as follows:**

**17.10.80 Development Density and Density Bonus**

**1. Purpose and Intent**

The purpose and intent of this chapter is to:

- a. Define Development Density and Establish the standards and procedures in granting affordable housing density bonuses for housing developments, in an effort to incentivize the development of affordable units in the City ;and
- b. Implement the requirements of the State Density Bonus Law (Government Code Sections 65915 and 65915.5).

**2. Definitions**

For the purposes of this chapter, the following words and phrases shall be interpreted as set forth in this section.

- a. "Affordable units" means units within a residential development which will be reserved for sale or rent to, and made available at an affordable rent or affordable ownership cost to very low, lower or moderate-income households.
- b. "Child care facility," as defined in Government Code Section 65915(h)(4), means a child day care facility other than a family day care home, including,

but not limited to, infant centers, preschools, extended day care facilities, and school-age child care centers.

- c. "Density bonus," as defined in Government Code Section 65915(f), means a density increase over the otherwise maximum allowable residential density as of the date of application by the applicant to the City.
- d. "Development density" means the maximum allowable development density or intensity of development shall be as specified in the General Plan and as specified in the zone district within which the proposed development is to be located. In determining the allowable number of dwelling units on a development parcel, all remainders of 51 percent (51%) or greater shall be rounded to the next higher whole number.
- e. "Development standard," as defined in Government Code Section 65915 (o) (1), includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, or other local condition, law, policy, resolution, or regulation.
- f. "Granting authority" means the City Manager, Building Official, Planning Director, Planning Commission, or City Council, as the case may be.
- g. Household Income Levels. Households whose gross incomes do not exceed the qualifying very low, lower and moderate-income limits established in 25 C.C.R. Section 6932, and amended periodically based on the U.S. Department of Housing and Urban Development ("HUD") estimate of median income in Marin County, and as adjusted by the State Department of Housing and Community Development. Pursuant to 25 C.C.R. Sections 6926, 6928 and 6930, these income limits are equivalent to the following:
  - (1) "Very low-income household" means persons and families whose gross incomes do not exceed 50% of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD.
  - (2) "Lower Income Household" means persons and families whose gross incomes do not exceed 80% of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD.
  - (3) "Moderate Income Household" means persons and families whose gross incomes do not exceed 120% of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD.
- h. "Housing Development," as defined in Government Code Section 65915(i), means a development project for five or more residential units. For the purposes of this chapter, "housing development" also includes a subdivision or common interest development, as defined in Civil Code Section 4100, as approved by the City, and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert

an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in Government Code Section 65863.4(d), where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

- i. "Maximum allowable residential density," as defined in Government Code Section 65915(o)(2), means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

### 3. Applicability

- a. This chapter shall apply to all zoning districts within the City that allow residential use.
- b. The bonus granted pursuant to this chapter shall apply only to residential projects or residential components of mixed-use projects, not including units granted as a density bonus.
- c. The proposed project shall have all of the following characteristics in order to qualify for a density bonus:
  - d. The residential development must include a minimum of five dwelling units.
  - e. The applicant seeks and agrees to provide housing units to very-low, lower or moderate-income households or senior citizens at rates consistent with those specified in Table 17.10.80.A (Density Bonus Allowance).
  - f. The resulting density is beyond that permitted by the applicable zoning district.
  - g. The applicant agrees to retain the affordable status of housing units in accordance with Section 17.10.80.

### 4. Application Requirements

- a. Any applicant requesting a density bonus, incentives, and/or concessions must provide the City with a written proposal.
- b. The proposed project shall have all of the following characteristics in order to qualify for a density bonus:

(1) Requested Density Bonus.

- (a) Evidence that the project includes the qualifying percentages of residential units set forth in Section 17.10.80.6, excluding the

- units added by the granted density bonus;
  - (b) Calculations showing them a maximum base density;
  - (c) Number or percentage of affordable units and the income level at which the units will be restricted to;
  - (d) Number of market rate units that will result from the granted density bonus;
  - (e) Resulting density, described in units per square foot; and
  - (f) A written acknowledgement that the project will be subject to the affordability restrictions set forth in Section 17.10.80.
- (2) Documentation of Requested Incentives or Concessions.
- (a) A proforma or other report demonstrating that the requested incentives and concessions result in identifiable, financially sufficient and actual cost reductions necessary to ensure the financial feasibility of the proposed units shall be prepared. The City may require that an independent financial review be conducted at the expense of the applicant.
  - (b) The proposals shall include a description of any proposed waivers of development standards and why they are necessary for making the project physically possible.  
All requested incentives and concessions should not exceed the limits stated in Table 17.10.80.B (Incentives and Concessions).
  - (c) Payment of fees set by resolution of the City Council.

## 5. Affordability Restrictions.

An applicant shall agree to, and the City shall ensure, continued affordability of all very low- and lower-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent as defined in Health and Safety Code Section 50053.

- a. An applicant shall agree to, and the City shall ensure that, the initial occupant of all for-sale units that qualified the applicant for the award of the density bonus are persons and families of very low, lower, or moderate income, as required, and that the units are offered at an affordable housing cost, as that cost is defined in Health and Safety Code Section 50052.5. The City shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:
  - (1) Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy, as defined in subsection (2) below, and its proportionate share of

appreciation, as defined in subsection (3) below, which amount shall be used within five years for any of the purposes described in Health and Safety Code Section 33334.2(e) that promote home ownership.

(2) For purposes of this section, the City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(3) For purposes of this section, the City's proportionate share of appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the home at the time of initial sale.

#### **6. Density Bonus Allowance For Affordable And Senior Housing.**

a. Except as otherwise may apply by virtue of Section 17.10.80.12 or 17.10.80.13, a request for a density bonus pursuant to this chapter shall be granted only if the applicant agrees to construct a residential project that includes at least one of the following categories of deed restricted dwelling units:

(1) At least five percent of the units are dedicated to very-low income households;

(2) At least 10% of the units are dedicated to lower income households;

a. At least 10% of the units are dedicated to moderate-income households and are developed as common interest developments (including condominium projects, planned developments, community apartment projects or stock cooperatives) and are available to the general public for sale; or

(3) At least 35 dwelling units are dedicated and available exclusively to persons aged 55 and older and persons residing with them in accordance with Government Code Section 65915(b)(1)(C).

b. The applicant shall elect whether the bonus shall be awarded on the basis of Section 17.10.80.6 (a) (1), (a) (2), (a) (3), or (a) (4) above, and may elect to accept a lesser percentage of density bonus than shown in Table 17.10.80.6.

c. The density bonuses available under this section shall not be combined.

d. All calculations resulting in fractional units shall be rounded up to the next whole number.

Table 17.10.80.A: Density Bonus Allowance

<b>Very Low Income</b>											
Percentage Very Low Income Units	5	6	7	8	9	10	11	12	13	14	15
Percentage Density Bonus	20	22.5	25	27.5	30	32.5	35	38.75	42.5	46.25	50
<b>Low Income</b>											
Percentage Low Income Units	10	11	12	13	14	15	16	17	18	19	20
Percentage Density Bonus	20	21.5	23	24.5	26	27.5	29	30.5	32	33.5	35
Percentage Low Income Units	21	22	23	24							
Percentage Low Income Units	38.75	42.5	46.25	50							
<b>Moderate Income</b>											
Percentage Moderate Income Units (10-20)	10	11	12	13	14	15	16	17	18	19	20
Percentage Density Bonus	5	6	7	8	9	10	11	12	13	14	15
Percentage Moderate Income Units (21-23)	21	22	23	24	25	26	27	28	29	30	31
Percentage Density Bonus	16	17	18	19	20	21	22	23	24	25	26
Percentage Moderate Income Units (32-42)	32	33	34	35	36	37	38	39	40	41	42
Percentage Density Bonus	27	28	29	30	31	32	33	34	35	38.75	42.5
Percentage Moderate Income Units (43-44)	43	44									
Percentage Density Bonus	46.25	50									
<b>Senior Housing</b>											
Number of Units	35 units (minimum) that meet the requirements of Section 17.10.80(a)(4)										
Percentage Density Bonus	20										

## 7. Incentives and Concessions.

- a. In addition to the density bonus, an applicant who utilizes the density bonus provisions of this chapter may request one or more concessions or incentives. The number of incentives or concessions granted to the applicant shall be pursuant to the State Density Bonus Law, as set forth in Table 17.10.80.B. Incentives and Concessions, unless the City makes the findings and rejects are quest under the procedures described in Section 17.10.80.8.
- b. "Incentives and Concessions" means any of the following:
  - (1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the California Health and Safety Code, and which result in identifiable, financially sufficient, and actual cost reductions.
  - (2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- c. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions. Applicants may seek a waiver or reduction of development standards that will have the effect of precluding the construction of a residential development meeting the criteria of Section 17.10.80.6 of this chapter at the densities or with the concessions or incentives permitted by this chapter. The applicant must demonstrate that the waiver or modification is necessary to make the residential project, with the affordable units, economically feasible.
- d. The denial of an incentive is separate from a decision to approve or deny the project as a whole.
- e. The granting of a density bonus, incentives or concession, in and of itself, shall not be interpreted to require a General Plan amendment, Zoning Map amendment, or other discretionary action for approval. Except as provided in this section, the granting of a density bonus shall not be interpreted to require the waiver of any ordinances or provisions of any ordinance of the City of Maricopa unrelated to development standards.
- f. Nothing in this section shall limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the City, or the waiver of fees or dedication requirements.
- g. The City Council may adopt implementing resolutions for their view of requested incentives or concessions.

**Table 17.10.80.B: Incentives and Concessions**

Unit Affordability Level	Percentage of Total Housing Units	Number of Incentives or Concessions
Very-Low Income	5%	1
Lower Income	10%	1
Moderate Income	10%	1
Very-Low Income	10%	2
Lower Income	20%	2
Moderate Income	20%	2
Very-Low Income	15%	3
Lower Income	30%	3
Moderate Income	30%	3

**8. Grounds for Denial of Requested Incentives or Concessions.**

The City reserves the right to deny incentives or concessions requested by the applicant if written findings are made based upon substantial evidence demonstrating any of the following:

- a. The concession or incentive would be contrary to State or Federal law.
- b. The concession nor incentive is not required to provide for affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at affordable levels as specified in Health and Safety Code Section 50053.
- c. The requested waiver or reduction of development standards would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon:
  - (1) Public health or safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households ;or
  - (2) The physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- d. The requested waiver or reduction of development standards would have an adverse impact any real property listed in the California Register of

Historical Resources.

- e. Development is physically possible without granting a waiver of development standards.
- f. The applicant's project is deemed ineligible for an incentive or concession by operation of Section 17.10.80.9 or 17.10.80.10.

**9. Requirement to replace affordable housing to qualify for density bonus, incentive, or concession.**

- a. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this chapter if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through the City's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:

- (1) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in Section 17.10.80.6.
- (2) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low-income household.

- b. For the purposes of this section, "replace" shall mean either of the following:

- (1) If any dwelling units described in subsection A are occupied on the date that the application is submitted to the City, the proposed housing development shall provide at least the same number of units of equivalent size or type, or both, to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. For unoccupied dwelling units described in subsection A in a development with occupied units, the proposed housing development shall provide units of equivalent size or type, or both, to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category in the same proportion of affordability as the occupied units. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to subsection (B) (2).
- (2) If all dwelling units described in subsection A have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size or type, or both, as existed at the

high point of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, then one-half of the required units shall be made available at affordable rent or affordable housing cost to, and occupied by, very low-income persons and families and one-half of the required units shall be made available for rent at affordable housing costs to, and occupied by, low-income persons and families. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to Section 17.10.80.5 (b).

## **(2) Condominium Conversion.**

- a. When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33% of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Health and Safety Code Section 50093, or 15% of the total units of the proposed condominium project to lower income households as defined in Health and Safety Code Section 50079.5, and agrees to pay for the reasonably necessary administrative costs incurred by the City pursuant to this section, the City shall either: (1) grant a density bonus; or (2) provide other incentives of equivalent financial value. The City may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.
- b. For purposes of this section only, "density bonus" means an increase in units of 25% over the number of apartments, to be provided within the existing structure or structures proposed for conversion.
- c. For purposes of this section only, "other incentives of equivalent financial value" shall not be construed to require the City to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the City might otherwise apply as conditions of conversion approval.
- d. An applicant for approval to convert apartments to a condominium project may submit to the City a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The City shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The City shall establish procedures for carrying out this section, which shall include approval by the City Council of the means of compliance with this section.
- e. Nothing in this section shall be construed to require the City to approve a

proposal to convert apartments to condominiums.

- f. An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under any other section of this chapter.
- g. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the condominium project is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through the City's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed condominium project replaces those units, as defined in Government Code Section 65915 (c) (3) (B), and either of the following applies:
  - (1) The proposed condominium project, inclusive of the units replaced pursuant to Government Code Section 65915 (c) (3) (B), contains affordable units at the percentages set forth in subsection A.
  - (2) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low-income household.

### **(3) Alternative Parking Standards.**

- a. For density bonus projects meeting the criteria set forth under Table 17.10.80.6 Density Bonus Allowance, upon a request by the applicant, the City shall allow the following modified parking requirements:
  - (1) Zero to one-bedroom units: one off-street parking space per unit.
  - (2) Two to three-bedroom units: two off-street parking spaces per unit.
  - (3) Four and more bedrooms: two and one-half off-street parking spaces per unit.
- b. The parking ratios set forth in this section are inclusive of accessible and guest parking spaces.
- c. All fractions of numbers shall be rounded up.
- d. An applicant may use tandem or uncovered parking spaces to meet these parking requirements.
- e. An applicant may request parking incentives or concessions beyond those provided in this section pursuant to Section 17.10.80.6.

### **(4) Design and Quality.**

- a. Affordable units must be constructed concurrently with market rate units and shall be dispersed within the development.

- b. The number of bed rooms of the affordable units shall be equivalent to the bedroom mix of the market rate units in the development.
- c. Affordable units shall be of equal design and quality as market rate units unless otherwise approved by the City.
  - (1) Exterior architectural appearance shall not differentiate between affordable and market rate units.
  - (2) Interior design finishes and amenities of affordable units may differ from market rate units, but may not be of substandard or inferior quality as determined by the Community Development Director.

**(5) Childcare Facilities.**

- a. When the applicant proposes to construct a housing development that includes affordable housing units as stated in Table 17.10.80.6 Density Bonus Allowance and includes a “child care facility,” as defined in this chapter, to be located on the premises of, part of, or adjacent to the housing development, the City shall grant either of the following to the applicant:
  - (1) An additional density bonus in an amount of square footage of residential space that is equal to or greater than the total square footage of the child care facility; or
  - (2) An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the childcare facility.
- b. A housing development shall be eligible for either the density bonus or concession described in this section once the granting authority makes the following findings:
  - (1) The granted density bonus or concession would contribute to the economic feasibility of the construction of the child care facility.
  - (2) The density bonus or concession would not have a significant adverse impact on public health, public safety or the physical environment to an extent which cannot be feasibly mitigated or avoided without compromising the affordability of very-low income, low income and moderate-income housing units. A specific adverse impact is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that application was deemed complete.
- c. A floor area density bonus for the provision of a child care facility may be combined with a density bonus granted for the provision of affordable housing units. The combined density bonus for any residential development shall not exceed 35%.
- d. In order to grant the density bonus or concession available under this section, the City shall impose, as a condition of approval of the project, the following:
  - (1) The child care facility shall remain in operation for the same period of

time in which affordable units of the development are proposed and required to remain affordable.

- (2) Of the children attending the child care facility, the percentage of children of very-low income, low income or moderate-income households shall be equal to or greater than the percentage of the dwelling units proposed to be affordable to very-low income, low income and moderate-income households.
- e. Notwithstanding the foregoing, the City shall not be required to grant a density bonus or concession under this section if it determines, based on substantial evidence, that the community has adequate childcare facilities.

#### **(6) Land Donations.**

- a. An applicant for a tentative subdivision map, parcel map, or other residential development who donates land to the City, as provided for in this section, shall be entitled to a density bonus as shown in Table 17.10.80.C Density Bonus for Land Donation.
- b. This increase shall be in addition to any increase in density allowed by Section 17.10.80.6, up to a maximum combined density bonus of 35% if an applicant seeks both the increase required pursuant to this section and Section 17.10.80.6. When calculating the number of permitted density bonus units, any calculations resulting in fractional units shall be rounded to the next whole number.
- c. An applicant shall be eligible for the increased density bonus described in this section when all of the following requirements are met:
  - (1) The applicant shall donate and transfer the land no later than the date of approval of the final tractor parcel map, or residential development application.
  - (2) The development acreage and zoning classification of the land being transferred shall be sufficient to permit construction of units affordable to very-low income households in an amount not less than 10% of the number of residential units of the proposed development.
  - (3) The transferred land shall be at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned with appropriate development standards for development at the density described in Government Code Section 65583.2(c) (3), and is or will be served by adequate public facilities and infrastructure.
  - (4) No later than the date of approval of the final subdivision map, parcel map, or of the residential development application, the transferred land shall have all the permits and approvals, other than building permits, necessary for development of the very-low-income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by Government Code Section

65583.2 (j), as amended from time to time, if the design is not reviewed by the City prior to the time of transfer.

- (5) The land shall be transferred to the City, or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the housing developer approved by the City.
- (6) The transferred land and the very-low income units will be subject to a deed restriction ensuring continued affordability of the units constructed consistent with this chapter, which restriction will be recorded on the property at the time of transfer.
- (7) The transferred land shall be within the boundary of the proposed development or, with the approval of the City, within one-quarter mile of the boundary of the proposed development.
- (8) A bonus shall not be granted unless a source of funding for the very-low income units has been identified not later than the date of approval of the final parcel or subdivision map, or residential development application.

**Table 17.10.80.C: Density Bonus for Land Donation**

Percentage Very Low-Income Units(10-20)	10	11	12	13	14	15	16	17	18	19	20
Percentage Density Bonus	15	16	17	18	19	20	21	22	23	24	25
Percentage Very Low-Income Units(21-30)	21	22	23	24	25	26	27	28	29	30	
Percentage Density Bonus	26	27	28	29	30	31	32	33	34	35	

**(7) Conformance to State Density Bonus Law.**

This chapter implements the State Density Bonus Law, as codified at Government Code Sections 65915 and 65915.5. This chapter shall be understood to be amended by operation of law in the event and to the extent the State Density Bonus Law is amended.

**Section 17.10.330. Solar Energy Design, of the Zoning Ordinance is hereby Amended as follows:**

**17.10.330 SOLAR ENERGY**

**1. Purpose and Intent**

These provisions are intended to incorporate, to the extent feasible, passive heating and cooling opportunities into the design or modifications of residential, commercial, and industrial developments. Further, it is the

intent of this Section to protect and encourage the successful use of solar energy in residential construction by requiring that solar access to solar energy systems be protected from shading by vegetation, consistent with the Solar Shade Control Act (Chapter 12, Division 15, Section 25980 of the Public Resources Code) and to provide adequate protection for the use of solar energy systems without prohibiting the normal development of property or of a community when such development is found by the City Council to be in the best interests of the City.

## 2. Design Requirements

### a. Active Solar Design

Notwithstanding any provisions included in this Title related to screening roof-mounted equipment, the following standards shall apply to the design of all solar energy systems:

- (1) To the extent practical roof-mounted solar collectors shall be placed in the location least visible from a public right-of-way without significantly reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted solar collectors shall be screened from public view at street level.
- (2) When feasible, collectors shall be integrated into the design of a building. Structural support for the collectors shall be screened in a manner that is compatible with the design of the building.
- (3) Appurtenant equipment, including plumbing and related fixtures, shall be installed in an attic or basement, where feasible.
- (4) Large accessory fixtures which must be exposed (e.g., storage tanks) shall be screened, where possible, through architectural features that harmonize with other design elements of the structure.
- (5) Storage tanks shall not be located in any required front or side yards except as permitted by Section 17.10.30.1.c, and they shall be screened from view from any public right-of-way.
- (6) Exterior collector surfaces shall have a matte finish, and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure.
- (7) Any pool or spa facilities, other than those intended for a single family detached residence, shall be provided with a solar cover or solar water heating system.

### b. Passive Solar Design in accordance with Section 66473.1 of the Subdivision Map Act.

The design of a subdivision for which a tentative map is required pursuant to Section 66426 of the Subdivision Map Act, or other development, shall provide, to the extent feasible, for future passive

or natural heating or cooling opportunities in the development. Examples of passive or natural heating opportunities in subdivision design, or within other development include, but are not limited to:

- (1) Design of lot size and configuration to permit orientation of structures in an east-west alignment for southern exposure.
  - (2) Design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.
- c. In providing for future passive or natural heating or cooling opportunities in the design of a subdivision or within other residential, commercial, or industrial development for which a subdivision is not involved, consideration shall be given to local climate, contour, configuration of the parcel to be developed, and too the design and improvement requirements. However, such provisions shall not result in reducing allowable densities or the applicable planning and zoning regulations in force at the time the tentative map or other development is filed.
- d. The requirements of this section do not apply to condominium projects that consist of the subdivision of airspace in an existing building when no new structures are added.

### 3. Protection of Solar Access

- a. Protection from Shading by Structures. Subsequent to the effective date of the ordinance codified in this chapter, any obstructions of solar access to a registered solar energy system shall be mitigated to the maximum extent feasible during the review of any permit to construct a building, wall, fence or other structure, or part of a structure on a solar impacting property.
- b. Protection from Shading by Vegetation. No person owning or in control of a solar impacting property shall allow a tree or shrub to be placed, or, if placed, to grow on such property, subsequent to the installation of a solar energy system on solar improved property so as to cast a shadow greater than 10 percent of the solar energy system absorption area at any one time between the hours of 10:00 a.m. and 2:00 p.m., local standard time; provided, that this section shall not apply to specific trees and shrubs which at the time of installation or within 365 days following such installation, cast a shadow upon that solar energy system. A person desiring protection under the provisions of this chapter shall demonstrate to the satisfaction of the Planning Director that the solar energy system was not shaded at the time it was installed and during any 365-day cycle following installation. Evidence may include, but is not limited to, notarized photographs. For the purposes of this chapter, the location of a solar energy system is required to comply with building and setback regulations and to be set back not less than five feet from the property line, and no less than 10 feet above the ground. A solar energy system may be less than 10 feet in height, only if in addition to the five-foot setback, the collector is set back three times the amount lowered.

- c. Civil Action. No violation of the terms of this chapter or civil liability based on this chapter shall ensue from a utilities inspection of a solar system or issuance of a solar rebate under the 011-42 Demonstration program.
  - d. Exemptions. Nothing in this chapter shall apply to trees planted, grown, or harvested on timberland or on land devoted to the production of commercial agricultural crops. Nothing in this chapter shall apply to the replacement of a tree or shrub which had been growing prior to the installation of a solar collector and which, subsequent to the installation of such solar collector, dies.
4. Violations
- a. It shall be unlawful for any person to refuse or fail to correct any shading of a solar energy system by vegetation.
  - b. If the responsible party fails to act in response to written notification from the Planning Director, the shading problem may be declared a public nuisance, and be abated.
  - c. All appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedures set forth in Section 17.2.180.
5. Fees
- a. Reasonable fees may be imposed by resolution of the City Council to cover the cost of administering this Section and may be collected along with existing plan check fees.

**Section 17.11.200, SECOND DWELLING UNITS, of the Zoning Ordinance is hereby Amended as follows:**

**17.11.200 SECOND DWELLING UNITS/ACCESSORY UNITS**

1. Intent

This section is intended to ensure that second dwelling units located in residential districts do not adversely impact adjacent residential parcels or the surrounding neighborhood and are developed in a manner which protects the integrity of the residential district, while providing for needed housing opportunities for owners of eligible parcels.

2. Applicability

The provisions of this section shall apply to all second dwelling units in addition to the provisions of the zone district in which it is located.

3. Definitions

As used in this Chapter, the following terms mean:

- a. Living Area means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.
- b. Local Agency means the City of Maricopa
- c. Second Unit means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes the following:
  - (1) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
  - (2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

#### 4. Development Standards

The following standards shall apply to all second units.

- a. The lot shall be zoned either "R-A" or "R-1."
- b. The lot must contain a primary dwelling unit either existing or proposed to be constructed concurrent with the second unit;
- c. The maximum allowable lot coverage shall not be exceeded;
- d. The maximum building height for a second dwelling unit shall be one (1) story, not to exceed eighteen (18) feet. No second unit shall be higher than the main dwelling on the same parcel;
- e. The second unit shall be subject to the minimum required front, side, and rear yard setbacks of the zone district in which the property is located;
- f. The second unit may be attached or detached to the primary residence, but shall be architecturally compatible with the main dwelling and the surrounding neighborhood;
- g. A second unit shall have adequate water supply and sewer service;
- h. The entrance to an attached second unit shall be separate from the entrance to the primary unit; and
- i. The floor area of the second unit shall not exceed fifty percent (50%) of the floor area of the primary single-family residence on the property.



**Section 5. Severability.** The provisions of this ordinance are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of this ordinance, or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire ordinance which can be given effect without the invalid provision or application. The Maricopa City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

**Section 6. Certification.** The City Clerk is hereby ordered and directed to certify the passage of this Ordinance and to cause this Ordinance or a summary thereof to be prepared according to law to be published in accordance with law in a newspaper of general circulation in the City. This Ordinance shall become effective thirty (30) days after its passage.

PASSED AND ADOPTED this 8<sup>th</sup> day of February, 2022, by the following vote:

AYES: *Albright, Bell, Horn, Crump*

NOES: *Ø*

ABSENT: *Tonkin*

ABSTAIN: *Ø*



CITY OF MARICOPA

BY *John Crump, Jr.*  
John Crump, Jr., Mayor

ATTEST:

*Wendy Harrison*  
Wendy Harrison, City Clerk

APPROVED AS TO FORM:

*Alan Peake*  
Alan Peake, City Attorney

State of California )  
County of Kern )  
City of Maricopa )

I, Wendy Harrison, City Clerk of the City of Maricopa, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2022-02, which was regularly introduced and placed upon its first reading at a Regular Meeting of the city council on the 25<sup>th</sup> day of January, 2022. That, thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council on the 8<sup>th</sup> day of February, 2022 by the following vote:

AYES: *Albright, Bell, Horn, Crump*

NOES: *0*

ABSTAIN: *0*

ABSENT: *Tonkin*

I do further certify that said Ordinance was published in the Taft Midway Driller a bi-weekly newspaper of general circulation, in accordance with law.

DATED:

*Feb 8, 2022*

*Wendy Harrison*  
Wendy Harrison, City Clerk







## MARICOPA

### INFILL LAND USE STUDY

#### **What are Infill Lots?**

Infill lots are vacant or under-developed lots existing within the developed areas of a city, as opposed to newer subdivisions far from the core of the city.

This assessment identifies infill sites as vacant and/or potentially re-developable parcels located within existing urban neighborhoods. Following the definition commonly used by county tax assessors, a *vacant parcel* is defined as one that has no inhabitable structure or building or is not currently used for extractive purposes such as mining or oil drilling. Parcels with structures too small to be inhabited or parcels with structure values of less than \$5,000 (measured in constant 2004 dollars) are also deemed to be vacant. To be counted as ready for infill, a vacant parcel must also be urban, privately owned, and available and feasible for potential development. This last criterion purposely excludes all public lands as well as undeveloped farmland, range, and forestland owned by public conservancies. In addition, it excludes sites with slopes in excess of 25 percent but not sites on which development is likely to be difficult for regulatory or political reasons or lack of community support (sites in wetlands or flood zones, prime agricultural sites, or sites not slated for development under local general plans). Thus, not all of the identified parcels will be appropriate for development (Landis, Et al., 2006).

#### **What is Infill development?**

The term “infill development” refers to building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning our cities to be environmentally and socially sustainable.

Housing stock in downtown neighborhoods were older and people preferred to buy houses in newer planned communities in the suburbs. However, this trend is beginning to reverse due to the exorbitant rise in property prices, long commutes from suburbs to places of employment in downtowns. People in dense metropolitan areas are buying older houses in older neighborhoods and rebuilding them with modern amenities. Multi-story apartments and condominiums with onsite and electronic security are choices available to professionals who do not want to commute long distances. Movements such as smart growth, new urbanism, emphasized on educating the public about the benefits of living close to transit-oriented/transit-efficient communities.

## **Benefits of infill-lot development:**

### **1. Limits Urban sprawl**

Sprawl is characterized by the leap-frogging of low-density development in the suburbs. It provides home owners with newer, larger, homes with modern facilities owners, but a life style depended on automobiles to access schools, shopping centers, downtown businesses, employment locations and similar facilities. Sprawl increases environmental, economic, and community costs to the society.

Alternatives to urban sprawl has been to establish urban growth boundaries (which has also been blamed for reduced opportunities for additional housing development which has the potential to increase housing prices making it unaffordable to lower income households), smart growth development (directing urban development towards the urban core, and New Urbanism (an emphasis on design creating livable and walkable communities).

### **2. Conserves Energy**

Infill development, transit-oriented development, ride-sharing, etc., will reduce energy conservation help promote emission reduction strategies. For example, providing more mass transit services and improving the bikeways will work in tandem with the promotion of infill development to encourage the use of mass transit.

### **3. Transit oriented/Transit-Efficient Development**

Transit-accessible infill properties has the potential to satisfy 14 percent of California's total infill housing potential (Landis, Et al.)

Building housing in transportation-efficient places provides many benefits:

- The ability to live near jobs, schools, and other destinations, spending less time in traffic and more time with friends and family
- Access to many transportation options like bus, light rail, biking and walking allows people to leave their cars at home or skip the expense of owning a car altogether, lowering air pollution and creating healthier neighborhoods
- More neighbors to support local business, the arts, and community engagement, making our communities more vibrant and attractive places to live, work and play

### **4. Increased walkability**

Infill sites are usually more walkable than other areas because many older parts of cities were built when most people moved around by foot, and many destinations are within easy reach.

Research has shown that higher levels of walkability are correlated with better real estate performance for both commercial and residential properties. One scientifically validated measure of a location's walkability is Walk Score®, which measures the number of amenities within walking distance of an address, with scores ranging from 0 (car dependent) to 100 (most walkable). (Duncan, Dustin T, Et al (2011); Carr, Lucas J., Et al, 2011).

An analysis of more than 4,200 properties across the United States found that for office, retail, and apartment properties, higher Walk Scores are associated with higher property values (Pivo, Gary and Jeffrey D. Fischer, 2010).

An office or retail property with a Walk Score of 80 has a market value 54 percent more per square foot than a comparable property with a Walk Score of 20, while an apartment property is worth 6 percent more. A coarse analysis covering 259 cities that considered city-level Walk Scores and regional information on median household income, unemployment, and cost of living found that a 10-point increase in Walk Score is associated with a 5 percent increase in housing prices (Washington, Emily, 2013).

## **5. Redevelopment potential**

Newer housing with the corollary benefit of upgraded infrastructure.

## **6. Jobs-Housing Balance**

Infill housing enables walkability and convenience travel to places of employment, shopping, recreation, and other critical community facilities tat often close to the downtown core. Dependence on automobiles can be reduced as a benefit of downtown living.

### **Infill Lots in Maricopa**

Maricopa does not suffer from the innumerable urban problems that larger cities face. In fact, Maricopa is walkable, not sprawling, and has a compact urban footprint with most homes located within the urban core. The major issue confronted by Maricopa is the lack of economic development reducing opportunities for employment within the immediate area. Maricopa needs to grow further to attract sufficient industries, businesses, employment opportunities, and sufficient municipal revenue to provide its citizens the facilities and services it needs. The creation of Federal Opportunity Zone might be that vehicle to attract industries in the area due to tax incentives available to businesses.

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 residential land is summarized in Tables 4-2 that may be utilized to meet the projected housing need through 2023. The Table does not include all vacant parcels within the city. The inventory of parcels shown has been updated to reflect the current general plan designations, density, and a realistic density based on average density. No development permit applications

were received during the last five years.

The land currently within the city limits that is available for residential use, could generate up to 567 units.

Existing law (AB 1397) requires the housing element to contain, among other things, an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. Further AB 897 requires a discussion of sites developed at less than identified density, which information is not readily available. It should be mentioned that no development permit applications were received since the last approval of the last housing element. Table 4-2 shows the existing inventory suitable for residential development. Of those, seven lots are below 0.5 Acres in size and two sites are above 10 acres in size.

The city has several large parcels of vacant land within its existing limit that are currently zoned for Commercial land use. This land is also available for the construction of multi-family residential structures as indicated in Table-1. Further, there are several large parcels of industrial parcels that could be rezoned to permit residential high-density uses, if the need arises.

The city's allocation under the Regional Housing Needs Assessment calls for constructing 35 housing units by 2023. 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 past 20-years-development history of Maricopa, this is not likely to occur.

**Table-1  
Site Analysis/Undeveloped Parcels**

	APN#	EXISTING USE	ZONING	ALLOWABLE DENSITY	GP DESIGNATION	ACRES	INFRA-STRUCTURE CAPACITY	AVERAGE DENSITY (REALISTIC NUMBER OF UNITS)	ON-SITE CONSTRAINTS	POTENTIAL AFFORDABILITY
A	042 206 0600	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.13	YES	1	No sidewalks	Low Income
B	042 216 0600	Vacant	R-3	20 to 30 du/ac	High Density Residential	.81	YES	10	No sidewalks	Moderate
C	042 224 0900	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.42	YES	2	No sidewalks	Low Income
D	042 251 1100	Vacant	R-2	11 to 20 du/ac	Medium Density Residential	1.25	YES	19	No sidewalks	Above Moderate Income
E	042 242 0700	Vacant	DC	11 to 30 du/ac	Mix Use	.26	YES	5	Sidewalk Repairs	Low Income
F	042 242 0400	Vacant	DC	11 to 30 du/ac	Mix Use	.18	YES	4	Sidewalk Repairs	Low Income
G	042 111 1200	Vacant	R-1	1 to 10 du/ac	Low Density Residential	1.51	YES	8	No sidewalks	Low Income

	APN#	EXISTING USE	ZONING	ALLOWABLE DENSITY	GP DESIGNATION	ACRES	INFRA-STRUCTURE CAPACITY	AVERAGE DENSITY (REALISTIC NUMBER OF UNITS)	ON-SITE CONSTRAINTS	POTENTIAL AFFORDABILITY
H	0420642000	Vacant	R-1	1 to 10 du/ac	Single Family Residential	.66	YES	4	No sidewalks	Low Income
I	0420240200	Vacant	GC	11 to 30 du/ac	Mix Use	.42	YES	9	No sidewalks	Low Income
J	2395200400	Vacant	R-3	20 to 30 du/ac	High Density Residential	15.50	YES	388	Topography	Above Moderate Income
K	0420400300	Vacant	R-1	1 to 10 du/ac	Low Density Residential	14.37	YES	79	No sidewalks	Low Income
L	0421760300	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.54	YES	3	No sidewalks	Low Income
M	0422260100	Vacant	R-1	1 to 10 du/ac	Low Density Residential	2.24	YES	12	No sidewalks	Low Income
N	0422140100	Vacant	R-1	1 to 10 du/ac	Low Density Residential	2.18	YES	12	No sidewalks	Moderate Income
O	0422120900	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.68	YES	4	No sidewalks	Low Income
P	0422320800	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.97	YES	5	No sidewalks	Low Income
Q	0421040200	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.13	YES	1	No sidewalks	Low Income
R	0421040300	Vacant	R-1	1 to 10 du/ac	Low Density Residential	.13	YES	1	No sidewalks	Low Income
								567		

**Subdivision of above Parcels.**

Since the preparation of the above list, as part of the 2015-2020 Housing Element, the land was further subdivided, with the assignment of new parcel numbers.

**Table-2: Re-subdivision of Lots identified in Table-1**

Parcel ID	Original APNs	Re-subdivided?	New APNs
A	0422060600	No	
B	0422160600	Yes	0422160700
C	0422240900	Yes	0422241400

Parcel ID	Original APNs	Re-subdivided?	New APNs
			0422241500
			0422241600
D	0422511100	No	
E	0422420700	Yes	0422421100
			0422421200
F	0422420400	No	
G	0421111200	Yes	0421112400
			0421112500
			0421112600
			0421112700
			0421112800
			0421112900
			0421113000
			0421113100
			0421113200
			0421113300
			0421113400
H	0420642000	Yes	0420640600
			0420640700
			0420642800
			0420642900
			0420643000
			0420643100
			0420643200
I	0420240200	No	
J	2395200400	No	
K	0420400300	No	
L	0421760300	No	
M	0422260100	Yes	0422260500
			0422260600
			0422260700
			0422261100
			0422261200
			0422261300
			0422261400
			0422261500
			0422261600
			0422261700
			0422261800
			0422261900
			0422262000
N	0422140100	Yes	0422140700
			0422140800

Parcel ID	Original APNs	Re-subdivided?	New APNs
			0422140900
			0422141000
			0422141100
			0422141500
			0422141600
			0422141700
			0422141800
			0422141900
			0422142000
			0422142100
			0422142200
O	0422120900	Yes	0422121400
			0422121500
			0422121600
			0422121700
			0422121800
			0422121900
P	0422320800	No	
Q	0421040200	No	
R	0421040300	No	

**Environmental Constraints** – Undeveloped 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.

**Realistic Capacity** – The City of Maricopa has had minimal development over the last two decades and as a result, does not have recent experience to facilitate calculations of capacity. Instead, the City evaluated site development constraints, zoning, development standards, anticipated site improvements, developer preference and general experience and knowledge to conservatively calculate capacity at approximately 50-80% of maximum allowable densities for R-1 zoned sites and 40-80% of maximum allowable densities for higher density sites (e.g., R-2, R-3, DC and GC).

Appendix-1 contain Assessor Parcel Maps showing vacant properties that could be used for infill development. These are locations identifies within the General Plan Housing Element. Please note that some of the parcels have been further subdivided, but are part of the highlighted (in yellow) locations.

## References:

Landis, John D.; Hood, Heather; Li, Guangyu; Rogers, Thomas; and Warren, Charles, "The Future of Infill Housing in California: Opportunities, Potential, and Feasibility" *Departmental Papers (City and Regional Planning)*, University of Pennsylvania, 2006 (Reproduced from *Housing Policy Debate*, Volume 17, Issue 4, 2006, pages 681-726).

93 Duncan, Dustin T., Jared Aldstadt, John Whalen, Steven J. Melly, and Steven L. Gortmaker. "Validation of Walk Score® for Estimating Neighborhood Walkability: An analysis of Four U.S. Metropolitan areas." *International Journal of Environmental Research and Public Health* 8.11 (2011): 4160-4179 (as in SMART GROWTH AND ECONOMIC SUCCESS: INVESTING IN INFILL DEVELOPMENT, US.EPA, February 2014).

94 Carr, Lucas J., Shira I. Dunsiger, and Bess H. Marcus. "Validation of Walk Score for Estimating Access to Walkable Amenities." *British Journal of Sports Medicine* 45.14 (2011): 1144-1148 (as in SMART GROWTH AND ECONOMIC SUCCESS: INVESTING IN INFILL DEVELOPMENT, US.EPA, February 2014).

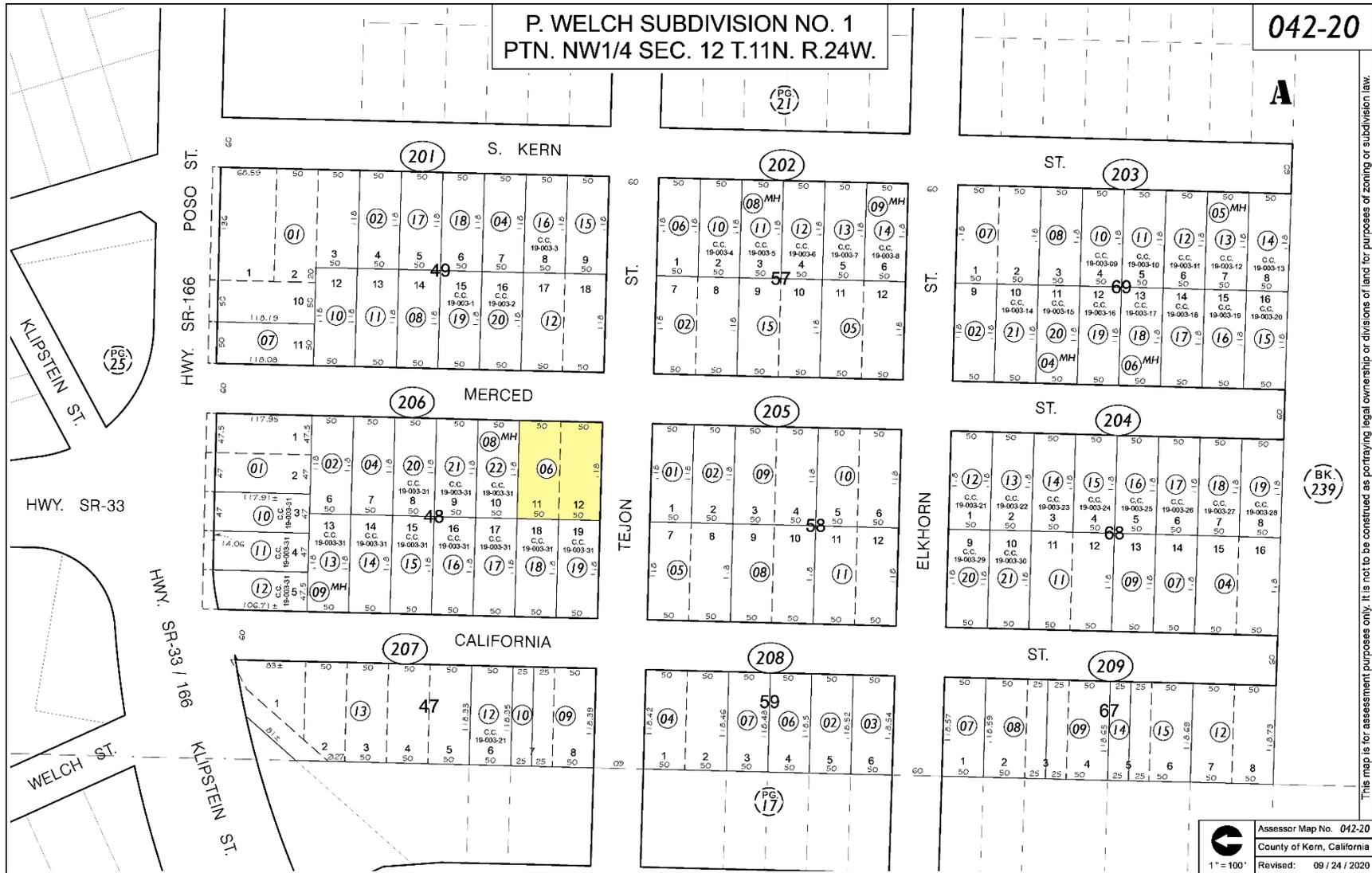
95 Pivo, Gary and Jeffrey D. Fischer. "The Walkability Premium in Commercial Real Estate Investments." *Real Estate Economics*. 99.2 (2010): 195-219 (as in SMART GROWTH AND ECONOMIC SUCCESS: INVESTING IN INFILL DEVELOPMENT, US.EPA, February 2014).

96 Washington, Emily. "Role of Walkability in Driving Home Values." *Leadership and Management in Engineering* 13.3 (2013): 123-130 (as in SMART GROWTH AND ECONOMIC SUCCESS: INVESTING IN INFILL DEVELOPMENT, US.EPA, February 2014).

Appendix-1

Map of Vacant Parcels identified for infill development

(See following pages).

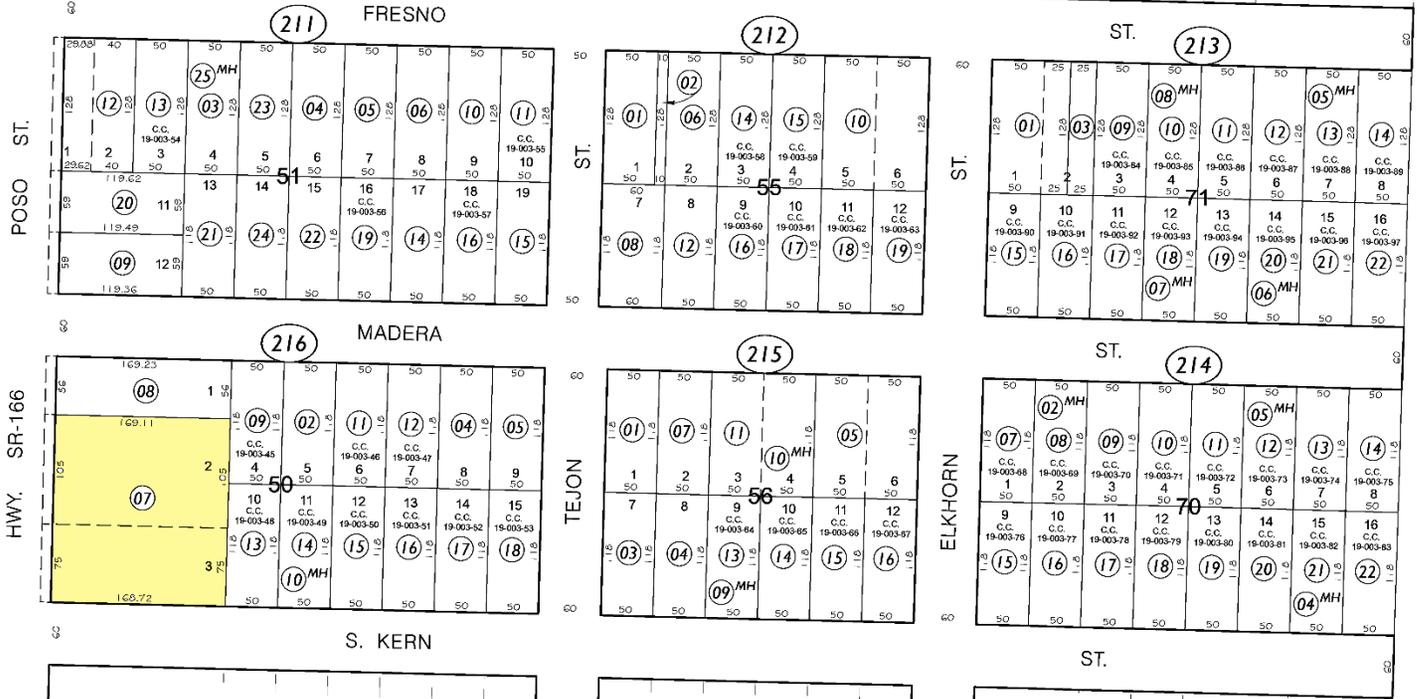


This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

P. WELCH SUBDIVISION NO. 1  
PTN. NW1/4 SEC. 12 T.11N. R.24W.

042-21

**B**



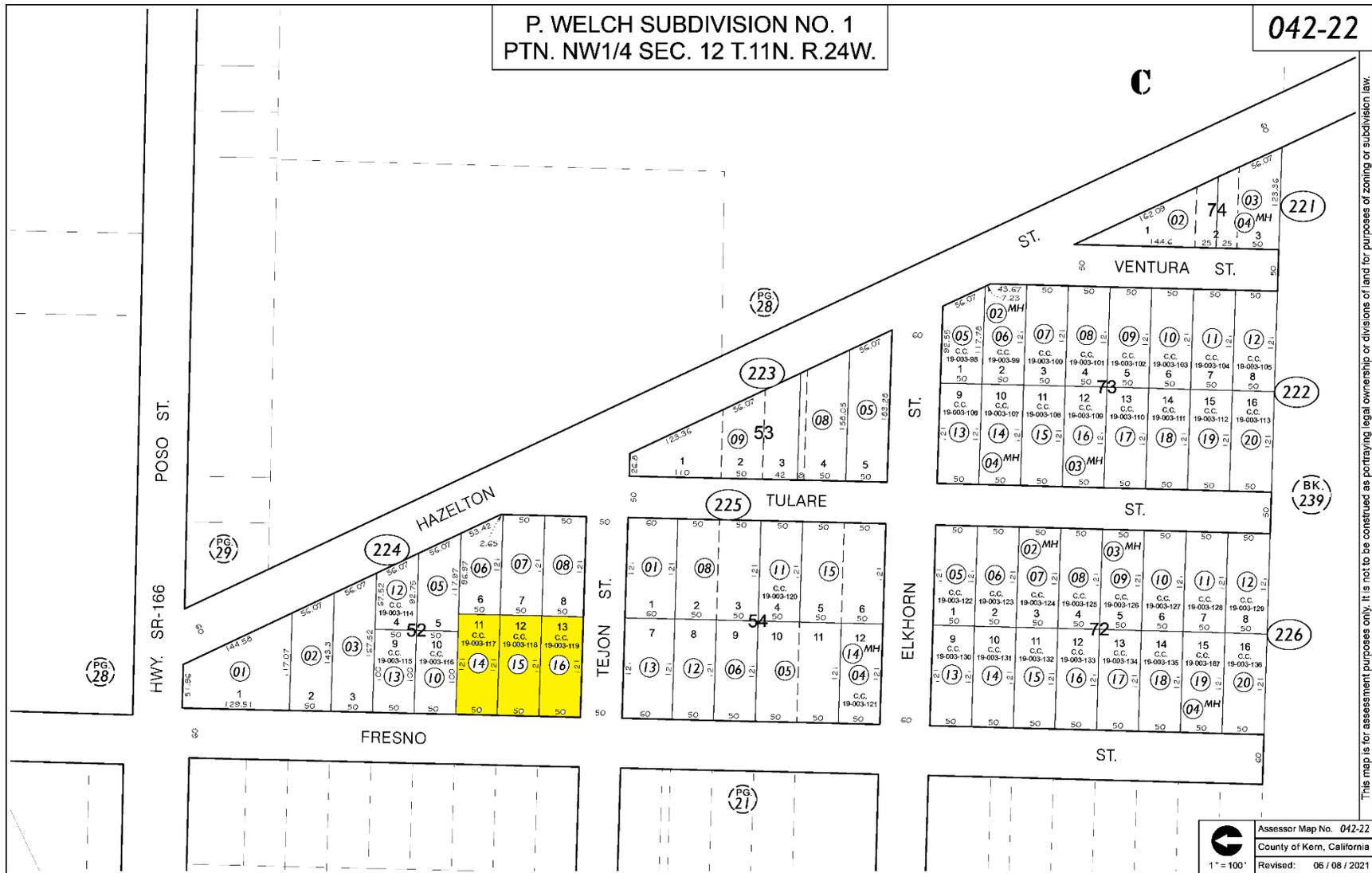
This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.


 Assessor Map No. 042-21  
 County of Kern, California  
 Revised: 06 / 10 / 2021

P. WELCH SUBDIVISION NO. 1  
PTN. NW1/4 SEC. 12 T.11N. R.24W.

042-22

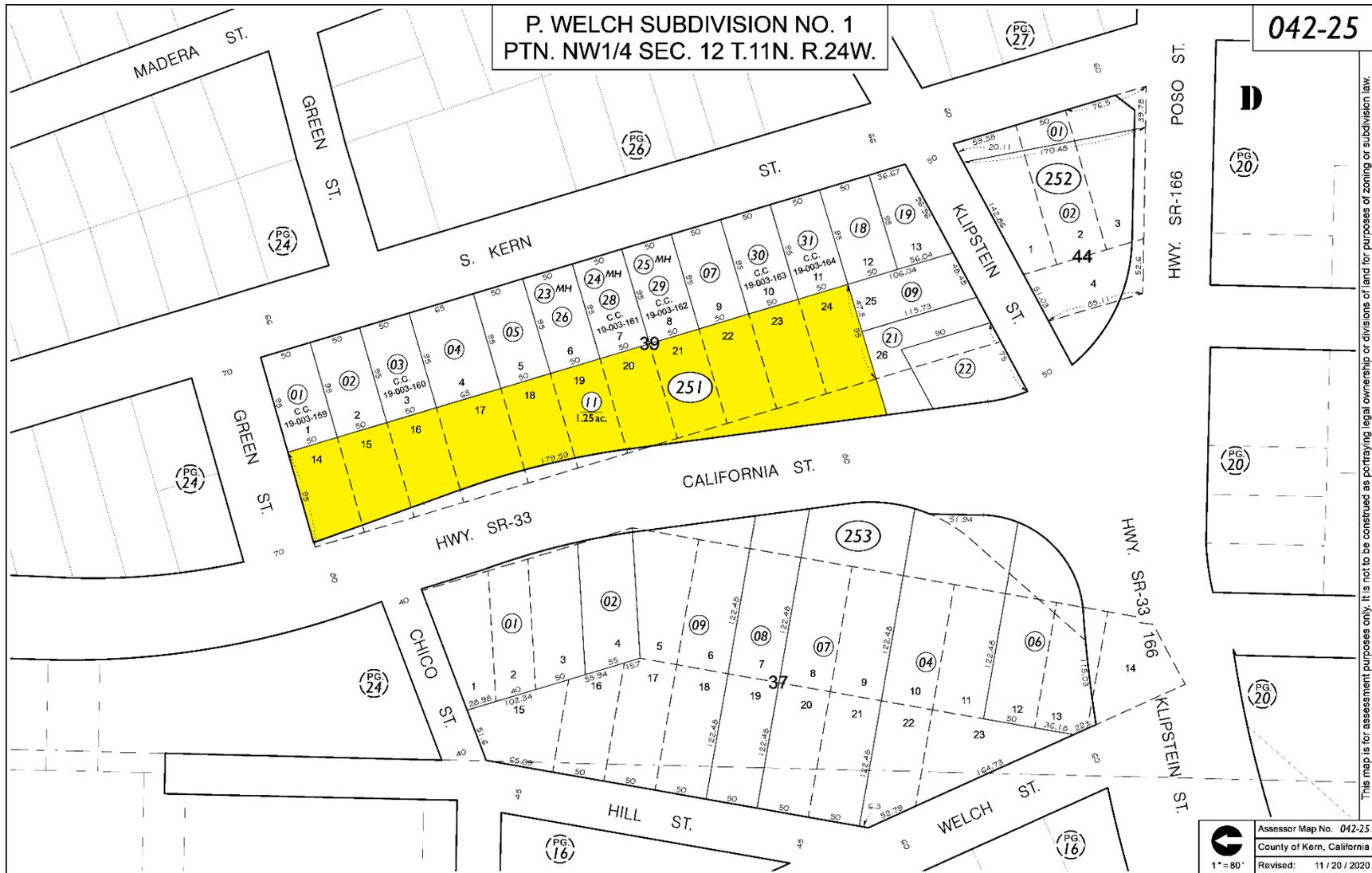
C

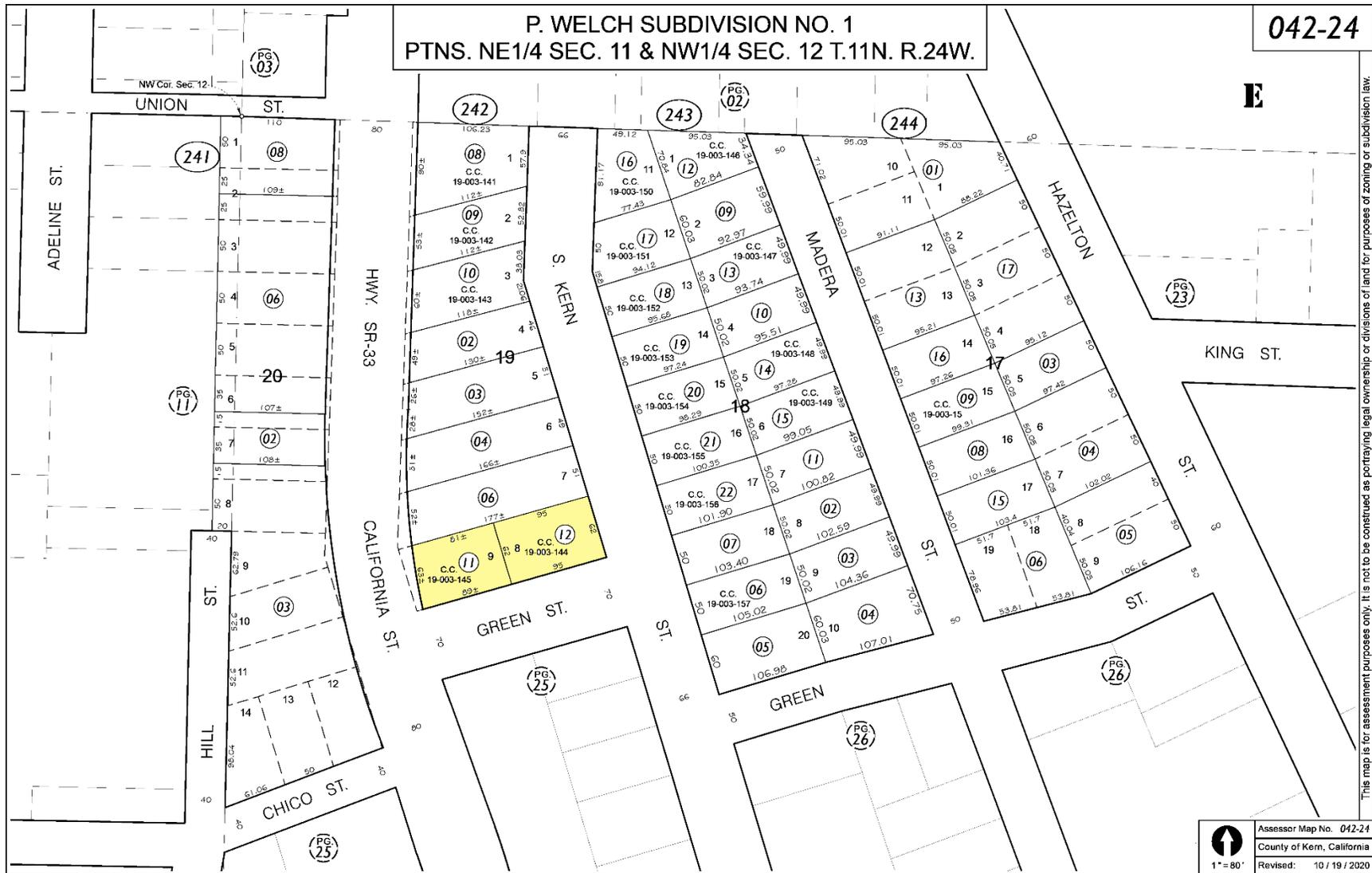


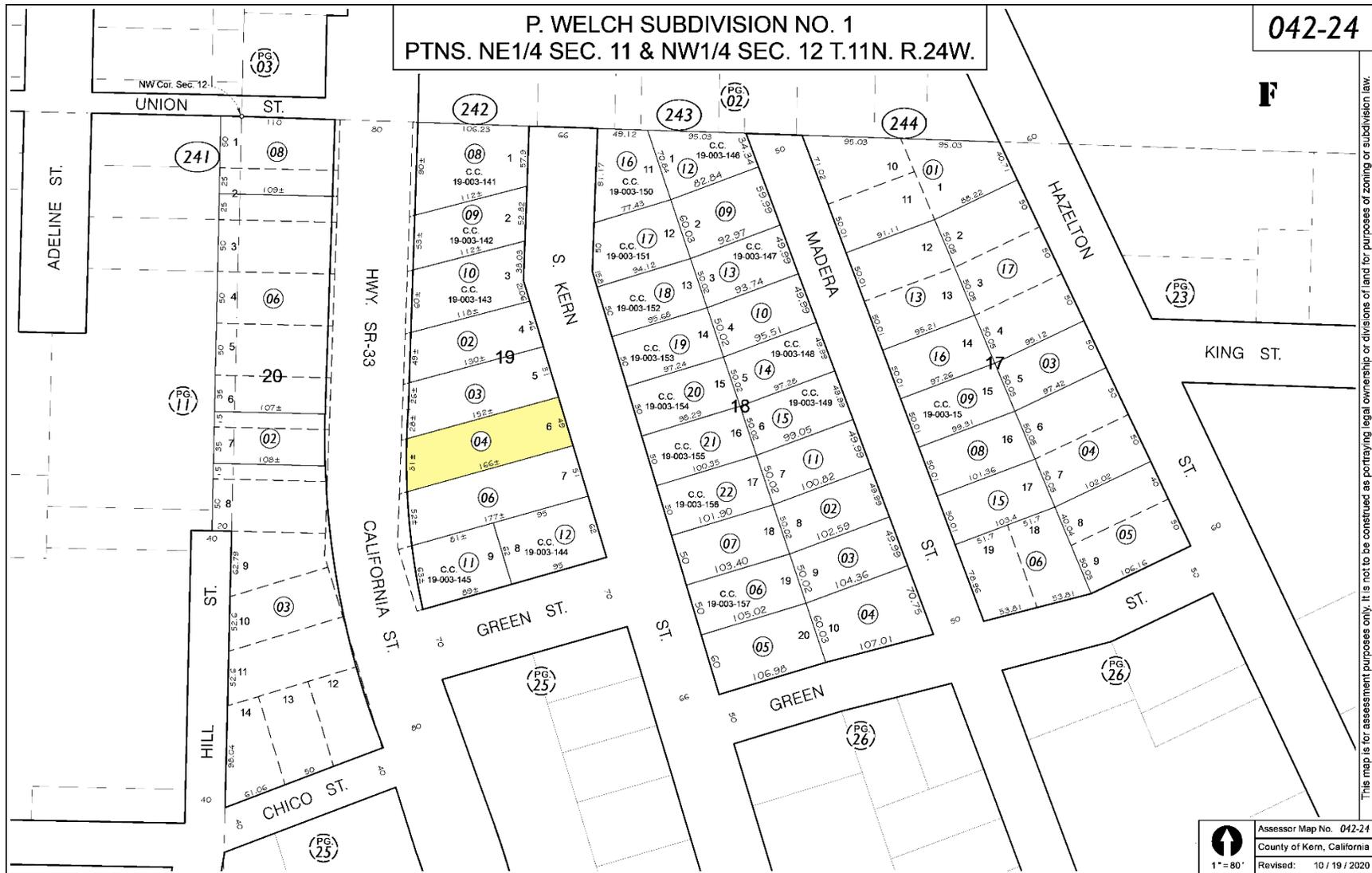
This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Assessor Map No. 042-22  
County of Kern, California  
Revised: 06 / 08 / 2021





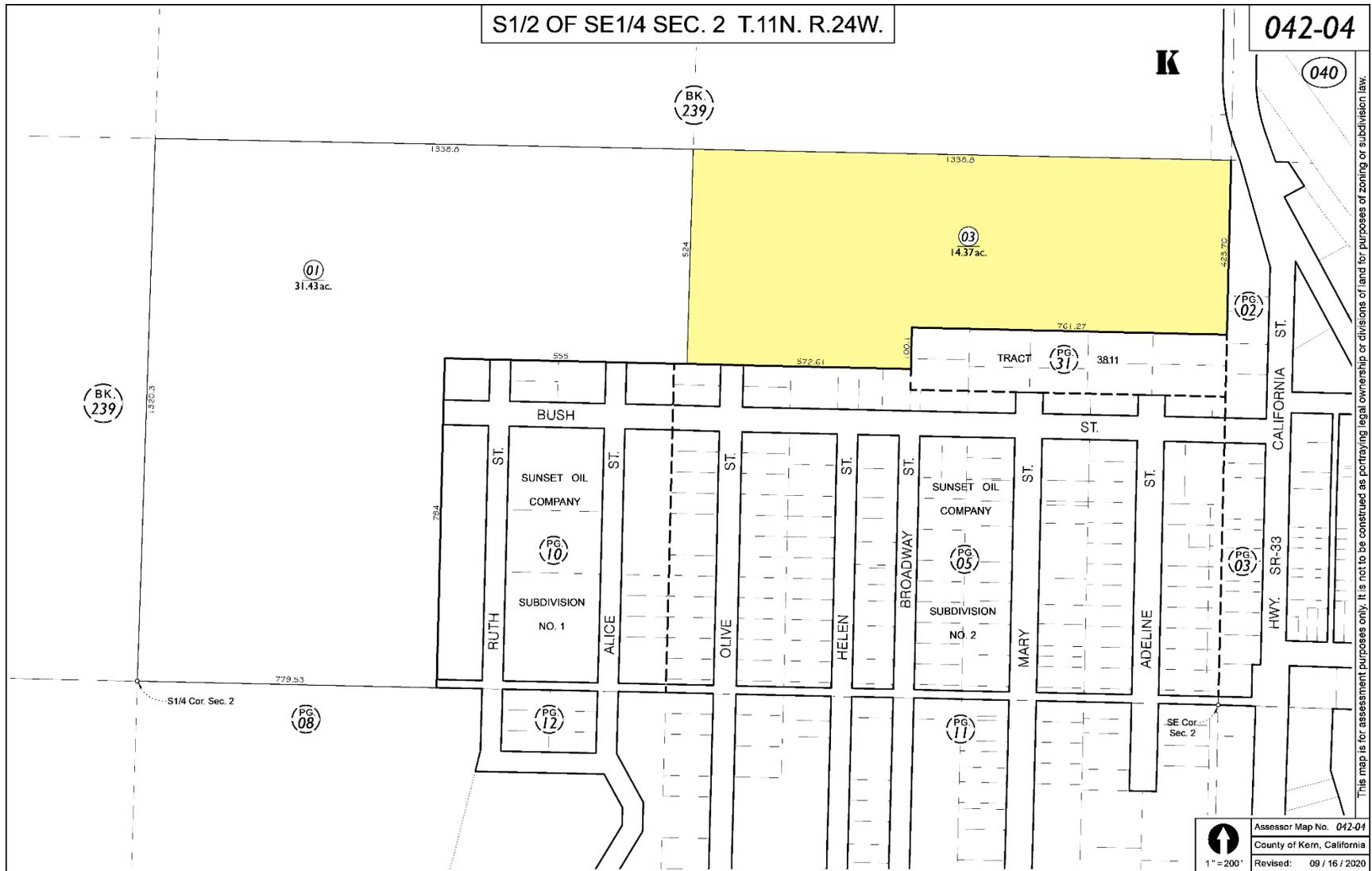




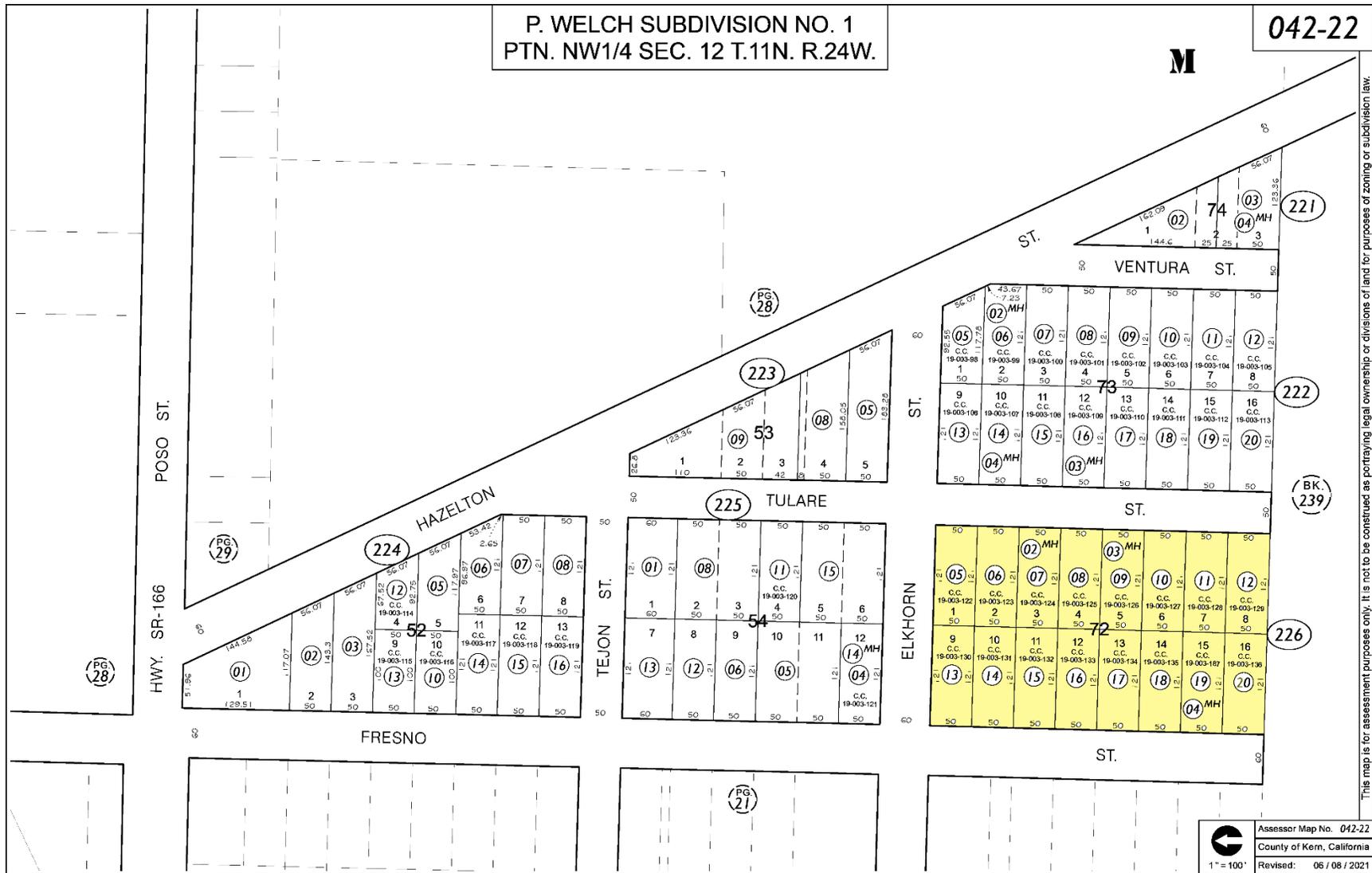












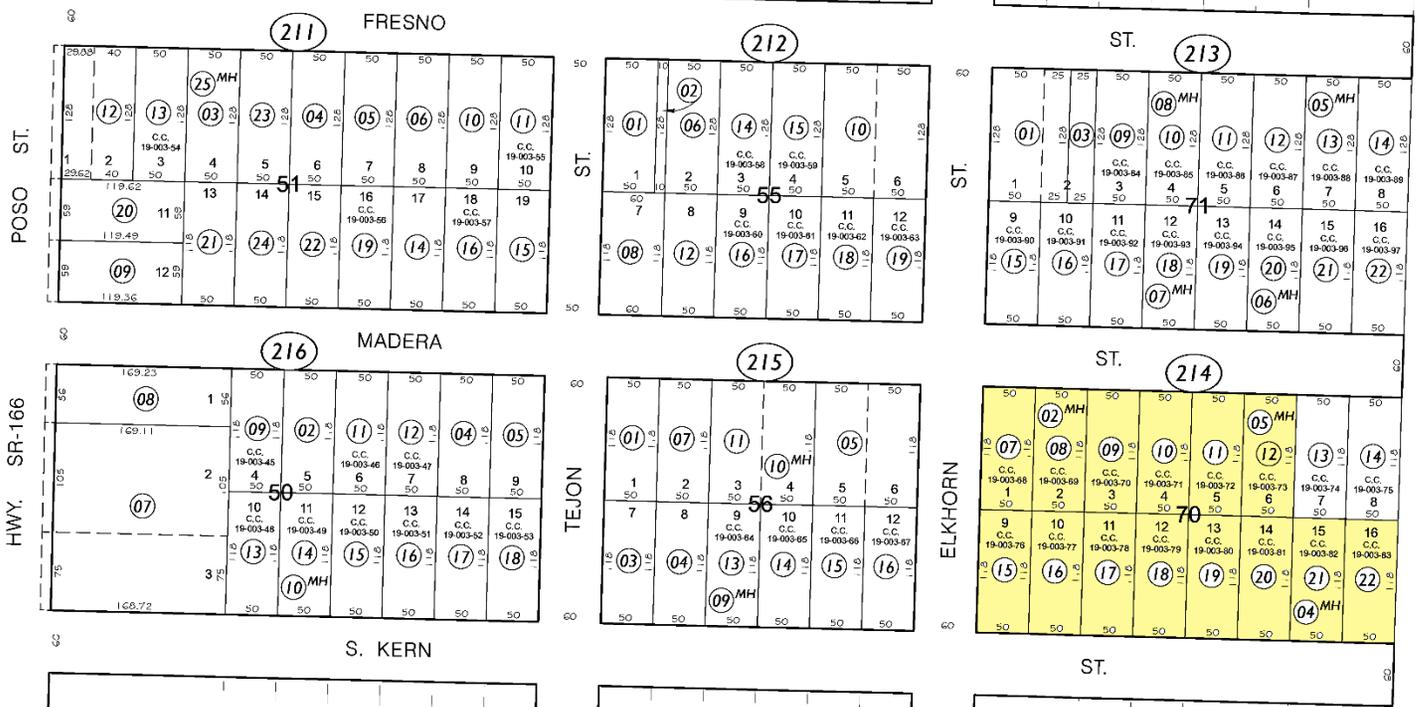
This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

	Assessor Map No. 042-22
	County of Kern, California
	Revised: 06 / 08 / 2021

P. WELCH SUBDIVISION NO. 1  
PTN. NW1/4 SEC. 12 T.11N. R.24W.

042-21

N



(BK. 239)

Assessor Map No. 042-21  
County of Kern, California  
Revised: 06 / 10 / 2021

This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

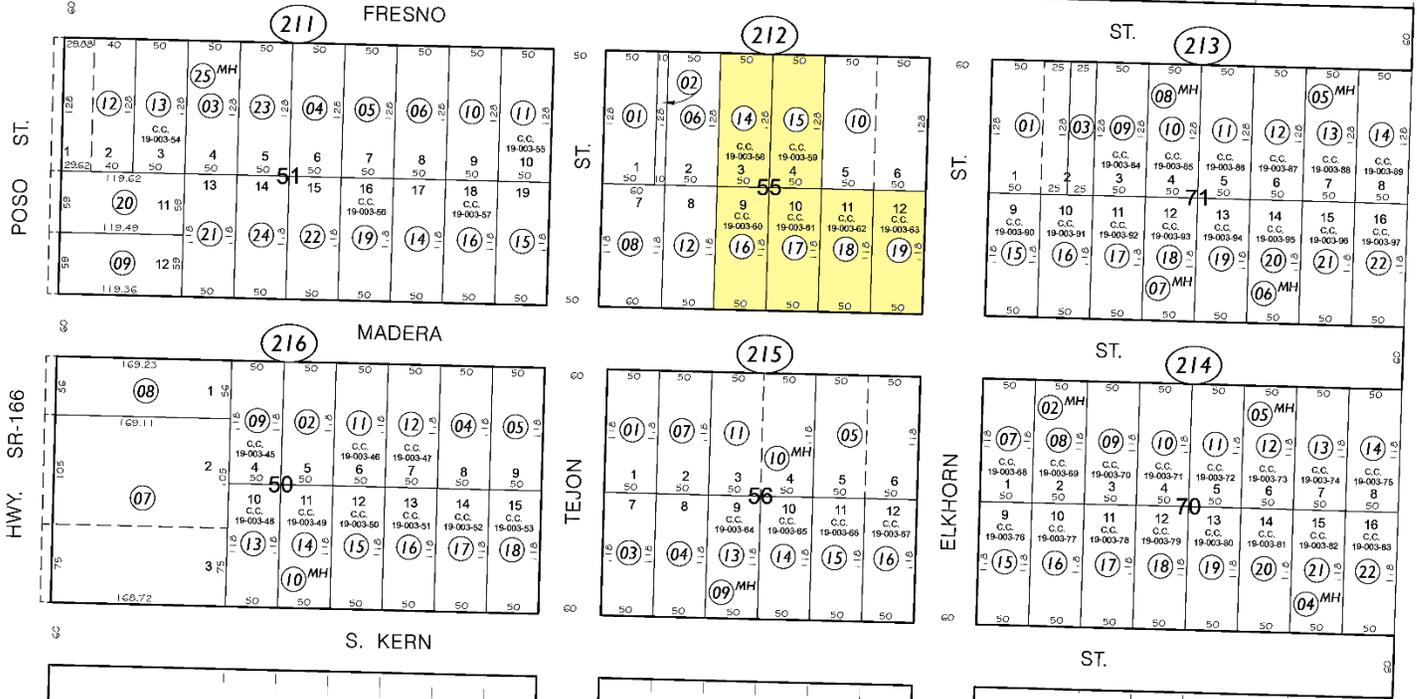
P. WELCH SUBDIVISION NO. 1  
PTN. NW1/4 SEC. 12 T.11N. R.24W.

042-21

1

PG 22

PG 27



BK 239



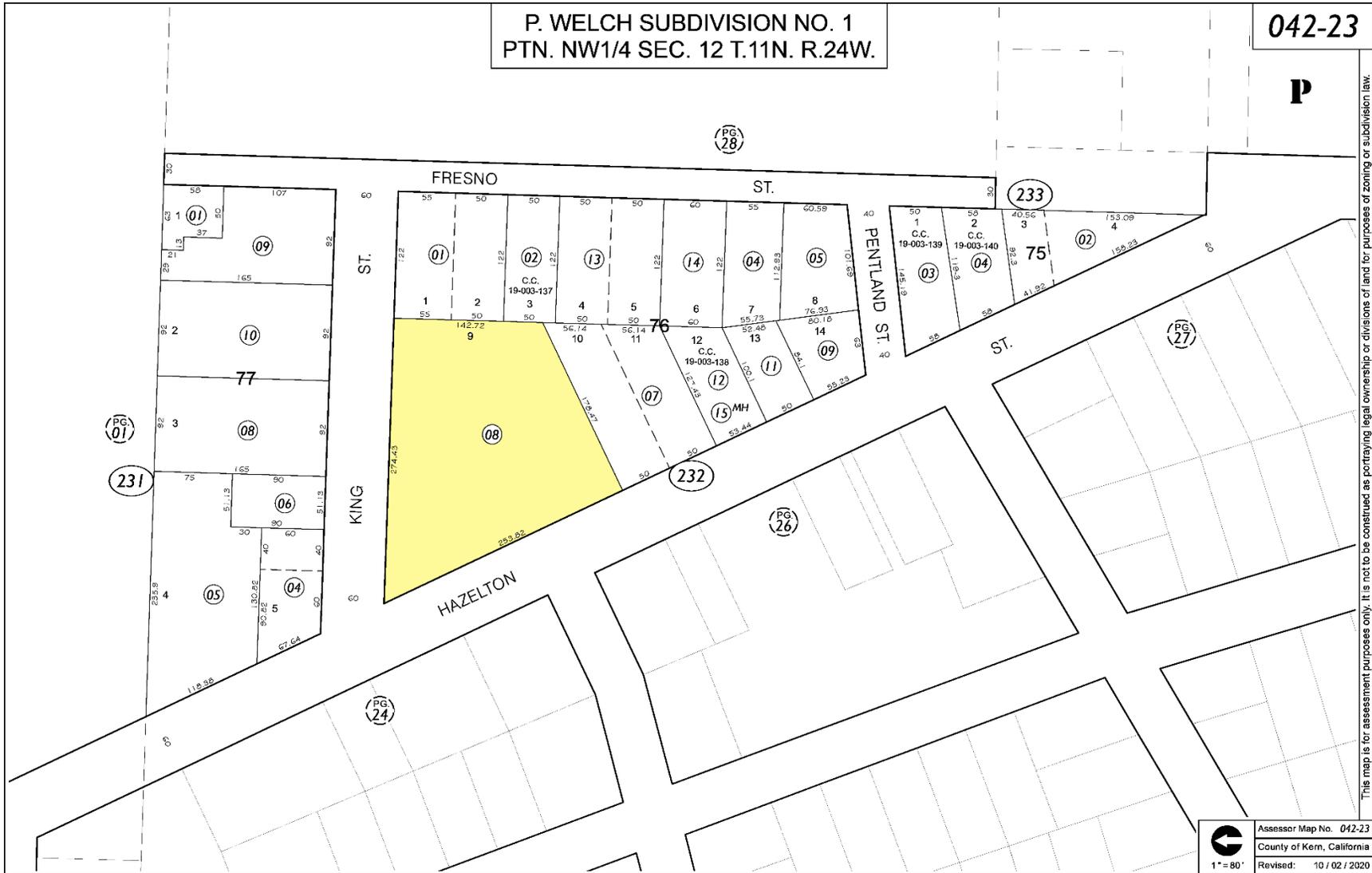
Assessor Map No. 042-21  
County of Kern, California  
Revised: 06 / 10 / 2021

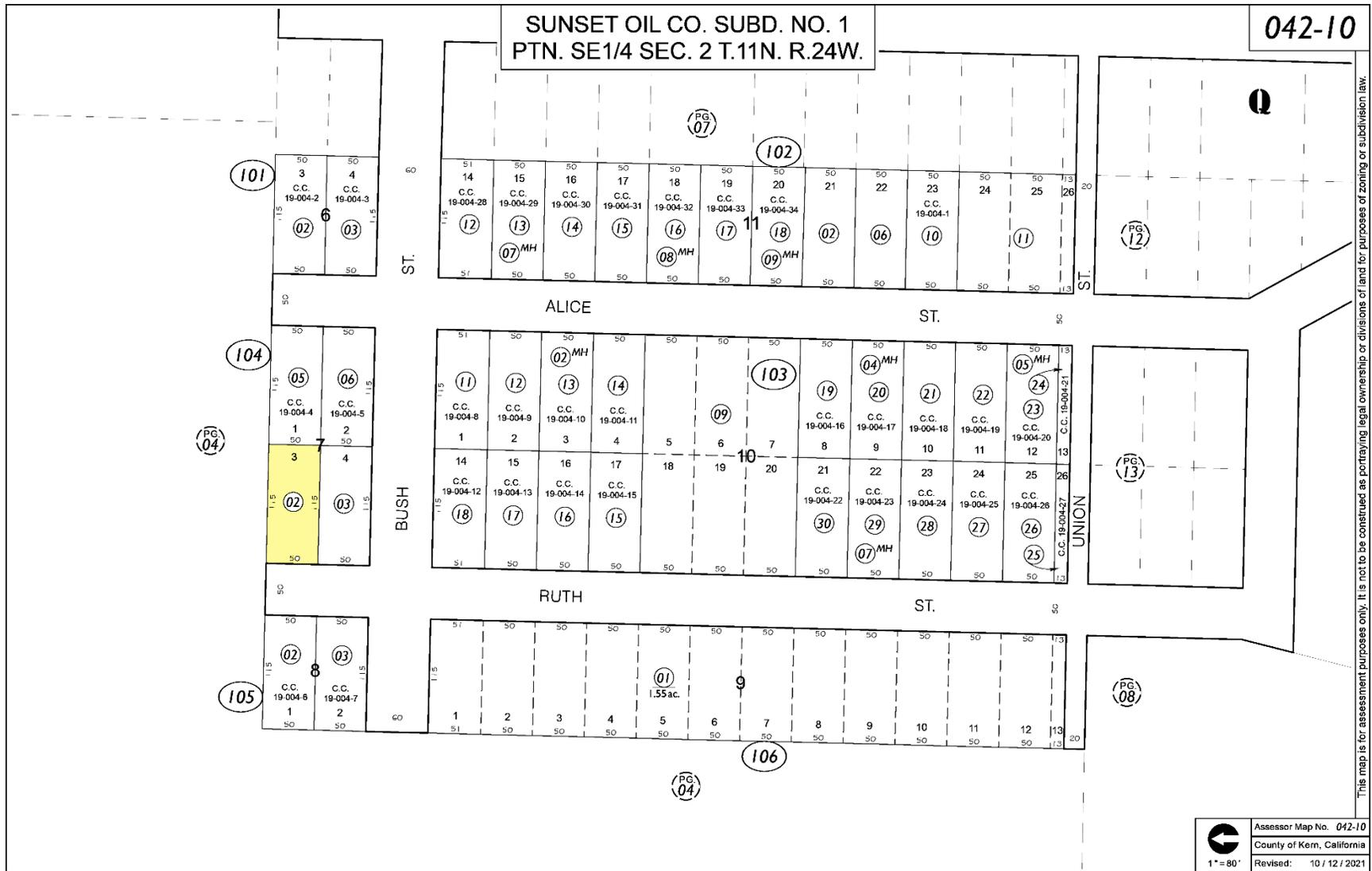
This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

P. WELCH SUBDIVISION NO. 1  
PTN. NW1/4 SEC. 12 T.11N. R.24W.

042-23

P





This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Minutes  
Maricopa City Council  
January 25, 2022  
6:00 p.m.

Location: Gusher Hall, 271 California Street, Maricopa, CA 93252

I. Pledge of Allegiance, Moment of Silent Meditation, Call to Order

II. Roll Call:

Mayor Crump <

Council Member Albright<

Council Member Bell ab

Council Member Horn<

Council Member Tonkin ab

City Administrator Eric Ziegler<

City Attorney Alan Peake<

City Treasurer Dorine Horn ab

City Clerk Wendy Harrison<

III. Community Recognition- None

IV. Reorder of Agenda: None

V. Council Reports/Statements –

a. Report by Public safety/Sherriff Dept./ Fire Dept: None

b. City Clerk Wendy Harrison: None

c. City Treasurer Horn: ab

d. City Administrator Ziegler: None

e. City Attorney Peake:Form 700 to be completed

f. City Council Members:

Albright: states missing pages from his packet on Resolutions. And wrong Mayor on website.

Horn: None

Bell: ab

Tonkin: ab

Crump: None

VI. Public Hearings:

a. Reconvene Public Hearing re Adoption of 2020-2040 Land Use Element of the City of Maricopa General Plan Continued from Regularly Scheduled Meeting of January 11, 2022; Consider motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the 2020-2040 Land Use Element of the City of Maricopa General Plan.

Mayor Crump Reconvened Public Hearing of January 11, 2022 at 6:04 p.m.

Mr. Ziegler gave staff report.

Mayor Crump solicited testimony from both proponents and opponents of the proposed action. No speakers addressed the Council.

Mayor Crump closed the Public Hearing at 6:07 p.m.

Motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the 2020-2040 Land Use Element of the City of Maricopa General Plan.

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

- b. Reconvene Public Hearing re Adoption of 2040 Circulation Element of the City of Maricopa General Plan Continued from Regularly Scheduled Meeting of January 11, 2022; Consider motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the 2040 Circulation Element of the City of Maricopa General Plan

Mayor Crump Reconvened Public Hearing of January 11, 2022 at 6:16 p.m.

Mr. Ziegler gave staff report.

Mayor Crump solicited testimony from both proponents and opponents of the proposed action. No speakers addressed the Council.

Mayor Crump closed the Public Hearing at 6:19 p.m.

Motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the 2040 Circulation Element of the City of Maricopa General Plan

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

- c. Reconvene Public Hearing re Adoption of Environmental Justice Element of the City of Maricopa General Plan Continued from Regularly Scheduled Meeting of January 11, 2022; Consider motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the Environmental Justice Element of the City of Maricopa General Plan.

Mayor Crump Reconvened Public Hearing of January 11, 2022 at 6:22 p.m.

Mr. Ziegler gave staff report.

Mayor Crump solicited testimony from both proponents and opponents of the proposed action. No speakers addressed the Council.

Mayor Crump closed the Public Hearing at 6:26 p.m..

Motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the Environmental Justice Element of the City of Maricopa General Plan.

Motion: Albright  
Second: Horn  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

d. Reconvene Public Hearing re Adoption of 2020-2023 Housing Element of the City of Maricopa General Plan Continued from Regularly Scheduled Meeting of January 11, 2022; Consider motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the 2020-2023 Housing Element of the City of Maricopa General Plan.

Mayor Crump Reconvened Public Hearing of January 11, 2022 at 6:29 p.m.

Mr. Ziegler gave staff report.

Mayor Crump solicited testimony from both proponents and opponents of the proposed action. No speakers addressed the Council.

Mayor Crump closed the Public Hearing at 6:31 p.m..

Motion to Adopt Resolution Entitled A Resolution of the City Council of the City of Maricopa Adopting the 2020-2023 Housing Element of the City of Maricopa General Plan.

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

e, Reconvene Public Hearing Continued from Regularly Scheduled Meeting of January 11, 2022 Re Adopting An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Deleting And Replacing In Its Entirety Section 17.2.80, Design Review, Of The Maricopa Zoning Code Incorporating Objective Design Standards Allowing Streamlined, Ministerial Residential Developments ; Waive Reading Of An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Deleting And Replacing In Its Entirety Section 17.2.80, Design Review, Of The Maricopa Zoning Code Incorporating Objective Design Standards Allowing Streamlined, Ministerial Residential Developments; Introduce An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Deleting And Replacing In Its Entirety Section 17.2.80, Design Review, Of The Maricopa Zoning Code Incorporating Objective Design Standards Allowing Streamlined, Ministerial Residential Developments.

Mayor Crump Reconvened Public Hearing of January 11, 2022 at 6:35 p.m.

Mr. Ziegler gave staff report.

Mayor Crump solicited testimony from both proponents and opponents of the proposed action. No speakers addressed the Council.

Mayor Crump closed the Public Hearing at 6:42 p.m..

Motion to Waive Reading Of An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Deleting And Replacing In Its Entirety Section 17.2.80, Design Review, Of The Maricopa Zoning Code Incorporating Objective Design Standards Allowing Streamlined, Ministerial Residential Developments

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

Motion to Introduce An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Deleting And Replacing In Its Entirety Section 17.2.80, Design Review, Of The Maricopa Zoning Code Incorporating Objective Design Standards Allowing Streamlined, Ministerial Residential Developments.

Motion: Albright  
Second: Horn  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

f. Reconvene Public Hearing Continued from Regularly Scheduled Meeting of January 11, 2022 Re Adopting An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Amending The City Of Maricopa Zoning Ordinance In Compliance With The Requirements Of The 2020-2023 Housing Element; Waive Reading Of An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Amending The City Of Maricopa Zoning Ordinance In Compliance With The Requirements Of The 2020-2023 Housing Element; Introduce An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Amending The City Of Maricopa Zoning Ordinance In Compliance With The Requirements Of The 2020-2023 Housing Element.

Mayor Crump Reconvened Public Hearing of January 11, 2022 at 6:46 p.m.

Mr. Ziegler gave staff report.

Mayor Crump solicited testimony from both proponents and opponents of the proposed action. No speakers addressed the Council.

Mayor Crump closed the Public Hearing at 6:49 p.m..

Motion to Waive Reading Of An Ordinance Entitled An Ordinance Of The City Council Of The City Of Maricopa Amending The City Of Maricopa Zoning Ordinance In Compliance With The Requirements Of The 2020-2023 Housing Element;

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

Motion to Introduce an Ordinance Entitled An Ordinance of the City Council of the City of Maricopa Amending the City of Maricopa Zoning Ordinance in Compliance with the Requirements of the 2020-2023 Housing Element.

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

VII. Public Comment-None

VIII. Approval of Minutes

Approve Minutes for January 11, 2022

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

IX. Consent Calender

- A. Approve Payment Of Payrollfor October 2021
- B. Approve Payment of Payroll for November 2021
- C. Approve Payment of Payroll for December 2021

Table till next meeting February 8 th, due to Lack Of Quorum

- D. Approve Payment of Warrants for December 2021

Motion: Albright  
Second: Horn  
Ayes: Albright, Horn , Crump  
Nays None  
Absent: Bell, Tonkin

X. Agendized Items

A, Approve Infill Land Use Study prepared In conjunction with General Plan 2020-2023 Housing Element.

Motion to Approve Infill Land Use Study prepared In conjunction with General Plan2020-2023 Housing Element.

Motion: Horn  
Second: Albright  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

b. Adopt Resolution Entitled A resolution of the city council of the City of Maricopa adopting a policy concerning the provision of sewer services to proposed developments that include housing units affordable to lower income households.

Motion to adopt resolution entitled, A resolution of the City Council of the City of Maricopa adopting A policy concerning the provision of sewer services to proposed developments that include housing units affordable to lower income households.

Motion: Albright  
Second: Horn  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

c. Adopt Resolution Entitled A Resolution o the City Council of the City of Maricopa to have City Council meetings held by teleconferencing due to ongoing state of Emergency Related to COVID-19.

Motion to Adopt Resolution Entitled A Resolution o the City Council of the City of Maricopa to have City Council meetings held by teleconferencing due to ongoing state of Emergency Related to COVID-19.

Motion: Albright  
Second: Horn  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

d. Request from Council Member Tonkin to Excuse Absences from City Council meetings of December 14, 2021, January 11, 2022 and January 25, 2022 Due to Personal Illness.

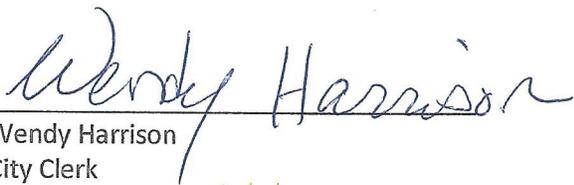
Motion Excuse Council Member Tonkin's Absences from City Council meetings of December 14, 2021, January 11, 2022 and January 25, 2022 Due to Personal Illness.

Motion: Crump  
Second: Horn  
Ayes: Albright, Horn, Crump  
Nays None  
Absent: Bell, Tonkin

- XI. New Business :None
- XII. Council/Staff items: None
- XIII. Closed Session: None
- XIV. Adjourn:

Meeting Adjourned at 7:22 p.m.

Motion: Albright  
Second: Horn  
All In Favor

  
Wendy Harrison  
City Clerk





# City of Maricopa, California

400 California Street  
PO Box 550  
Maricopa, California 93252  
Office(661) 769-8279  
Fax(661)769-8130

February 28, 2022

State Housing and Community Development Department  
Attn: Paul McDougal  
c/o Land Use and Planning Unit  
20220 W El Camino Ave., Suite 500  
Sacramento, CA 95833

Enclosed herewith are the following documents related to adoption of the City of Maricopa Housing Element:

1. One copy of the recently adopted City of Maricopa Housing Element 2020 - 2023
2. One Copy of City Council Resolution 2022-04 Adopting City of Maricopa Housing Element 2020-2023
3. One Copy of City of Maricopa Objective Design Standards Ordinance 2022-01
4. One Copy of City Council Resolution 2022-05 Adopting Sewer Service Priority Policy
5. One Copy of City of Maricopa Zoning Code Amendment Ordinance 2022-02
6. One Copy, City of Maricopa Infill Study
7. Minutes of January 25, 2022 City Council Meeting documenting adoption of Infill Study (minutes approved at February 8, 2022 City Council Meeting)
8. One USB Flash Drive containing an electronic copy of each of the above documents

Should you require additional information, please contact me at your convenience.



Eric G. Ziegler  
City Administrator